School Street Neighborhood Historic Properties Survey
Manchester-By-The-Sea, Massachusetts
Final Report
August 2025

John Clemson

Abstract

This project focused on the School Street neighborhood, which was identified in the Manchester Historic Preservation Survey Plan (Survey Plan) completed by John Clemson in May of 2024. School Street is located just north of Manchester's historic town center, which is both a National Register and Local Historic District. The area flanks School and Summer streets, extending north to Route 128 and east to the grounds of the Essex County Club, which is part of a separate neighborhood to the east known as Kettle Cove. The neighborhood, historically and in terms of its architectural character, is a primarily residential extension of the town center to the south and west, reflecting the progression of development that took place between the 18th and early 20th centuries as the center expanded north and east. Unlike the town center, the School Street Neighborhood has undergone almost no documentation, so this initial phase of survey will serve as an important first step in providing in-depth research in support of local preservation planning efforts. Documentation of this neighborhood on its east side lining Summer Street was postponed until a later phase of survey in Manchester.

Phases I and II

An initial start-up meeting was held November 12, 2024 at the time the contract between the town and consultant Clemson was finalized. At the November 12 meeting it was agreed that Phases I and II could be combined. It was also agreed that the schedule of deadlines for this project could be adjusted to reflect the delay in executing the contract. Phases I and II were completed by January 31, 2025 and Phase III by May 30, 2025.

Phase III

Phase III was submitted May 20, 2025. It included 30 individual forms, another 83 resources recorded in 5 areas, and proposed recommendations for listing properties in the National Register of Historic Places. On July 31, 2025 a phase III meeting took place during which National Register recommendations were refined.

Survey Objectives

As outlined in the survey plan and scope of work for this project, the School Street neighborhood includes 102 properties identified for individual coverage using Massachusetts Historical Commission (MHC) survey forms ("Form-B") and 136 properties in 11 areas using area forms ("Form-A") for a total of 238 resources. Preliminary field work identified several additional properties for survey in this neighborhood.

As is general practice in Massachusetts Historical Commission-funded survey projects, it has been necessary for the scope of work to be refined in a manner that allows it to fit into the budgets for these projects. A total budget of $30,000 provided, according to MHC standards, for 105 resources to be recorded. Projects such as this often expand coverage through the use of area forms to document greater numbers of resources more efficiently; this goal contributed to the selection process in this project.

This consultant, in collaboration with colleague Claire Dempsey, has been developing new formats for area form information in recent phases of survey in Marblehead and Medford, an experiment for managing greater

numbers of buildings more efficiently. This format employs an extended data sheet that includes thumbnail photographs of each building with basic descriptive and historical information. The narrative description and history can therefore include more general information. This approach can allow somewhat larger numbers of diverse buildings to be recorded. The format was largely employed here in the preparation of area forms with the exception of the Sacred Heart Roman Catholic Church Complex which, with only three resources, was recorded using the traditional area form format.

Final List of Properties Chosen for Survey

Individual:
Lincoln Street 28, 40 (Manchester Water Works)
School Street 0 (Union Cemetery), 47, 49, 52, 54, 59, 61, 63, 64, 67, 68, 69, 71, 72, 75, 78, 79, 80, 82, 84-86, 85, 87, 89, 96, 100, 102, 128, 187

Areas:

Brook Street	16
Desmond Avenue	12
Lincoln Street	34
Sacred Heart Parish, 58 School Street	3
Vine Street	18

Total individual	30
Total area	83
Total	113

Criteria for Selecting Properties for Survey

An emphasis for selection was placed on the oldest resources in the area and resources that represent important gathering places that historically or currently perform commercial, industrial, work, institutional or religious functions. Individual selections represent a limited number of resources in the neighborhood that date to the 18th century and a large number dating to the 19th or early 20th centuries. These resources are related to Manchester's early agricultural and maritime history and this neighborhood's early development as a residential extension of Downtown Manchester to the south during the 19th century. This phase of development continued into the early 20th century, so it will be the goal of this project to record resources from the entire arc of this development history.

Procedures followed in the survey and forms of products created
A brief description of the amount and kinds of information gathered about the properties

Much of the survey followed the standard methodology set forth in the "Historic Properties Survey Manual" issued and updated by the Massachusetts Historical Commission. The process included field inspection, photography, archival research, association with architectural and historical contexts, and assessment of significance.

Research sources included historic atlases, city directories, the U.S. Census of Population, agriculture and industry where appropriate, genealogical sources, and the digital copies of the *Boston Globe*, *Manchester Cricket* and other newspapers. Public buildings underwent additional research through the records of the Department of Public Safety in the collections of the Massachusetts State Archives. Local history sources were consulted in local repositories and on the Internet using Google Books and the Internet Archive. Biographical information on

architects, builders and property owners and occupants were 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). This consultant's 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 were reviewed for the reliability and quality of their research, and unreferenced publications were used with caution.

The survey documentation was recorded on current MHC forms, including Form-Bs and a group of area forms. These forms include:

- An exterior architectural description augmented by photographs.
- A narrative history of the construction and social history of the building including background information on owners, major tenants, architects, and builders.
- Bibliographic references specific to the property.
- Scans of historic photographs found in archival research were appended where available, and copies of historic maps were reproduced in examples where clarifying evidence was important.
- Location maps include parcel lines and building footprints and show at least one cross-street.

These research protocols also guided the general research for the development of the extended-data-sheet style area forms that have been used in this project, complemented by the individual property research described above.

The kind, location, and character of historic properties recorded

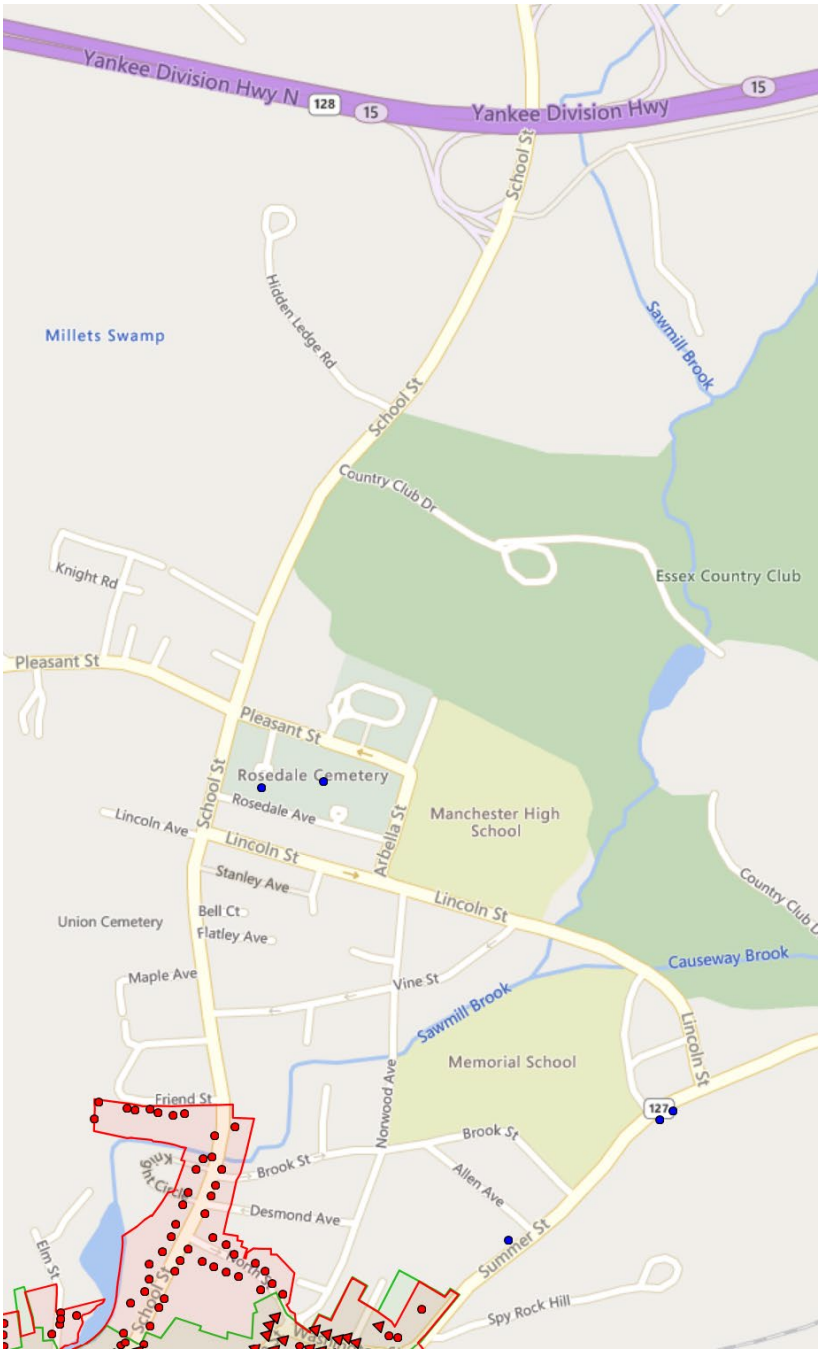
Period historic maps demonstrate that School Street was in place and populated by buildings by 1795 according to a map of that date but probably much earlier. A map published in 1830 does not depict buildings but does depict the addition of Pleasant Street as a dead end. By ca 1856 and 1872 School Street between North and Pleasant was somewhat densely developed with residential buildings and Vine, at the time called a court, had begun to undergo development. This pattern was consistent through 1884. By 1899 many of the buildings that survive were in place, including the Roman Catholic church at the northwest corner of School and Burnham Lane (also in place by this time). At this time Lincoln Street had begun to be subdivided and developed as it is today. Likewise, by 1919, the virtually built-out environment on School, Brook, Vine, Lincoln and Pleasant was in place.

Many of the buildings in place by 1919 survive and virtually all are residential and single family. They are generally well-preserved and retain substantial integrity. Research suggested this dense built environment was developed for local merchants, manufacturers, tradesmen and workers; several are associated with earlier agricultural properties or larger holdings that gradually underwent subdivision and development beginning in the late 19th century. Very few buildings were built to house commercial activity. One site houses a Roman Catholic congregation in two architecturally important buildings. No early schools or other institutional uses survive (two new school complexes that date to recent decades are located within the neighborhood). This almost uniformly residential neighborhood contrasts somewhat with the commercial town center located to the south and the surrounding landscape that began to be developed as a seasonal resort with much larger holdings housing summer estates for a Boston and regional elite during the second half of the 19th century.

This diverse but harmonious neighborhood called for extensive individual documentation; fieldwork identified one planned residential subdivision. Other areas were assembled from physically interrelated buildings and based on geography.

An Assessment of Existing Documentation

Previous survey in the School Street neighborhoods is illustrated in the Macris Maps screen capture reproduced below.



Macris Maps, School Street and its environs.

Detail of the School Street neighborhood including School, Brook, Allen, Vine, Lincoln and Pleasant streets south to north, and Norwood parallel to School.

Macris maps of the School Street neighborhood north of the Manchester Village National Register District (MAN.B) showing the current level of survey in the area. This can be contrasted to a detail of the area from the 1919 Yeager-Kinge Co, Atlas of Essex County, Mass., reproduced below, depicting the degree of development in the neighborhood by that time. The map shows coverage only at Rosedale Cemetery that included the Benjamin Franklin Crowell Memorial Chapel (MAN.803 and MAN.214). Both resources were recently recorded in 2012 with up-to-date individual forms. The south boundary of the neighborhood is formed by the Manchester Village National Register District (MAN.B). Resources in this area will be included in the Manchester Center phase of survey (see Survey Plan).

Detail of the area from the 1919 Yeager-Kinge Co, Atlas of Essex County, pl. 16, depicting the degree of development in the neighborhood by that time. This map reflects the general build-out of the neighborhood and its current general condition.

A brief description of the amount and kinds of information gathered about the properties

Research for the individual forms followed the standard methodology set forth in the "Historic Properties Survey Manual" issued and updated by the Massachusetts Historical Commission. The process included field inspection and photography, archival research, association with architectural and historical contexts, and assessment of significance. Research sources included title, historic atlases, city directories, the U.S. and Massachusetts Census, genealogical sources, and digital copies of the *Boston Globe* and other newspapers. Public buildings underwent additional research through the records of the Department of Public Safety in the collections of the Massachusetts State archives. Local history sources were searched in local repositories and on the Internet using Google Books and the Internet Archive. Biographical information on architects and builders and property owners

and occupants was 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). The consultant's approach to these voluminous resources was 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 were reviewed for the reliability and quality of their research, and unreferenced publications were used with caution.

Research for the area forms were recorded using the extended data sheet format used for recent survey efforts in Marblehead. Entries for the data sheet include a thumbnail photograph of each property and basic form, style, materials and alteration information based on field observation and basic historical information based on sample title, directory and census data as available. Each area form includes a descriptive and research protocol. The narrative sections of the forms are focused on representative examples of style and type and the collective history based on ownership, architectural and construction history as available.

Recommendations for Further Study/ Future Survey

This phase of survey in the South Street Neighborhood will succeed in recording a substantial proportion of resources located in the neighborhood. As with many survey projects of this size, however, the budget could not accommodate the number of resources in the area that are worthy of documentation. This year's project focused on the core of neighborhood resources clustered along its main route, School Street, and perpendicular blocks to the east lining Desmond, Brook, Vine and Lincoln, south to north. It was necessary to postpone work on Norwood, the east end of Brook, Allen, and on Summer, where numerous resources are located according to the survey plan and ongoing field observation. Although this area on the east side of the neighborhood may not fill a full annual survey budget, it could easily be combined with abutting areas to the east and south to form a "mop up" phase of work in the future.

In addition, a survey context associated with Manchester's resort era suggested a list of alternatives for documentation during future phases of survey, including approximately six properties that may present substantial challenges: they are located on large parcels at deep setbacks that will prevent or profoundly impede observation from a public way. They potentially include 130, 134, 148 and 157 School, and 103, 107 and 109 Summer. It may be possible to gain permission to enter these properties for exterior observation or the Manchester Historical Commission may decide to postpone their documentation indefinitely.

Another context for survey is educational, embodied by the two school complexes located in the area. Manchester Memorial Elementary School, 43 Summer Street, and Manchester Essex Regional Middle and High School, 36 Lincoln Street, replaced previous school buildings during the previous two decades that do not survive. Although these are important local institutions, they are not historically significant so may be postponed at this time.

The south boundary of the neighborhood is formed by the north edge of the Manchester Center National Register and Local Historic Districts. Resources in these designated areas will be recorded in a later phase of survey focused on the town center.

Research in the Brooks and Desmond areas revealed a large amount of information regarding figures connected to Manchester's furniture industry active during the second half of the 19th century. The 1884 Walker county atlas depicted manufacturing buildings in a distinctive color code (red) in this neighborhood and the center, that could be further investigated. Although this research was of necessity limited by the scope of this project and undertaken to develop a clearer understanding of a limited number of specific buildings, it hinted at a much broader amount of information that could be gathered regarding this important phase of Manchester's history. Additional research should develop a broader understanding of this advent of this industry, surviving resources connected to it,

its leaders and owners, employees, products and customers. Initial research suggested that available sources such as the industrial schedule of the US Census, local and regional newspapers, and published local histories could offer substantial new information about this industry.

Recommendations regarding National Register listing

The area that is the focus of this phase of survey, including School Street between Desmond to the south and Pleasant to the north, including documented areas lining Desmond, Brook, Vine and Lincoln west of Norwood, south to north, will be recommended as a single large district. Several resources within this area, listed below, will be recommended for individual listing based primarily on their status as the earliest surviving resources as well as their level of integrity. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

Resources recommended for individual listing

47 School Street	MAN.224	
49 School Street	MAN.225	
54 School Street	MAN.227	
58 School Street	MAN.I	DISTRICT = Sacred Heart
64 School Street	MAN.332-334	
67 School Street	MAN.335	
78 School Street	MAN.341	
96 School Street	MAN.352	
187 School Street	MAN.358	

Bibligography

Assessor's Records, Manchester Town Hall

Date	Record Title
1759	Valuations Real Estate – Estimate
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
https://www.axisgis.com/manchester_by_the_seama/

Massmapper (mass.gov digital gis maps)
https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html

1795 Delucens Bingham Map of Manchester, Mass (Town Plans), Massachusetts Archives
https://www.digitalcommonwealth.org/search/commonwealth:2227nj36b

1830 Philander Anderson Map of Manchester, Mass (Town Plans), Massachusetts Archives
https://www.digitalcommonwealth.org/search/commonwealth:25152g704

1856 HF Walling Map of Manchester Village

Ancestry.com
1872 DG Beers, Atlas of Essex County, Mass.
Detail:
https://digitalrepository.salemstate.edu/bitstream/handle/20.500.13013/1144/31506003202404.jpg?sequence=2&isAllowed=y

Town:
https://digitalrepository.salemstate.edu/bitstream/handle/20.500.13013/1118/31506003210431.jpg?sequence=2&isAllowed=y

1884 George H Walker, Atlas of Essex County, Mass.
https://digitalrepository.salemstate.edu/bitstream/handle/20.500.13013/1131/31506003205571_a.jpg?sequence=2&isAllowed=y

Essex County South Registry of Deeds:
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

Sanborn Map Company, Library of Congress
1894, 1899, 1904, 1909, 1921-1941
https://www.loc.gov/item/sanborn03775_005/

Massachusetts Historical Commission
Massachusetts Cultural Resource Information System (MACRIS)
MHC Reconnaissance Survey Town Report, Manchester-by-the-Sea, 1985

Published Sources
Manchester Yacht Club Centennial, 1892-1992 (MYC, 1992).

Manchester Yacht Club, *Soundings, 1892-1964* (MYC, 1964).

Memories of the Past, Manchester Yacht Club, 75th Anniversary, 1892-1967 (MYC, 1967).

350th Anniversary Committee (various authors), *Manchester By-The-Sea 1645-1995* (Town of Manchester, 1995).

Town Records of Manchester, From 1718 to 1769, As Contained in the "Commoners' Records," and the "Fourth Book of Town Records," 1736-1786 (Town of Manchester, 2023).

Gordon Abbott, Jr., *Jeffrey's Creek, A Story of People, Places and Events in the Town That Came to be Known as Manchester-by-the-Sea* (MHS, 2003).

__, *'For the Purpose of Encouraging Yachting…' A History of the Manchester Yacht Club* (MYC, 2012).

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

George C. Caner, Jr., *History of the Essex County Club, 1893-1993* (Essex County Club, 1995).

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

Frank L. Floyd, *"Manchester-By-The-Sea"* (Floyd's News Store, 1945)

Pamela W. Fox, *North Shore Boston, Houses of Essex County, 1865-1930* (Acanthus, 2005).

Joseph E. Garland, *Boston's Gold Coast, The North Shore, 1890-1929* (Little, Brown, 1981).

__, *The North Shore* (Commonwealth Editions, 1998, revised).

James L. Garvin, *A Building History of Northern New England* (UPNE, 2001).

Stephen Roberts Holt, *Images of America, Manchester-By-The-Sea* (Arcadia, 2009).

Robert L. Hooper, Alfred J. Rossi, Jr., *Pictorial Manchester* (self-published, 1981).

Thomas C. Hubka, *Big House, Little House, Back House, Barn* (UPNE, 1984).
___, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013).

___, *How the Working-Class Home Became Modern, 1900-1940* (University of Minnesota Press, 2020).

D. Hamilton Hurd (compiler), *History of Essex County, Massachusetts, with Biographical Sketches of many of its Pioneers and Prominent Men, Vol. I* (JW Lewis & Co, Philadelphia, 1888).

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

Arnold Lewis, *American Country Houses of the Gilded Age (Sheldon's "Artistic Country-Seats")* (Dover, 1982) plates 29, 39, 49, 88.

Ben Merrill, Jr., *A History of Twentieth Century Manchester* (The Cricket Press, 1990).

Samuel Eliot Morison, *The Maritime History of Massachusetts, 1783-1860* (Houghton Mifflin Company, 1921).

Vincent J. Scully, Jr., *The Shingle Style and the Stick Style* (Yale University Press, revised, 1971).

C.H. Webber and W.S. Nevins, *Old Naumkeag: A Historical Sketch of the City of Salem, and the Towns of Marblehead, Peabody, Beverly, Danvers, Wenham, Manchester, Topsfield and Middleton* (A.A. Smith & Company, 1877) pp. 290-296.
https://www.google.com/books/edition/Old_Naumkeag/XoolAQAAMAAJ?hl=en&gbpv=1&dq=%22Old+Naumkeag%22&printsec=frontcover

Joseph S. Wood, *The New England Village* (Johns Hopkins University Press, 1997).

Elsie P. Yongman, George M. Cushing (photographs), *Summer Echoes from the 19th Century, Manchester-by-the-Sea* (Manchester Historical Society, 1981).

Doreen Yarwood, *Robert Adam* (Scribner's, 1970).

Cynthia Zaitzevsky, *The Architecture of William Ralph Emmerson, 1833-1917: Catalogue* (University of Michigan, 1969).

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 an ongoing 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. The author of this material is historian Robert Booth. The program will continue under the supervision of Matthew Swindell.

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 ["i" indicates that a street index is included].

Beverly	1933i, 1941i, 1946i, 1948i, 1955i[1]
Gloucester	1902, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1915, 1920i, 1924i
Salem	1890, 1895, 1899, 1903, 1905, 1907, 1909, 1911, 1913, 1915

Massachusetts US City Directories, Manchester, Mass.
1895, 1905, 1911, 1913, 1916, 1924, 1931, 1952, 1959, 1963

[1] "i" indicates a street index.

FORM A - AREA

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
50, 51	Marblehead North	MAN. F	

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

Photograph

12, 14, 16, 18 and 20 Brook Street, L-R

Town/City: Manchester

Place *(neighborhood or village)*: School Street

Name of Area: Brook Street

Present Use: residential

Construction Dates or Period: 1856-1960

Overall Condition: good

Major Intrusions and Alterations: Alterations to 2 of 15 buildings; some siding and sash renewal.

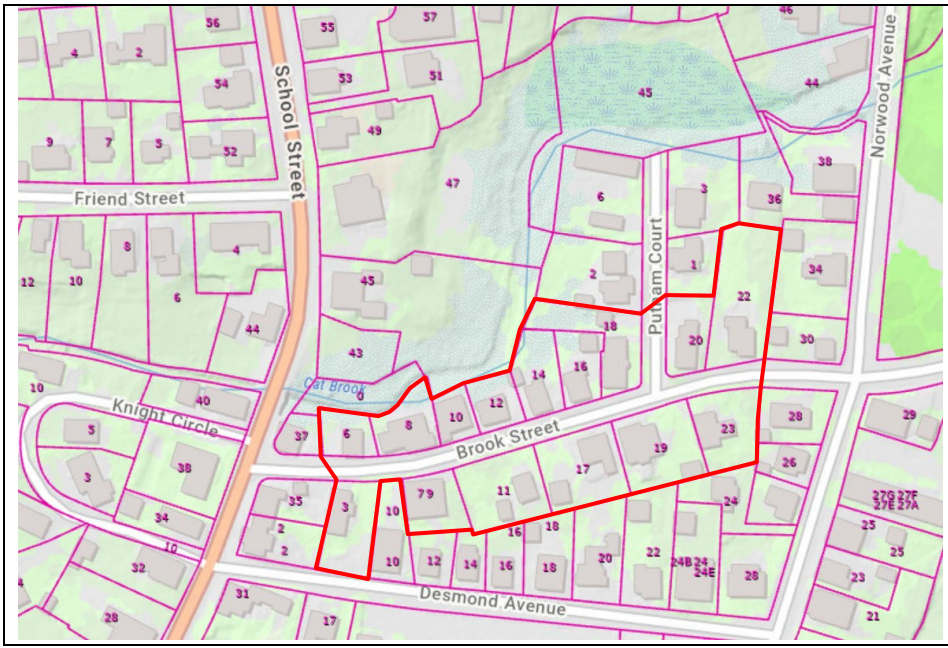
Acreage: approximately 2.5 acres

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month/year):* May 2025

Locus Map



☐ *see continuation sheet*

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAN. F

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

HISTORICAL NARRATIVE

The Brook Street area is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Running east from School Street near the historic core of Manchester to the south, the western-most block of Brook Street runs from School to Norwood Avenue at its east end (Brook Street continues east to Summer Street but documentation of this later section has been postponed to future phases of survey). According to map evidence the Brook Street Area initially developed as an industrial zone of small mill buildings during the early 1850s, likely to take advantage of water power provided by the Saw Mill Brook, which still runs east-west along the north property bounds on the north side of the street. The 1856 Walling town map depicted three buildings; two on the north side and one on the south side of the street in the approximate locations of numbers 6, 8 and 7-9. A shed in the location of 6 Brook disappeared by 1921, replaced initially by a building labeled "S of UV Hall" by 1941 and still later by a residential building dated 1969 according to assessor's records. A carpentry shop depicted in the location of 8 Brook during the second half of the 19th century through 1941 is now the site of what appears to be a new residence, dated "1900" by the assessor.

The best preserved of the group is the **Webb Cabinet Shop, 7-9 Brook Street, 1852-1856**. A history of ownership has determined that this property was acquired by cabinet maker John C Webb of Manchester from Samuel Knight of Charlestown in 1852 for $187.50, suggesting it was unimproved at the time. By 1856 that year's Walling town map depicted the building that remains at this site labeled "J.C. Webb's Cabt. Mry." (regarding Webb see 82 School, MAN.244). In 1857 Webb (1816-1883) gave a mortgage of $600 to Henry Haskell of Manchester and Samuel D Herrick of Beverly. After the mortgage was assigned to Isaac Allen of Manchester, the property was foreclosed in 1858 from "John C Webb of said Manchester, insolvent debtor" and sold to Benjamin L Allen of Boston, gentleman. When Allen sold the property in 1861 to William Decker of Manchester, the description included "with the building thirty by fifty feet dimensions thereon," the rough measurements of the current building. Between 1861 and 1880 the property was owned by cabinet manufacturer William Decker (1818-1879), who also resided in the immediate area according to a comparison of abutters to period maps. His widow Louisa Lee (Marsters) sold the property to Anna A Phillips in 1880.[1] Anna A (Giles) Phillips (1841-1932) was the second wife of prominent local building contractor Henry Lee Phillips of the firm of Phillips & Kilham, with FAP Kilham. In 1884 the property was labeled "HL Phillips" and in 1894 "Carptr." on that year's Sanborn map. It evidently served as a carpentry shop for the firm (see 63 School, MAN.230, and Vine Street Area MAN.J, respectively, regarding Phillips and Kilham). The property was later owned in undivided shares by members of the Killam family, including Lewis, Augustus M (also a builder), and Cyrus B Killam. By 1899 the building was depicted as a dwelling with two side-by-side apartments known as a duplex, labeled "FAP Killam" and "AS & GW Jewett." Subsequent owners included Emma F Morse and Ruth A Herrick (1926-1942) and several generations of the Masiero family, who remain the current owners. Evidence suggests that this residential duplex has been occupied by tenants

[1] Ancestry.com: 1860 Federal Census.

since 1894-1899. Although their identities are unknown, a partial list of neighborhood occupants in 1900 included at the end of the Data Sheet suggest a general demographic pattern on this block at this time.[2]

By 1894 a two-story building labeled "vac." was depicted at **3 Brook Street, Jewett Bros Paint and Cabinetry Shop, 1884-1894**. However, in 1899 this building, in industrial use, was labeled "paint shop 1st, cap'r 2nd." It was part of a property filling the northeast corner of Desmond Ave and School labeled "JR Lord" in 1856 through 1872 (this building, Cheever House, 2 Desmond, MAN.142, is located within the Manchester Village Historic District, NRDIS 1990, so will not be documented as part of this project). In 1884 the part of the property fronting Desmond was labeled "Jewett Bros" and remained a workshop or "vacant" through 1909. In 1921 it remained "vac." but was also labeled with a "D," for dwelling; in 1941 it was depicted as two dwellings, front and rear. George W and AS Jewett were sons of cabinet maker Alfred and Abby Jewett, forming the furniture dealership of AS and GW Jewett Co, established in 1840, which regularly advertised in the *Cricket* selling furniture, bedding, antiques, and later appliances. They also repaired and refinished furniture. The main retail part of the business was located where 10 Desmond Avenue is now located (see Desmond Ave Area MAN.G). After AS Jewett left the business prior to 1901 Clarence W Morgan was brought in as a partner. Jewett Bros were evidently tenants as the larger property was owned by members of the Lord family until 1944. Since 1953 it has been owned by members of the Pepper family. Recently comprehensively remodeled, its former appearance, reproduced below in the Data Sheet, depicted a building that resembled the well-known two-family type associated with the inner suburbs of Boston.

The 1899 Sanborn map was the first to depict the full length of Brook Street between School and Norwood. By this time the street had been nearly built out with nine end and foursquare houses that remain there today. Although it was possible to identify some of the neighborhood's residents by comparing the 1920 directory for Gloucester (the first to list addresses by street number) to the 1900 and 1910 Federal Censuses, not all could be identified in this manner. **12 Brook, by 1899** was occupied by the Slade and Knight families, including Susan L Slade (born ca 1829), her son, Joseph, a lobsterman, widow Susan B Knight (born ca 1853) and her grandchildren, expressman David Knight and public-school teacher Fannie Knight.[3] **The Rumrill House, 18 Brook, by 1899** was owned and occupied by the Rumrill family headed by carpenter Edward (born ca 1875 in New Hampshire), wife, British native Margarette, one child, and boarders William J, plumber, and Olga Cuthbert.[4] **The Lampron House, 22 Brook, by 1899** was owned by expressman Abraham Lampron (born 1867) and his wife, Ida (born 1861), with four children and one stepchild. **The Trowt House, 23 Brook, 1893-1899**, was evidently built for private estate gardener Andrew Haskell Trowt (1839-1899), its initial owner. The property remained in the ownership of his widow, Ada, and sons Charles H and Fred W, until 1931. Subsequent long-term owners until 1989 were two generations of the Riggs family. The 1893 deed conveying this property to Andrew Trowt identified the likely developer of the east end of Brook as it approaches Norwood: Webster F Putnam. Putnam (1856-1912) was a "well-known" Boston broker associated with the firm of his uncle, Charles A Putnam & Co and later with IM Taylor & Co. "Webster F Putnam, in addition to his brokerage business, was extensively engaged in real estate ventures and was instrumental in building hundreds of houses in Danvers, Manchester, Beverly and other places." Putnam evidently developed much of Lincoln Street as well (see MAN.H).[5]

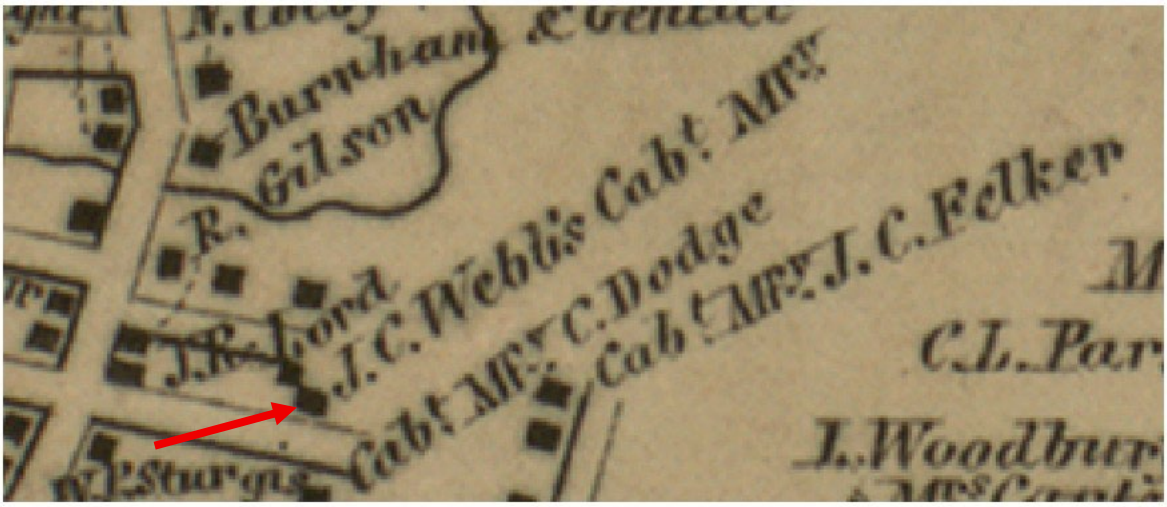
By 1904 another large house, evidently designed purposely to house three families, was built at **19 Brooks Street, 1899-1904**. In 1910 its tenants were three families headed by Irish natives, all three of whom worked as gardeners at private estates. Each was married with children, making the total population of the building 12. A list of these individuals is included with the data sheet, below. Owners or occupants of other early houses listed in the data

[2] ECSRD 396:81 (1848, William B Morgan to George W Knight); 467:71 (1852, Samuel Knight to John C Webb); 551:195 (1857, mortgage deed); 567:161 (1858); 621:261 (1861); 1048:219 (1880); 1981:443 (1909); 2669:141 (1926); 2997:402 (1934); 3285:220 (1942); 4130:444-445 (1954); 13910:99 (1996); 26011:432 (2006); 42035:475 (2024).
[3] Ancestry.com: 1900, 1910 Federal Census; 1920 town directory (Gloucester).
[4] Ibid.
[5] ECSRD 1399:335 (1893, identifies the property as "lot #4" on a plan that cannot be located); 2873:533 (1931); Ancestry.com: vital records, birth, death; Mass US Wills and Probate Records, Andrew H Trowt. Regarding Webster F Putnam, see *Boston Daily Globe*, Apr. 15, 1912, p. 3, "Was Well-Known Broker. Webster F. Putnam of Danvers Dead – Had Been Active in Affairs of Stock Exchange."

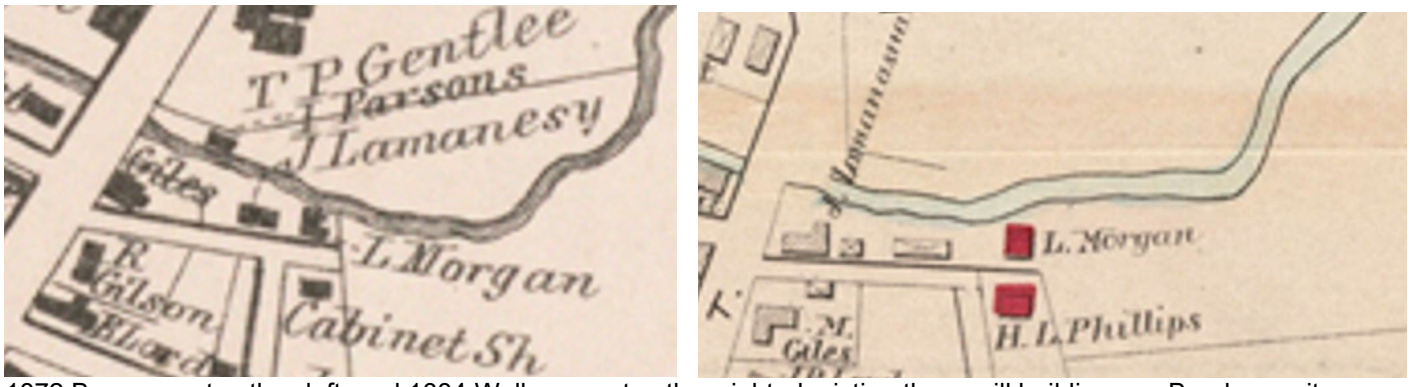
sheet could not be identified with certainty but a list of residents from the 1900 Federal Census at the end of the data sheet presents a snap shot of the neighborhood's demographics at this time.

During the late 20th century and recently three buildings have replaced earlier buildings or been added on formerly vacant land. **6 Brook, 1969** according to assessor's records, was recently enlarged through a gable re-build with a steeper pitch with large gable and shed dormers, but the earlier 1960s building remains legible in the entry sequence and fenestration pattern. **8 Brook** is dated 1900 by the assessor but appears to be an entirely new building or is a profoundly remodeled earlier mill building dating to as early as 1856-1872 (see data sheet) labeled **J Lamanesy** in 1872 and "L Morgan" in 1884. It has not been possible to locate a figure by the name "Lamanesy" in period records. **10 Brook Street, 1960** is a well-preserved example of mid-20th-century modernism in an otherwise late-19th-century streetscape. Like the other well-preserved houses here, it speaks to its period of construction, reflecting the aesthetics and taste of the post-World War II age.

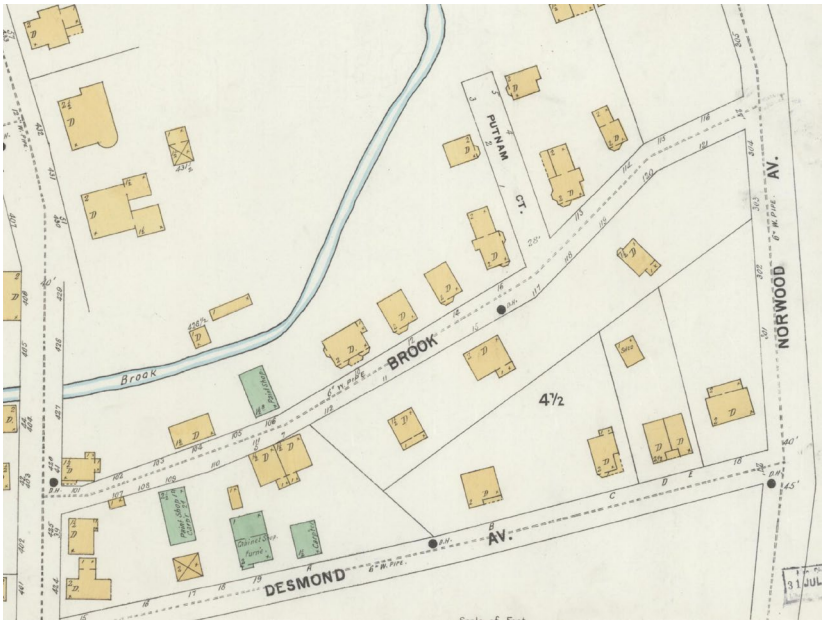
FIGURES



1856 Walling town map. 7-9 Brook is labeled "J.C. Webb's Cabt. Mry." (red arrow). Two buildings are depicted on the north side of Brook at the approximate locations of 6 and 8 Brook, not labeled. The house at the northeast corner of Desmond and School is labeled "JR Lord" (this building, Cheever House, 2 Desmond, MAN.142, is located withing the Manchester Village Historic District, NRDIS 1990, so will not be documented as part of this project). North is up.

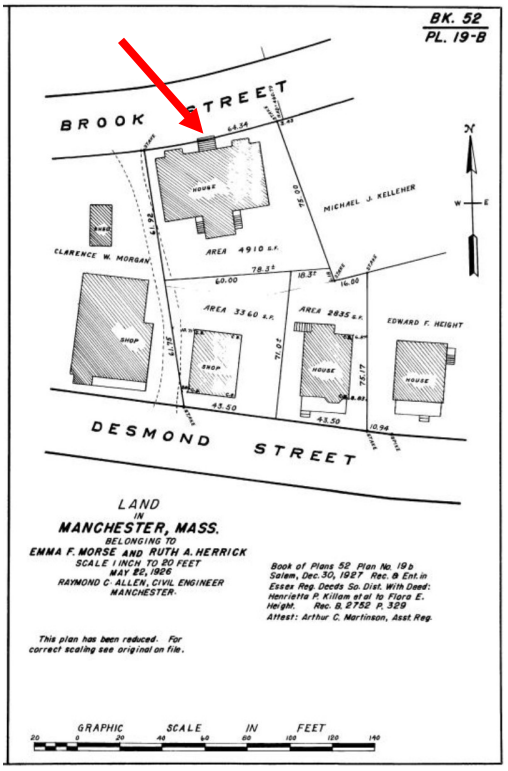


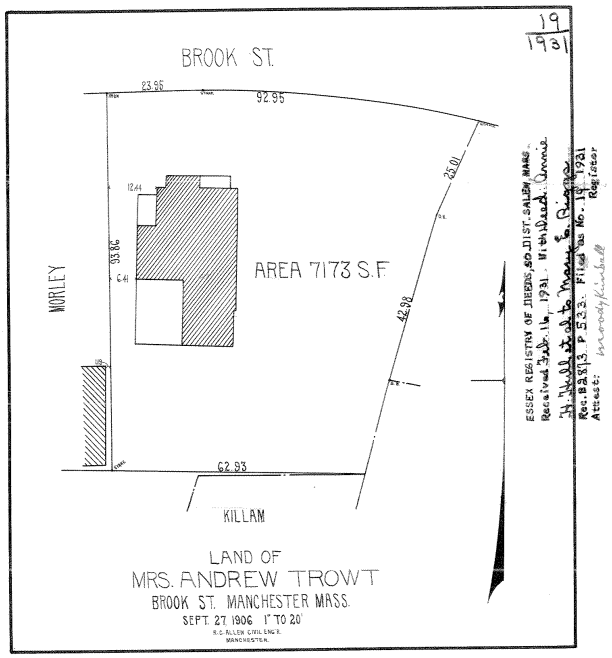
1872 Beers county atlas, left, and 1884 Walker county atlas, right, depicting three mill buildings on Brook near its intersection with School (left edge). See narrative regarding the labels.



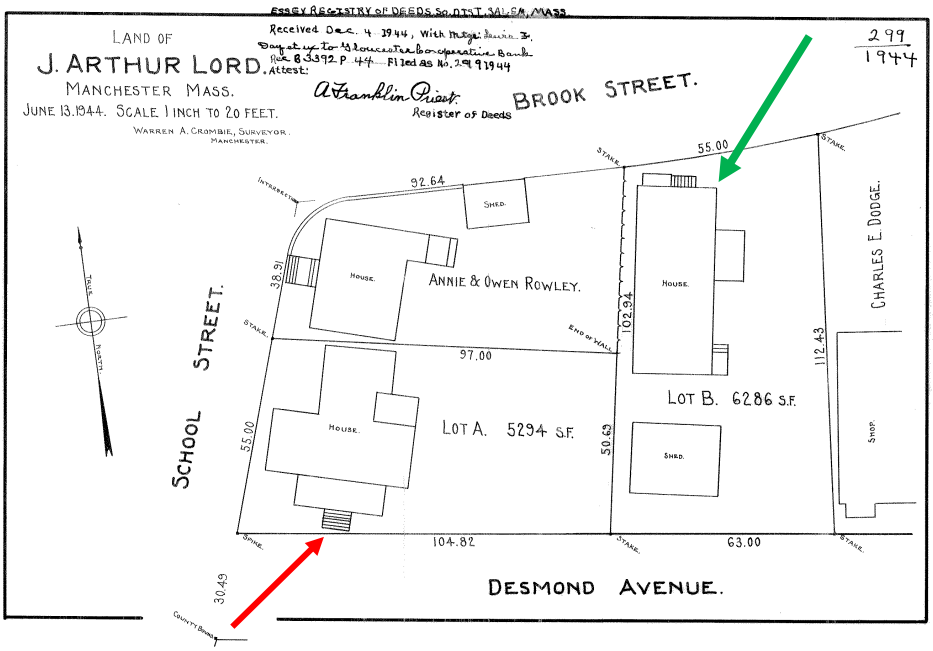
1899 Sanborn map depicting the near build-out of Brook west of Norwood.

1904 Sanborn map showing the addition of 19 Brook indicated by a red arrow.





ECSRD Plan 52:19B, 1926, left, depicting 7-9 Brook (red arrow); Plan 19 of 1931, right, depicting 23 Brook.



Plan 299 of 1944 depicting 3 Brook as a house (green arrow) in a subdivision of the Lord estate (2 Desmond, MAN.142, red arrow).

ARCHITECTURAL DESCRIPTION

The Brook Street Area includes 15 residential properties lining and facing the street between School to the west and Norwood to the east. The narrative, combined with map evidence, suggest Brook Street formed a short lane accessing three industrial buildings in the general location of numbers 6, 8 and 7-9 by 1856-1884. By 1899 the street was nearly built out with an additional 10 buildings. By 1904 an additional three-tenant apartment building was added at number 19, and during the 20th century two of the formerly industrial sites at numbers 6 and 8 were redeveloped for residential use and a new, fashionable ranch inserted on formerly open land at number 10. The rest of the street, however, is dominated by single-family types popular at the turn of the century, including end houses, three-bay center entries, and foursquares.

The oldest surviving formerly industrial building in the area, the **Webb Cabinet Shop, 7-9 Brook, 1852-1856** was converted to residential use between 1894 and 1899. This 50-foot-wide, 30-foot-deep building resembles a classical cottage of the middle decades of the 19th century, with high-studded, story-and-a-half massing under a moderately pitched side gable. It is expanded by rectangular bays at either end of the three-bay façade flanking paired entrances. The garret is expanded by shed dormers; single lights flanking a wider paired-light dormer in the center. This duplex is finished with wood clapboarding, plain and molded trim, and a door hood supported by elaborate Italianate brackets. The paired center entrances and bays suggest each half is occupied by mirrored side-hall plans.

A second surviving early building is the **Jewett Bros Paint & Cabinetry Shop, 3 Brook, 1884-1894**. This two-and-a-half story gable-front building was evidently converted to residential use by 1921. It resembles the well-known two-family type prevalent throughout the inner suburbs of Boston. Two families are characterized by two identical flats, one on each level, often with a high gable roof that adds space to the upper apartment and often with double-deck porches in front. On this building porches were placed on the left side, rear, before the building was recently remodeled with a fully enclosed wing on the left side. Clapboarding has been replaced by vertical board-and-batten siding but the entry sequence and fenestration pattern have been retained.

As the neighborhood rapidly developed during the 1890s three general house types were constructed here, each reflecting popular designs of the period: end houses, center entries and foursquares. What are commonly known as end houses were built in the greatest number, totaling five; two two-story examples and three that are single story. End houses are characterized by their siting, with the narrower gabled end rather than broader eave facing the street. This reflected both temple fronts favored initially during the Greek Revival of the second quarter of the 19th century and a need for narrower lots resulting from denser development patterns as formerly open landscapes were suburbanized later in the century. Two larger, two-story end houses at **18 Brook, Rumrill House, 1899**, and **20 Brook, 1899** flank cross street Putnam Court. Both are elaborate examples expanded by front porches, stacked canted bays, and rear ells. 18 Brook has a full porch with one canted bay filling the right half of the façade opposite the left-side entrance and a second canted bay expanding the rear pile on the right side. A newer shed-roofed-bay addition and shed dormer expand the left side of the left elevation and roof slope. This house retains wood clapboards and staggered wood shingles which, combined with the complex massing, reflect Queen Anne fashions. 20 Brook, with a half-width entrance porch and canted bays wrapping the left-front corner, has lost some articulation through a recent vinyl siding and sash application, but retains bracketed porch posts, eave returns and molded rake boards.

Three smaller single-story end houses were built at **23 Brook, Trowt-Riggs House, 1893-1899, 11 Brook, 1899** and **22 Brook, Lampron House, 1899**. The Lampron House at 22 Brook is expanded by a canted bay and wrapping porch, left to right. This house was resided in stucco, likely during the early 20th century, and the porch and some trim has been renewed, but molded wood or PVC likely reflects earlier appearances, and eave returns and molded rake boards have been retained. The Trowt-Riggs House at 23 Brook, with a shallow hipped entrance porch bridging a rectangular bay left-to-right across the façade, has been expanded twice: on the right by a partially enclosed side porch covered by a hipped extension of the main roof; and on the left by a cross-gabled wing that expands the rear pile by two full bays. The house appears to retain considerable building fabric, including wood clapboarding, eave returns, and cornice and eave

moldings that are suggestive of Greek Revival fashions. 11 Brook is a simpler house lacking projections other than a hipped entrance porch but is well-preserved, with wood clapboarding, eave returns and molded trim.

Two houses are somewhat larger than the others and are sited with their broader eave elevation facing forward. Each is three bays with a center entrance. The **Slade House, 12 Brook, 1899** is the best preserved, retaining a full front porch and canted bays flanking the center entrance. This example is covered by a hipped roof terminating in a flat cap that may originally have served as an observatory (known commonly as a "widow's walk"). Although the porch appears to have been rebuilt and the sash has been replaced, this example retains clapboard siding, molded casings and original large-light, paneled front door. Although **17 Brook, 1899**, appears to have recently been comprehensively renovated, wood clapboard siding, plain trim, edge-molded casings, and porch posts with molded plinths and capitals have been reproduced in a porch that covers the right half of the façade and wraps the right side. The sash retains a two-over-one light configuration. The generally symmetrical pattern of openings of both these houses is suggestive of the Colonial Revival style but the canted bays and hipped roof of number 12 are more closely associated with the Queen Anne.

14 Brook, 1899 and **16 Brook, 1899** are nearly identical examples of the foursquare type. Foursquares are characterized by two-story, cube-like massing, usually under pyramidal roofs, as is the case here. Plans are usually composed of four equally proportioned spaces on each level, hence the name. Canted bays expanding spaces on the left side of each of these examples, in the façade and rear pile, suggest the left sides are filled by formal living and dining spaces, while the right side houses an entrance and stair hall and kitchen beyond. 16 Brook retains turned, bracketed porch posts and staggered and sawtooth shingle work. These contrasting textures, combined with the turned posts and asymmetrical projections, are characteristic of the Queen Anne style.

19 Brook, built somewhat later than the others lining the street between **1899 and 1904**, is distinctive for both the neighborhood and broader community. Its history of occupation by three families suggests it is a variation of the well-known type of three-flat building commonly known as a three-decker. Three deckers are generally characterized by flat roofs with stacks of balconies front and rear, but variants with a top level under a sloped roof can also be observed. Many of these "roofed" examples are covered by mansards or, as is the case here, gambrels, that provide abundant space at the top level. This, combined with a single-level full front porch with a single entrance, suggests a desire of the builder to mimic single-family occupancy. The stacked canted bay filling the right side of the façade is also a common feature of three deckers. This example combines turned porch posts with the aforementioned projections and roof to create an eclectic blend of Queen Anne and Colonial Revival styling. During recent decades the building was expanded by a single-story wing on the left side.

During the late 20th century three houses were radically altered or added on formerly open land. **8 Brook, "1900,"** appears to be entirely new, with a broad gabled façade, hyphen, and attached, gable-front, two-bay garage functioning as a large portion of the façade, with the main entrance in the hyphen. Historically a small mill building was located here, but it is difficult to ascertain whether this is a renovation or new build. Next door to the west at **6 Brook, 1969**, an earlier mill building, later a social hall, were replaced by a gabled, two-story, side entrance colonial sited perpendicular to the frontage (the lot was depicted as vacant in 1921). This house was recently expanded by a new, steeper gable expanded by gabled dormers bridged by sheds on each slope. This alteration has actually enhanced this building's interaction with its historic surroundings. In **1960** a small gable-front ranch was built at **10 Brook**. This distinctive example of mid-century modernism includes smooth stucco siding and a recessed entrance flanked by horizontal single-light windows. A car port extends forward at the left end of the façade supported by striking posts decorated by angled bracing. Although slightly incongruous, this injection of modernism enhances the character and breadth of the neighborhoods well-preserved architecture.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

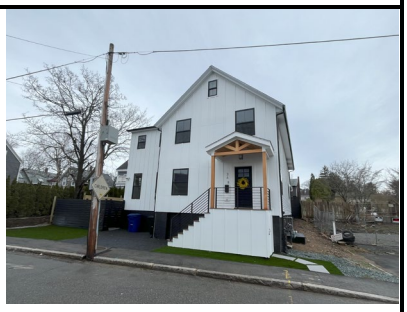
Robert Booth, Manchester-by-the-Sea Museum collections, organized by address, includes property histories produced for private clients under a program administered by the museum.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

DATA SHEET

MHC No.	Parcel No.	**Address, name, date**	Photographs
		Houses were dated based on their initial appearance on period commercial and Sanborn maps listed in the general references, or available directories or census returns. Dates marked "(A)" come from the assessor's data base: Various sources were consulted to identify early owners, including census ("FC") and directory ("dir") listings or vital records. Due to a dearth of map labeling and a lack of street numbers until after 1920, residents could not be linked to specific properties with few exceptions; however neighborhood occupants in 1900 are listed separately below. Sample title research was conducted on two properties: 7-9 Brook and 23 Brook.	
MAN.259	51 0 7	**3 Brook Street, Jewett Bros Paint & Cabinetry Shop, 1884-1894** Form: end house Style: no style, altered Wall/ Trim: wood board and batten/ wood Alterations: recent comprehensive remodel with new porch, left-wing addition, siding, sash and door Top: current photograph Bottom: Google street view, Oct. 2019 1905 dir (Salem): AS & GW Jewett Co, furniture dealers, George W Jewett, Desmond Ave, h Washington n Norwood 1924 dir (Gloucester): vacant; 1933 dir (Beverly) 2 households: Fred L (Brenda L) Holden, caretaker Pope Est; Albert S (Lucy E) Marshall, meats, etc, 4 Vine; Elisabeth S, clk, 4 Vine; Albert L, clk, John Hancock Ins, Boston	
MAN.260	50 0 23	**6 Brook Street, 1969 (A)** Form: gable block Style: none Wall/ Trim: wood clapboard/ wood Alterations: Roof enlargement with dormer addition ca 2012-2013 (aerial photos) Top: current photograph Bottom: Assessor	

MAN.261	51 0 9	**7-9 Brook Street, Webb Cabinet Shop, 1852-1856** Form: gable block Style: Italianate Wall/ Trim: wood clapboard/ wood Alterations: conversion to residential use, 1894-1899; door replacement, early 20th century; sash replacement, recent ECSRD 467:71 (1852); 551:195 (1857); 567:161 (1858); John C Webb (1816-1883), cabinet maker (see narrative) 1910 FC: #7: Myrick C Horton, age 54, b Mass, teamster; Elinor, age 62, no occ; 2 boarders #9: Allen P Dennis, age 21, b Mass, mail carrier; Jennnie, age 18, no occ; 1 child	
MAN.262	50 0 24	**8 Brook Street, J Lamanesy-L Morgan workshop, possibly 1856; 1900 (A)** Form: complex Style: indeterminate Wall/ Trim: wood clapboard and shingle/ PVC Alterations: recent comprehensive remodeling or replacement that included new roof structures and garage wing 1872: "J Lamanesy;" 1884: "L Morgan;" 1920 Dir (Gloucester): Lewis Morgan, furn mnfr	
MAN.263	50 0 25	**10 Brook Street, 1960 (A)** Form: ranch Style: modernist Wall/ Trim: stucco and vertical board/ wood Alterations: possible sash replacement	
MAN.264	50 0 41	**11 Brook Street, 1899** Form: end house Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: possible renewal of fabric with sash replacement	

MAN.265	50 0 26	**12 Brook Street, Slade House, 1899** Form: hip block Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: evident comprehensive renewal of siding, sash replacement 1910 FC: Susan L Slade, age 81, b Mass; Joseph J, age 42, son, fisherman, lobster; Susan B Knight, age 57, widow, daughter; David M Knight, age 35, grandson, expressman; Fannie S Knight; age 22, granddaughter, teacher, pub sch	
MAN.266	50 0 27	**14 Brook Street, 1899** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: evident siding and sash replacement	
MAN.267	50 0 28	**16 Brook Street, 1899** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: sash replacment	
MAN.268	50 0 42	**17 Brook Street, 1899** Form: gable block Style: Colonial Revival Wall/ Trim: wood clapboard/ wood Alterations: evident renewal of siding and porch fabric, sash and possibly door replacement	

MAN.269	50 0 29	**18 Brook Street, Rumrill House, 1899** Form: end house Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: left-side and dormer additions, siding renewal and possible porch rebuild 1910 FC: Edward J Rumrill, age 35, b NH, carpenter, house; Margarette, age 35, b England; 1 child; 2nd head: William J Cuthbert, age 31, b Canada, plumber; Olga, age 33, b Sweden; 1 child	
MAN.270	50 0 43	**19 Brook Street, 1899-1904** Form: end house Style: Colonial Revival Wall/ Trim: wood clapboard/ wood Alterations: evident left-wing addition, balcony removal, 20th century 1910 FC: Bernard Riley, age 40, b Ireland, gardener, priv est; Mary, age 27, b Ireland, no occ; 4 children Maurice Cagney, age 40 , b Ireland, gardener, priv est; Mary J, age 33, b Ireland, no occ; 1 child Patrick Hylan, age 33, b Ireland, gardener, priv est; Abie, age 36, b Ireland, no occ; 1 child	
MAN.271	50 0 34	**20 Brook Street, 1899** Form: end house Style: Queen Anne Wall/ Trim: vinyl clapboard/ vinyl Alterations: siding and sash replacement, recent decades	
MAN.272	50 0 35	**22 Brook Street, Lampron House, 1899** Form: end house Style: Queen Anne Wall/ Trim: stucco/ synthetic Alterations: stucco application, porch enclosure, early 20th century; sash replacement, recent 1900 FC: Abraham Lampron, b 1867, Canada, 1903 dir (Salem): Lampron's Express; Ida, b 1861, VT, no occ; 4 children; 1 stepchild	

MAN.273	50 0 44	**23 Brook Street, Trowt-Riggs House, 1893-1899** Form: end house, complex Style: Italianate Wall/ Trim: wood clapboard/ wood Alterations: west porch, 1904-1909; east wing, post-1941 ECSRD 1399:335 (1893): Andrew Haskell Trowt of Beverly, gardener; owners 1931-1989, Riggs family (see narrative)	

Residents in 1900, location unknown:
Garett Coughlin, b 1846, Ireland, gardener
Annie, b 1860, Mass, no occ
3 children
Patrick Corrigan, b 1860, Ireland, gardener
Annie, b 1863, Ireland, no occ
1 child
George P Dole, b 1845, Mass, cabinet maker
Ella, b 1852, Mass, no occ
2 boarders
Horace Standley, b 1863, Mass, blacksmith
Ella M, b 1859, Mass, no occ
3 children and mother-in-law Ann Larcom
Charles Francis, b 1870, Mass, barber
Elizabeth, b 1872, Mass, no occ
2 children and sister-in-law
Arthur Greenough, b 1865, Mass, stationary engineer
Sarah, b 1867, Canada, no occ
2 children and 1 boarder
Robert Colbert, b 1840, Canada, harness maker
Margaret, b 1848, Canada, no occ
1 child
2nd household: Thomas Nickerson, b 1876, Canada, no occ
Mary, b 1873, Ireland, no occ
1 child
Daniel Sheehan, b 1854, Ireland, day laborer
Ella, b. 1857, Ireland, no occ
4 children

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north) are potentially eligible for listing as a National Register historic district. The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM A - AREA

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
51	Marblehead North	MAN. G	

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

Photograph

22, 24 A-E and 28 Desmond Avenue, L-R

Town/City: Manchester-by-the-Sea

Place *(neighborhood or village)*: School Street

Name of Area: Desmond Avenue

Present Use: residential

Construction Dates or Period: 1850-1970

Overall Condition: good

Major Intrusions and Alterations: Some redevelopment

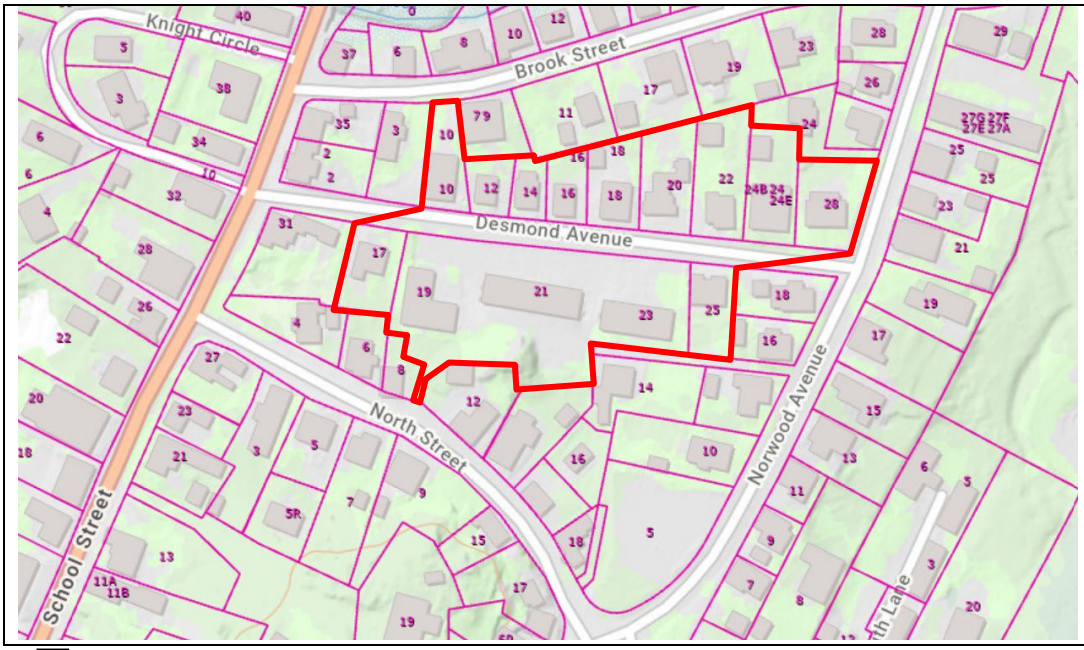
Acreage: approximately 2.3 acres

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month/year):* May 2025

Locus Map



☐ *see continuation sheet*

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAN. G

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

HISTORICAL NARRATIVE

The Desmond Avenue area is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Desmond Avenue is a short lane connecting School Street to the west and Norwood Avenue to the east. The area is currently the site of 12 residential properties and 14 buildings. Desmond was evidently laid out as early as 1840 to provide access to several industrial sites located in this area of Manchester just north of North Street. Period maps depicted two buildings as well as an unlabeled lane in this vicinity by 1856. Likely the earliest improvement here, not extant, was the furniture mill of Cyrus Dodge, established in 1841, which was located at a site currently occupied by a three-building apartment complex with the address of 19-23 Desmond. This company, occupying a wood frame building on the south side of Desmond but accessed from North, remained active until after 1941 according to both map evidence and newspaper accounts (it can be observed in footprint on period maps reproduced below). Cyrus Dodge (1814-1887), a descendant of Moses Dodge, "a pioneer cabinet maker in Manchester," established the company that was carried on by four generations of the family. The 1850 through 1870 industrial census identified a company capitalized at $5,000 producing $15,000 worth of finished goods in the form of 3,600 units, identified as chairs, in 1870. The mill operated on coal-powered steam. In 1860 the company employed 24 male hands with an average monthly payroll of $720. By 1870 the mill employed 12 hands with an annual payroll of $7,000. A profile of the company published in 1941 identified the grantor of the property to Dodge in 1841 for $1,200 as Samuel Stone. This profile suggests Dodge Furniture Company produced high-quality reproduction antiques from fine hardwoods, including mahogany and walnut, and that a former customer was US Supreme Court Justice Oliver Wendell Holmes, Jr, who ordered a dozen chairs from the firm.[1]

A second industrial building evidently survives here, the **AS and GW Jewett C Furniture Shop, 10 Desmond, by 1872**. George W and AS Jewett were sons of cabinet maker Alfred and his wife, Abby, Jewett, forming the furniture dealership of AS and GW Jewett Co, established in 1840, which regularly advertised in the *Cricket* selling furniture, bedding, antiques, and later appliances. They also repaired and refinished furniture. The main retail part of the business was located at 10 Desmond but included a shop with the current address of 3 Brook Street (see relevant area form MAN.F). After AS Jewett left the business prior to 1901 Clarence W Morgan was brought in as a partner. Jewett Bros were evidently tenants as the larger property was owned by members of the Lord family until 1944 (centered on 2 Desmond Avenue, MAN.142, part of the Manchester Village Historic District MAN.B, NRDIS 01/08/1990 so not included with this documentation). The current building at this site, although recently comprehensively restored and converted to residential use, may survive within the current envelope, according to assessor's records, which date it to 1850.

[1] *Manchester Cricket*, Jul. 13, 1895, p. 14, "The C. Dodge Furniture Co.;" Sep. 16, 1911, p. 5, advertisement, "manufacturers of fine furniture, repairing and refinishing;" May 30, 1941, p. 1 and 5, "Dodge Furniture Co. Round Out Century in Business;" Ancestry.com: 1850, 1870 non-population schedule for industry, Federal Census.

In 1856 a 2½-acre parcel of land at the east end of Desmond at its northwest corner with Norwood was acquired by tanner John Knight, Jr from John C Felker; buildings were not included in the description. At the same time, he also acquired ownership of a "byway," evidently what would eventually become Desmond Avenue. Knight (1810-1881), a son of merchant John and Lydia (Lee) of Manchester, was a successful tanner and leather manufacturer and evidently immediately built the **John Knight, Jr, House, 28 Desmond, ca 1856**, which was depicted on the 1856 Walling town map. Knight married Harriet Perkins of Salem (1814-1849) in 1837 and second to Deborah H Carlton. By 1870 his household included four children and it employed between one and two domestic servants during the bracketing decades. According to census returns Knight controlled an estate valued at $20,000 in 1860 and $72,000 in 1870.

> In early life he made a voyage or two at sea, but that employment not proving congenial to his active temperament, he left that calling and took to the business of his father, the tanning and currying of leather. In this business he was associated for a few years with his brother Henry, and afterwards bought out his brother's interest.[2]

In 1882 this property, described as "the Felker Place, a large two-story house and two and one-half acres of land, including a large orchard of fruit trees," was acquired at auction for $2,000 by a former employee, John Desmond, from Knight's heirs, his surviving children Samuel, Henry P, Edward S, and Mary C, married to Gilbert B Emerson of Danvers.[3] Desmond (1834-1911) was a native of Ireland, immigrating as a young boy.

> He soon after came to Manchester and entered the employ of John Knight, tanner, and soon displayed marked ability and uncommon fidelity and was rapidly advanced to the position of foreman and remained with his first employer until he went out of business.[4]

He was later employed as a caretaker and gardener by JO Wetherbee. Another newspaper account suggests Desmond played a key role in the development of Desmond Avenue during the early 1890s and establishes that he was its namesake:

> The opening up of so many fine house lots to the people cannot fail to benefit the town as well as them. Desmond Avenue, the latest acquisition, is about ready for public travel and will make a very pretty and convenient street. In view of the awards that have been made by the town for land taken elsewhere, Mr. Desmond has been very generous in donating to the town some 11,000 square feet of land for the purpose of building this road, which in actual value represents $700 to $800, and in view of his generosity the town has accepted and named the street very appropriately in his honor, Desmond Avenue…Mr. Desmond has several especially fine house lots on this street ready to put on the market at reasonable prices.[5]

Indeed by 1899 three additional houses had been completed on the north side of Desmond. A large fashionable duplex, the **Lewis Killam House, 24 A-E, 1899** was built for and likely by its namesake, a carpenter and contractor. Killam's tenants were chauffeur and later auto mechanic Edward A Killam, evidently related, and by 1933 Stephen Tsoutsanis. The **Flemming House, 22 Desmond, 1899** was built for driver William K Flemming, who resided here through 1933. The **Height House, 18 Desmond, 1899** was owned, occupied, and likely built by carpenter, builder Edward F Height, who also resided here through 1933. Also by this time the Jewett Furniture Company had built a

---

[2] ECSRD 539:136-137 (1856); Ancestry.com: vital records, birth, marriage, death; 1860-1880 Federal Census, inclusive; George A. Perkins, MD, *The Family of John Perkins of Ipswich, Massachusetts* (printed for the author, Salem, Mass., 1884) p. 115; *Cape Ann Advertiser*, Jul. 23, 1880, p. 2, provides details regarding Knight's tanning operations; Aug. 5, 1881, p. 2, obituary; Aug. 12, 1881, p. 2, provides further details regarding Knight's genealogy.
[3] *Manchester Cricket*, Jun. 9, 1882, p. 2, "Real Estate Sale."
[4] ECSRD 1093:192 (1882); *Manchester Cricket*, Feb. 18, 1911, p. 4, obituary.
[5] *Manchester Cricket*, May 12, 1894, p. 4

second workshop, the **Jewett Co Paint Shop, 12 Desmond, 1899**. This building was converted to residential use by 1941 according to that year's Sanborn map.

By 1919 three houses had been added to the area, including **14 Desmond, 1919**, **16 Desmond, 1919**, and the **Hooper-Hintz House, 25 Desmond, 1919**. Two, numbers 14 and 16, underwent some degree of transient tenancy; their occupants are listed in the data sheet. The Hooper-Hintz House was occupied by the manager of Sheldon's Market at 24 Central, Charles Hooper, and his wife, Addie, in 1920, but by 1933 was occupied by *Boston Post* reporter H Walter Hintz and his wife, Kathryn.

During the 20th century three additional properties were improved, two occupied by single families located on subdivided formerly vacant land at **20 Desmond**, **1950**, and **17 Desmond, 1973**. The former site of the Dodge Furniture Co, **19-21-23 Desmond, 1967**, was developed with three multi-family apartment buildings, a distinctive form of housing for Manchester but which can be observed elsewhere in the center of the town on Summer Street opposite the depot.

ARCHITECTURAL DESCRIPTION

The Desmond Area is a short lane connecting School Street to the west to Norwood Ave to the east and includes 12 properties and 14 buildings. The area is characterized by a mix of a small number of surviving industrial buildings converted to residential use with, predominantly, single-family housing in a variety of scales and forms dating to the late-19th and early 20th centuries. There is a minor amount of 20th century in-fill represented by two single-occupancy houses and one large apartment complex that occupies the large formerly industrial site of the Dodge Furniture Company.

The earliest building is the **John Knight, Jr, House, 28 Desmond, ca 1856**. It is also the largest house in the area, massed in two-and-a-half stories under a side-gable roof with a symmetrical five-bay, center entrance façade and a two-pile depth. The house is expanded by a broad, shallow, two-story rear ell under a low hip and by large hipped dormers, front and rear. An additional diminutive gabled dormer, evidently lighting and venting a fourth-level garret, is centered on the front slope. An open porch centered on the ell shelters the rear entry. This house displays characteristics of its mid-19th-century provenance, including an exaggerated stud height and stove chimneys centered on each half at the roof ridge. Articulation includes broad, plain corner boards that support a deep entablature under a deep eave and rake with a distinctive open soffit. A trabeated entry surround with sidelights is capped by an elaborately bracketed hood. Each of these attributes could be associated with Gothic, Greek Revival or Italianate fashions. The large dormers and wood shingle siding may date to the late-19th through early 20th centuries.

Another distinctive residential building that represents a rare, multi-family alternative for Manchester is the **Lewis Killam House, 24 A-E Desmond, by 1899**. This large, two-and-a-half-story, hip-block building originally housed a side-by-side duplex for two families in commodious three-level apartments. Multiple canted bays, two flanking the paired center entrances and two more centered on each side elevation, expand reception rooms on the first level. The upper stories of the façade extend over the recessed entrances and bays. Wall gables at each end of the façade and hipped dormers in either side slope expand the third level. This house is richly articulated in Queen Anne details, including turned, bracketed porch posts, console brackets overhanging the façade bays, a modillioned cornice, and contrasting textured siding including a mix of clapboards and stepped shingles.

Two additional houses built by 1899 conform generally to a type known as an end house. The **Flemming House, 22 Desmond, 1899** is a standard example, massed in two stories of two bays enclosed by a front gable. The house is expanded by a rectangle-over-canted bay filling the left side of the façade, a rear-right projecting gabled bay, and a wrapping open porch on the same side. Queen Anne articulation includes turned, bracketed porch posts, brackets supporting the upper façade bay, and contrasting clapboard and shingle siding. The **Height House, 18 Desmond, 1899** is composed of two-story intersecting gables, one forming the left half of the façade and the other expanding the rear pile on the right side. The re-entrant angle is filled by a flat-roofed extension that period maps suggest is original, and the first

level of the façade is filled by an enclosed porch. Despite a vinyl siding application, this house remains a legible example of Queen Anne styling, retaining wood trim that includes molded eave returns, rake boards, and window casings.

A second group of end houses was added to the area by 1919. **14 Desmond, 1919**, is a story-and-a-half example with knee-wall framing in the upper level. It retains decorative wood clapboarding, eave returns and a turned-post-and-bracketed porch. A similar building, the **Jewett Co Paint Shop, 12 Desmond, 1899** began life as a workshop but was converted to residential use by 1941. It has a domestic fenestration pattern and left-side entrance sheltered by a small, open porch supported by square posts with molded plinths and capitals. **16 Desmond, 1919**, is a two-story example with a canted oriel above the right-side entrance and an open, full front porch. Alterations include vinyl siding, sash and garret-level shed dormers, but it remains a legible example of its type and Queen Anne style.

The **Hooper-Hintz House, 25 Desmond, 1919** is a distinctive example of comfortably scaled Colonial Revival styling in the area. This symmetrically massed cube-like, two-story house under a low hip is enlivened by an elaborate half-width porch centered on the façade with classical fretwork railings supported by Tuscan columns. A single gabled dormer is centered on the front slope of the roof. This house's wood clapboarded base contrasts with a skirted shingle upper half. This kind of two-tone siding, often in contrasting colors but currently monochrome, was popular in houses of this type and period.

Another distinctive building, now domestic in appearance and use, is the former **AS and GW Jewett Co Furniture shop, 10 Desmond, 1872**. This simple two-story, four-bay-wide, two-pile-deep building under a side gable roof generally retains its original utilitarian appearance. A domestic door in the third bay from the left, sheltered by a 2/3s-width open shed porch, is finished in clapboards and plain trim, both retaining its original character and blending with the domestic character of the rest of the streetscape.

A minor degree of 20th-century in-fill can be found at **20 Desmond, 1950**. This minimal Cape Cod cottage, recognizable as a half-cape with a subsidiary wing to the right, is a well-preserved example of this mid-twentieth century type, retaining stained wood shingles. Another mid-century type, **17 Desmond, 1973**, is an example of what is commonly known as a garrison colonial, characterized by an overhanging upper story, known historically as a "jetty," intended to mimic post-medieval, first period New England buildings. This example has recently been expanded by a projecting pavilion and open porch centered on the façade with an elaborate Palladian window, an alteration that successfully enhances this formerly mundane building.

In the center of this neighborhood on the south side of the street is a large apartment complex, **19-21-23 Desmond, 1967**, that appears to house 17 apartments arranged in three buildings. Each building is two stories under side gables and is massed with a fashionable garrison. The apartments are arranged in two-story units in the manner of row houses separated by party walls. This arrangement of apartments behind unified facades appears to have been a pattern in mid-century Manchester; similar housing can be observed elsewhere, nearby, on Summer Street at number 12 A through C.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

Robert Booth, Manchester-by-the-Sea Museum collections, organized by address, includes property histories produced for private clients under a program administered by the museum.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

DATA SHEET

MHC No.	Parcel No.	**Address, name, date**	Photographs
		Houses were dated based on their initial appearance on period commercial and Sanborn maps listed in the general references, or available directories or census returns. Dates marked "(A)" come from the assessor's data base: Various sources were consulted to identify early owners, including census ("FC") and directory ("dir") listings or vital records. Due to a dearth of map labeling and a lack of street numbers until after 1920, residents could not be linked to specific properties with few exceptions; however neighborhood occupants with unknown addresses in 1900 are listed separately below. Sample title research was conducted on 28 Desmond Avenue.	
MAN.274	51 0 8	**10 Desmond Avenue, AS and GW Jewett Co Furniture Shop, 1872** Form: gable block Style: indeterminate Wall/ Trim: wood clapboard/ wood (or synthetic) Alterations: evident recent comprehensive renovation with siding, sash, doors and porch 1872: "Jewett" (see narrative)	
MAN.275	51 0 10	**12 Desmond Avenue, Jewett Co Paint Shop, 1899** Form: end house Style: none Wall/ Trim: wood shingle/ wood Alterations: evident renovation to residential use by 1941 1920 dir (Gloucester): John Scott, painter; 1933 dir (Beverly): vacant	

MAN.276	51 0 11	**14 Desmond Avenue, 1919** Form: end house Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: possible shed wall-dormer additions left and right 1920 dir (Gloucester): Arthur Walker, clerk; 1933 dir (Beverly): William S Foster, acct, Tolman Co (Mary J)	
MAN.277	51 0 78	**16 Desmond Avenue, 1919** Form: end house Style: Queen Anne Wall/ Trim: vinyl/ vinyl Alterations: siding and sash, possible porch rebuild 1920 dir (Gloucester): Clifford F Doane, carp (Nellie M); 1933 dir (Beverly): Oscar B Wing, tinsmith (Alice H) and Miss. Helen C Wing, sec	
MAN.278	51 0 31	**17 Desmond Avenue, 1973 (A)** Form: garrison colonial Style: Colonial Revival Wall/ Trim: vinyl/ vinyl Alterations: siding, sash, and center pavilion addition, recent	
MAN.279	51 0 12	**18 Desmond Avenue, Height House, 1899** Form: cross gable Style: Queen Anne Wall/ Trim: vinyl clapboard/ wood Alterations: porch enclosure, 20th century 1905 (Salem), 1920 (Gloucester) and 1933 (Beverly) dir: Edward F Height, carp and builder (Flora E)	
MAN.280	51 0 24	**19-21-23 Desmond Avenue, 1967 (A)** Form: apartment complex Style: Colonial Revival Wall/ Trim: synthetic clapboard/ synthetic Alterations: evident sash replacement	

MAN.281	51 0 13	**20 Desmond Avenue, 1950 (A)** Form: minimal Cape Cod cottage Style: Colonial Revival Wall/ Trim: wood shingle/ wood Alterations: possible sash and door replacement	
MAN.282	51 0 14	**22 Desmond Avenue, Flemming House, 1899** Form: end house Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: dormer addition, sash replacement, recent 1905 (Salem), 1920 (Gloucester) and 1933 (Beverly) dir: William K Flemming, driver (1920 only: Mrs. MA Irons, boarer?)	
MAN.283	51 0 28	**25 Desmond Avenue, Hooper-Hintz House, 1919** Form: hip block center entry Style: Colonial Revival Wall/ Trim: wood clapboard and shingle/ wood Alterations: sash replacement 1920 (Gloucester) dir: Charles Hooper, Sheldon's Mkt, 24 Central (Addie L); 1933 (Beverly) dir: H Walter Hintz, reporter, *Boston Post* (Kathryn E)	
MAN.284	51 0 15	**24 A-E Desmond Avenue, Lewis Killam Tenant House, 1899** Form: duplex Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: sash replacement 1905 (Salem) dir: Edward A Killam, chauffeur; Lewis Killam, carpenter & contractor; 1920 (Gloucester) dir: EA Killam and Lewis Killam; 1933 (Beverly) dir: Stephen Tsoutsanis and Edward A Killam, auto repair	

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAN. G

MAN.285	51 0 19	**28 Desmond Avenue, John Knight, Jr House, ca 1856** Form: gable block Style: Italianate Wall/ Trim: wood shingle/ wood Alterations: sash replacement Evidently built for John Knight, Jr, see narrative	

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north) are potentially eligible for listing as a National Register historic district. The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM A - AREA

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
40, 48, 49, 54	Marblehead North	MAN. H	MAN.222 MAN.249

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

Photograph

14, 16, 18, 20, 22, 24 and 26 Lincoln, left to right.

Town/City: Manchester-by-the-Sea

Place *(neighborhood or village)*: School Street

Name of Area: Lincoln Street

Present Use: residential

Construction Dates or Period: 1895-1910

Overall Condition: good

Major Intrusions and Alterations: Minor remodeling and in-fill.

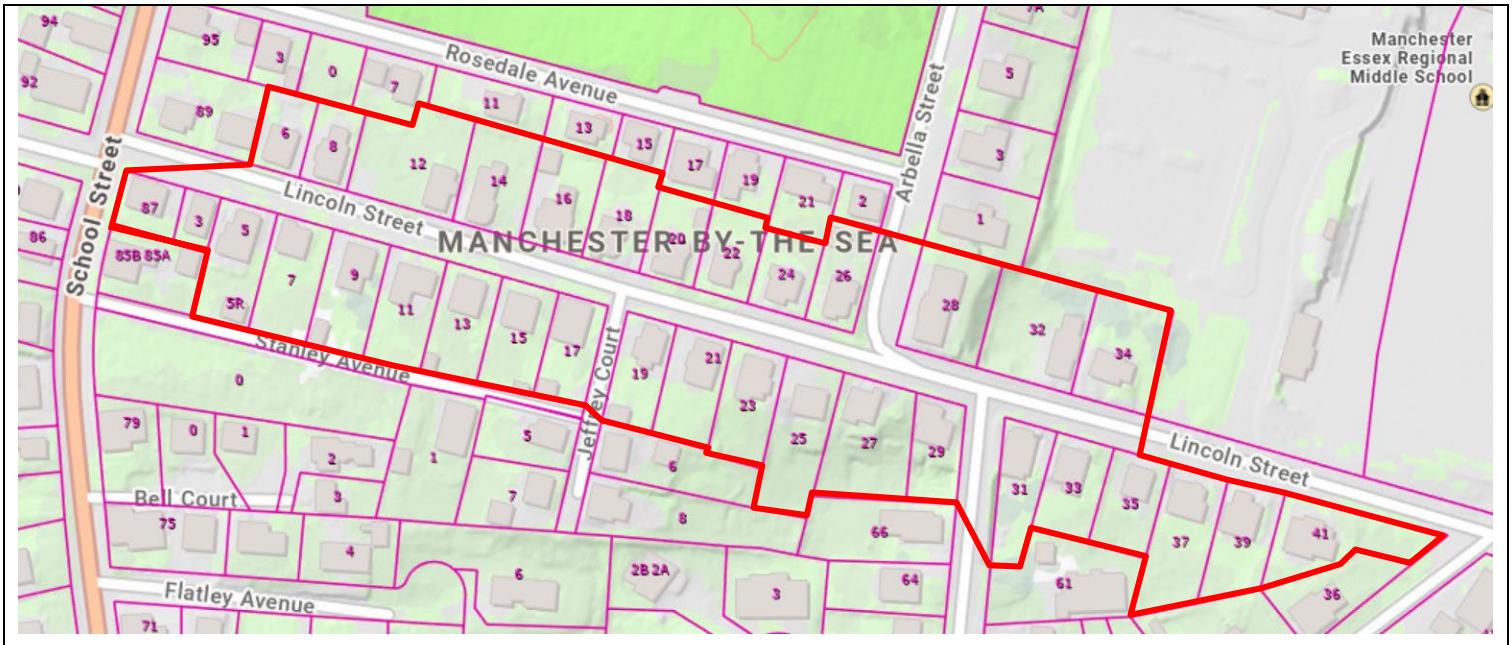
Acreage: 5.5 acres

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month/year):* March 2025

Locus Map



☐ *see continuation sheet*

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

HISTORICAL NARRATIVE

Lincoln Street is a linear area extending from the Lincoln Street-facing properties at its west end at School Street to its intersection with Vine Street at its east end. It includes one School Street-facing property, number 87, and 33 domestic buildings on both the north and south sides of Lincoln, excluding the large lot housing Manchester-Essex Regional Middle and High schools and Pumping Station at the east end of the north side (the Pumping Station was individually recorded as MAN.223). The area is characterized by relatively uniform buildings in terms of their scale, design and brief period of build, suggesting a single developer. However, period maps and plans and select histories of ownership demonstrate that the area was in fact developed by four separate owners. Nevertheless, the uniformity of the streetscape and rapidity at which it was developed suggests there must have been close coordination between the four developers.

A history of ownership of a site just outside the area, 85 School Street (MAN.248), the Jeffrey T Stanley House, ca 1870, combined with an ownership history of 9 Lincoln Street, the Smothers House (MAN.290), ca 1895, and observation of the 1884 and 1899 atlases (reproduced below as figures 1 and 3), suggests that Stanley acted as developer of the south side of Lincoln west of Arbella. Jeffrey Thissel Stanley (1826-1910) resided at 85 School between ca 1870 and the time of his death. His principal occupation was furniture manufacturing in partnership with his brother, Rufus, but the 1899 map suggests he was actively subdividing his acre-and-a-half property filling the south side of Lincoln (a detailed biography is included with MAN.248). In 1895 he sold a minimal residential lot to Caroline A (Rowe) Smothers (1857-1946), the wife of Arthur E Smothers, where **9 Lincoln** was built, evidently **ca 1895** (the deed describes the lot as "#4" but a plan has not been located).[1] By 1903 Caroline Smothers was a widow working as a housekeeper for a private family and her household included four adult children; Arthur A, an electrician, Everett, a laborer, Edward, a baker and Bessie, no occupation. The family owned and occupied the house until 1949.[2] By **1899** one other house had been added to the Stanley tract at **5 Lincoln**, built for grocer Frank H **Dennis**, whose household included wife Mary and two children. By **1909** that year's Sanborn map depicted seven additional houses on this stretch of Lincoln on its south side, numbers **7, 15, 17, 19, 21, 23 and 25 Lincoln**. The earliest owners of each are identified in the extended data sheet beginning on continuation sheet 10.

The north side of Lincoln Street, based on map and title evidence, was owned by farmer and teamster Frederick Burnham (1855-1921), "one of Manchester's best known citizens and a life long resident…he served the town as highway commissioner for ten years and in various other capacities."[3] According to the 1880 agricultural census a large agricultural property, likely still owned by his father, also Frederick Burnham (1818-1885), of 213 acres but with only 20 acres actively improved, was valued at $16,000 and produced mainly milk, eggs, barley and apples. In 1891 a subdivision plan (figure 2) was recorded by Burnham's sister, Esther, described as owner, who was married to Manchester coal and wood merchant James Knight Pulsifer (1852-1929). By **1899** three houses had been built on the north side of **Lincoln** at numbers **12, 24** and **26**. This map also identified subsequent owners Webster L Putnam and Chester L Crafts (see figure 3). Putnam (1856-1912) was a "well-known" Boston broker associated with the firm of his uncle, Charles A Putnam & Co and later with IM Taylor & Co. "Webster F Putnam, in addition to his brokerage business, was extensively engaged in real estate ventures and was instrumental in building hundreds of houses in Danvers,

[1] ECSRD 1446:39 (1895).
[2] Ancestry.com: 1903 Salem (Manchester) directory; 1910 Federal Census; ECSRD 3559:472 (1949).
[3] *Manchester Cricket*, Dec. 31, 1921, p. 5, obituary; see also *Boston Daily Globe*, Dec. 27, 1921, p. 4, obituary.

Manchester, Beverly and other places."[4] By **1909** the Putnam tract had been built out at numbers **12, 14, 16, 18, 20, 22, 24 and 26 Lincoln**.

The west end of Lincoln on the north side was developed by Chester L Crafts, as depicted on the 1899 Stadly regional atlas (figures 3 and 4). Chester Loring Crafts (1870-1956) was also a Manchester native, a son of Daniel Low Crafts and Atarah Patterson Burnham. His grandparents on his mother's side were Nimrod and Susan (Burnham) Burnham of Essex, suggesting he was a relative, perhaps a cousin, of Frederick Burnham, possibly a nephew of Burnham's father, also Frederick (1818-1885), but it has not been possible to establish a complete genealogy. Between his first marriage in 1894 and his enumeration in the 1950 Federal Census he worked as a carpenter, house builder, and contractor, builder. He married three times, to Alice Stuart Graham in 1894, Lucy Moore Pippin in 1911, and Tanya Flora Taylor in 1926. In 1910 he resided on School Street, by 1920 identified number 117, and by 1930 at 40 Pine Street. By 1909 he had built three houses on **Lincoln**, two at numbers **6 and 8**, which are near twins. The site of the third house, identified as number 4 on the 1941 Sanborn map, is now part of an adjacent property at 89 School (MAN.251) and is occupied by a garage, suggesting the house depicted in 1909 through 1941 has been demolished (see figures 5-8). Circumstances suggest he built at least three houses on Lincoln on his tract and possibly more, but other records identify other builders, and several builders resided on this stretch of Lincoln (see data sheet).

Reporting by the *Manchester Cricket* contributes further to a history of the street and its development. The *Cricket* reported that in the spring and summer of 1895: "AS Jewett moved [at Town Meeting] that the new street beginning at A Haraden's house [87 School, MAN.249] and extending to Summer street be named Lincoln street in honor of our fellow townsman Roland C Lincoln" and that "[w]ork is being pushed forward on Lincoln street, the Summer street end being nearly completed." The following September of 1896 "Supt. Kimball expects to complete Lincoln street so as to get to road building by the first of October."[5] Lincoln Street's namesake, Roland Crocker Lincoln (1843-1926), was a prominent Boston lawyer and "one of Manchester's esteemed summer residents." His winter address was 331 South Street, Jamaica Plain.

> For many years [1907-1926] he spent his summers in Manchester which was his legal residence and he always felt a keen interest in town affairs. He was chairman of the Board of Trustees of the public library for many years and served on the water board and always attended the town meetings taking an active part in the discussions. His summer home at the Cove is one of the landmarks of that section and a cozy colonial estate in which both he and Mrs. Lincoln took a great deal of pride. He was a member of the Union Club of Boston and Harvard Musical Association [class of 1865 and Harvard Law]. He leaves no nearer relatives than nephews and nieces.[6]

In June of 1896 "Mr. Arthur Smothers is to have a handsome cottage house erected on his recently purchased lot on Lincoln street, the cellar for which is staked out. Albert Haraden has the contract" and in August it was reported that "Mr. Haraden has Arthur Smothers' cottage on Lincoln street raised and boarded in."[7] Map evidence confirming this describes 9 Lincoln. In June of 1899 "Chester L Crafts has Geo. Younger's house on Lincoln street raised and boarded in" (6 Lincoln). Later that month Crafts was identified as the builder of a house on Lincoln for Mrs. Amanda Reed (location unknown). Another builder, Roberts & Hoare, was identified in connection with a house commissioned by Albert Maslin in 1905 (location unknown).[8]

---

[4] *Boston Daily Globe*, Apr. 15, 1912, p. 3, "Was Well-Known Broker. Webster F. Putnam of Danvers Dead – Had Been Active in Affairs of Stock Exchange."
[5] *Manchester Cricket*, Mar. 23, 1895, p. 5; Aug. 24, 1895, p. 8; Sep. 26, 1896, p. 1. Deeds associated with the Haraden House at 87 School suggest Lincoln Street was initially called Pulsifer Avenue after earlier owner James Knight Pulsifer.
[6] Ibid, Apr. 9, 1926, p. 8, obituary; see also *Boston Daily Globe*, Apr. 8, 1926, p. A25, "Roland Crocker Lincoln Dead, Boston Lawyer for Years – Was of Harvard '65."
[7] Ibid, Jun. 27, 1896, p. 8; Aug. 8, 1896, p. 8.
[8] Ibid, Jun. 3, 1899, p. 1; Jun. 24, 1899, p. 5; Oct. 7, 1905, p. 4.

Carpenter, builder Albert Haraden (1856-1932) was a native of Lanesville, Gloucester. In 1870, at the age of 15, both he and his father, Elias, worked as fisherman (his mother was Susan Gott). He moved to Manchester at the age of 21 and worked with Roberts & Hoare and later Mr. Ober of Beverly Farms before going into business for himself. By **1899** he resided at **87 School Street** and continued to do so for the remainder of his life. Sanborn maps and directory listings identified **3 Lincoln** as his carpentry shop (**"being built," 1909**), later occupied by a grocery he operated between ca 1920 and 1930 according to his obituary (3 Lincoln, see below and MAN.249).[9]

Roberts & Hoare was a prominent building contractor in Manchester formed by the partnership of Oliver T Roberts (1850-1922) and William Hoare (1848-1922); the business was carried on by their sons Hollis L Robers and William W Hoare until the 1930s. "The firm of Roberts & Hoare built a large percentage of the homes of the Summer colony in Manchester and more distant points along the shore and established a reputation second to none for first-class dependable work and to say that a house was a Roberts & Hoare built house was a guarantee that it was of the best workmanship and materials that could be produced."[10] Circumstances suggest both Haraden and Roberts & Hoare could be attributed with a larger number of the similar houses lining Lincoln Street, but other builders who resided on the street (see data sheet) may also have played a role. Further research may establish a larger number of attributions.

The extended data sheet below presents a snapshot of Lincoln Street's earliest owners and residents. Most were local craftsman or service workers in Manchester's main industry at the time, the support of its summer colony. Fully six residents worked as carpenters. Other trades represented included one painter, one tinsmith and one electrician. Other occupations included police officer and teacher. Two households were headed by grocers operating out of wagons. The rest worked as laborers, gardeners or housekeepers for "private families," indicating they were in service to summer colonists. One worked as a butler (see 22 Lincoln). Three of the houses built somewhat later than the others post 1910 were occupied by professionals: a bank officer, a salesman and a hair dresser.

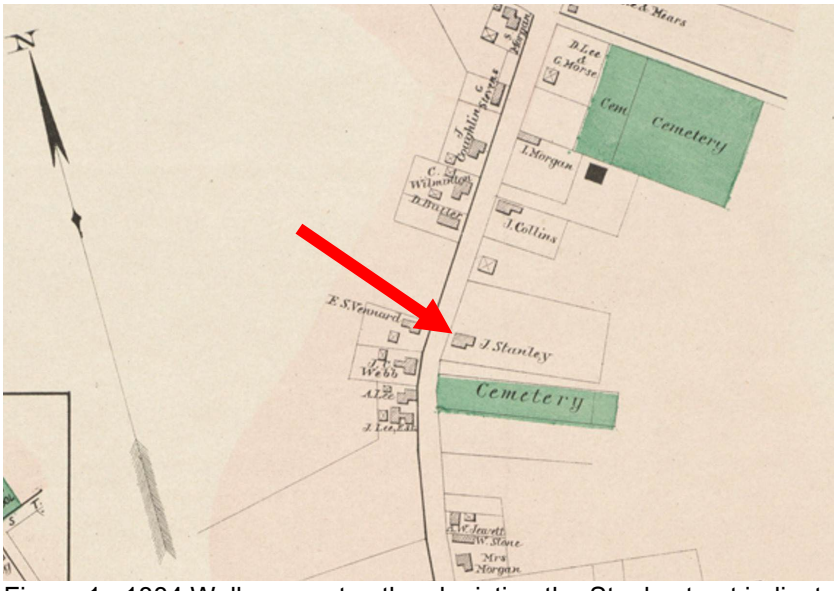


Figure 1. 1884 Walker county atlas depicting the Stanley tract indicated by a red arrow. A comparison of this and the following figures illustrate the subdivision of the Stanley and adjacent parcels to the north.

[9] Ibid, Dec. 2, 1932, p. 5, obituary, Albert Haraden; Ancestry.com: 1870, 1910-1930 Federal Census.
[10] Ibid, Apr. 10, 1936, p. 1; see also Jul. 27, 1990, p. 1, Stephen Roberts Holt, "The Roberts Family In Manchester;" Apr. 9, 1922, p. 1, obituary, Oliver Taylor Roberts; Aug. 5, 1922, p. 1, obituary, William Hoare. Research connected with a private house history for 146 Bridge Street, the John L Thorndike House, 1894, designed by Andrews, Jaques & Rantoul, completed by the Manchester-By-The-Sea Museum in February of 2025, identified its builder as Roberts & Hoare.

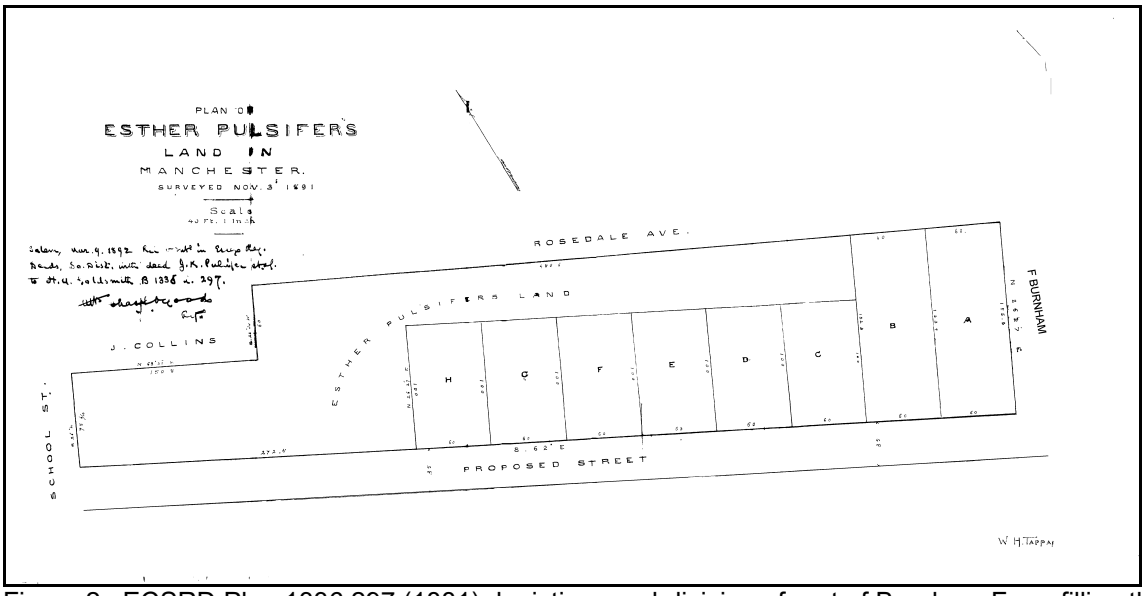


Figure 2. ECSRD Plan 1336:297 (1881) depicting a subdivision of part of Burnham Farm filling the north side of Lincoln Street ("proposed street") by Frederick Burnham's sister Esther Pulsifer, the wife of coal and lumber dealer James K Pulsifer. The following figure establishes parts of this subdivision were taken over by builder Chester L Crafts and developer Webster L Putnam by 1899 (see figure 3, below).

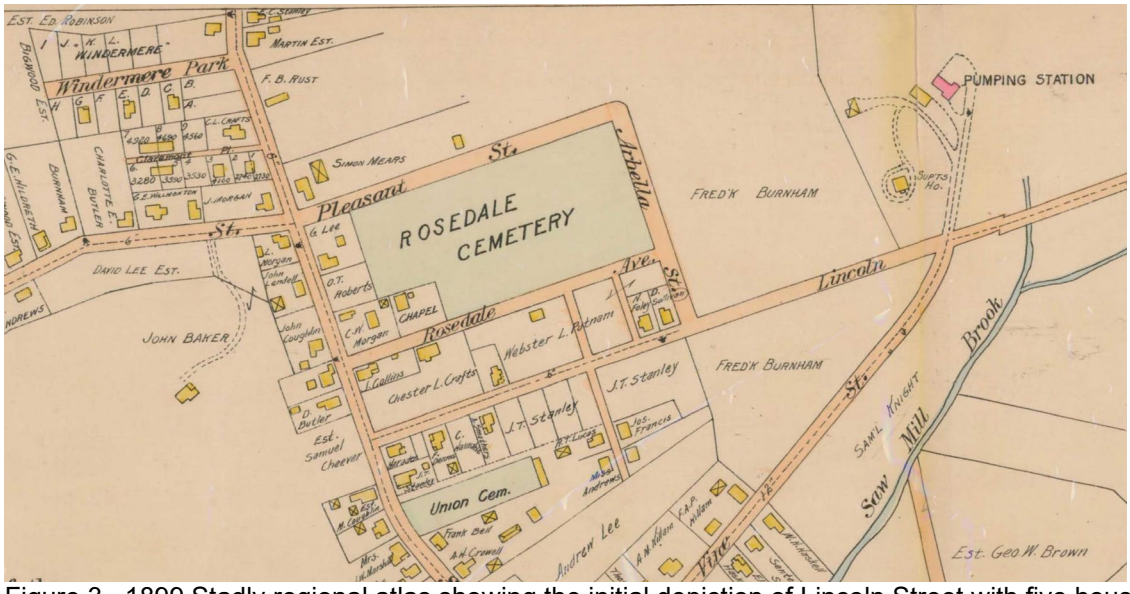


Figure 3. 1899 Stadly regional atlas showing the initial depiction of Lincoln Street with five houses and three subdivisions under the ownership of JT Stanley, Chester L Crafts and Webster L Putnam. The holdings of farmer Frederick Burnham fill the east end of Lincoln to its intersection with Vine.

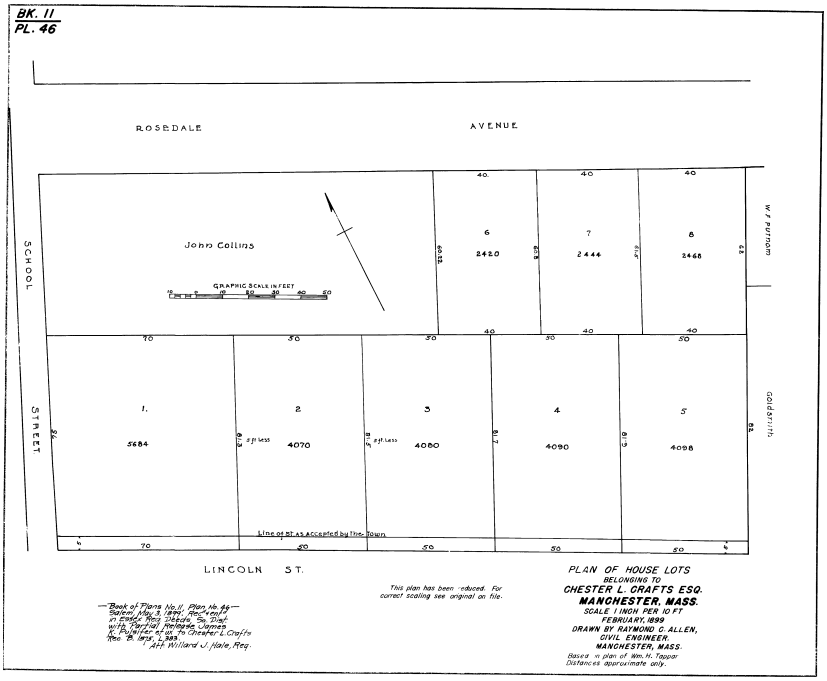


Figure 4. ECSRD Plan 11:46 (1899) depicting the Crafts subdivision at the west end of Lincoln, north side.

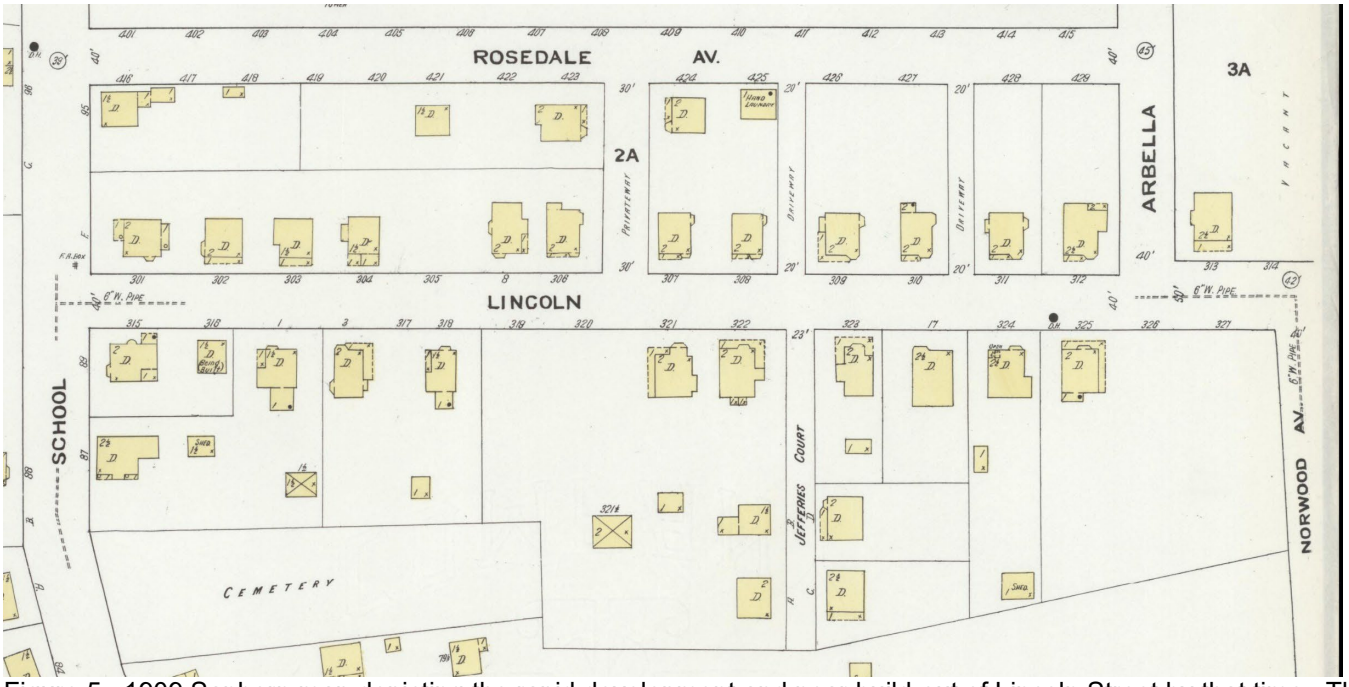


Figure 5. 1909 Sanborn map depicting the rapid development and near build-out of Lincoln Street by that time. The four north-south cross streets between Lincoln and Rosedale were never improved.

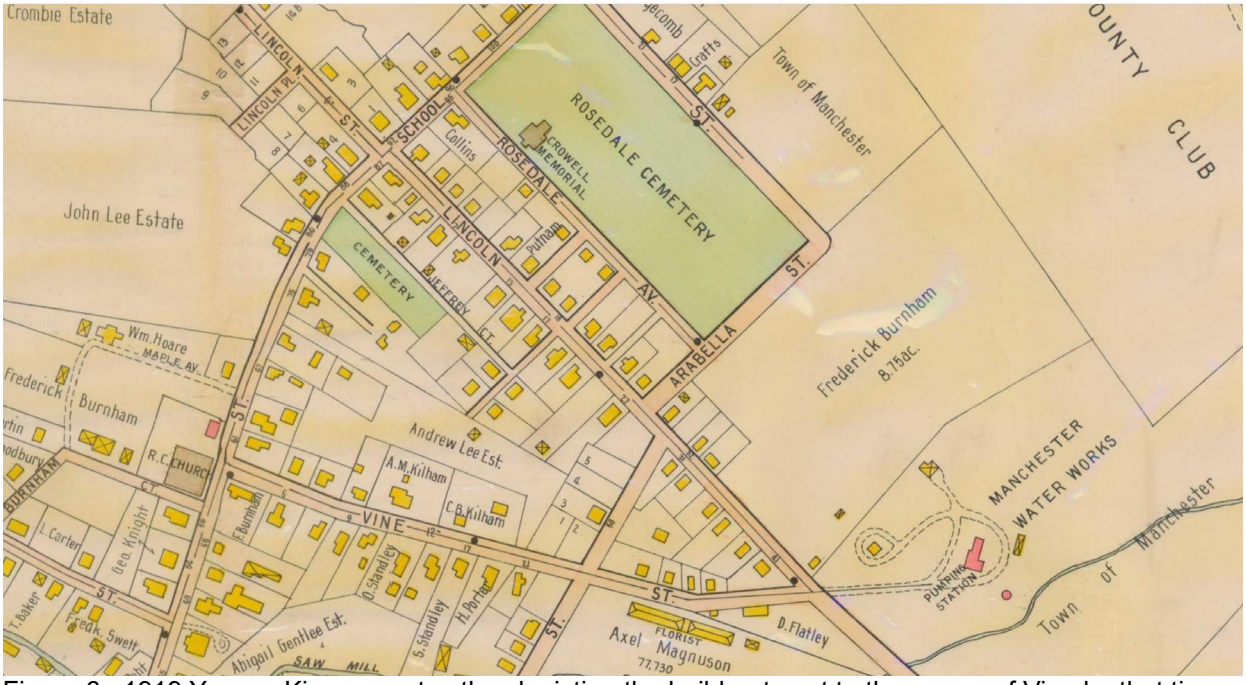


Figure 6. 1919 Yeager-Kinge county atlas depicting the build-out east to the corner of Vine by that time.

Figure 7. 1921 Sanborn map of Lincoln between School and Vine.

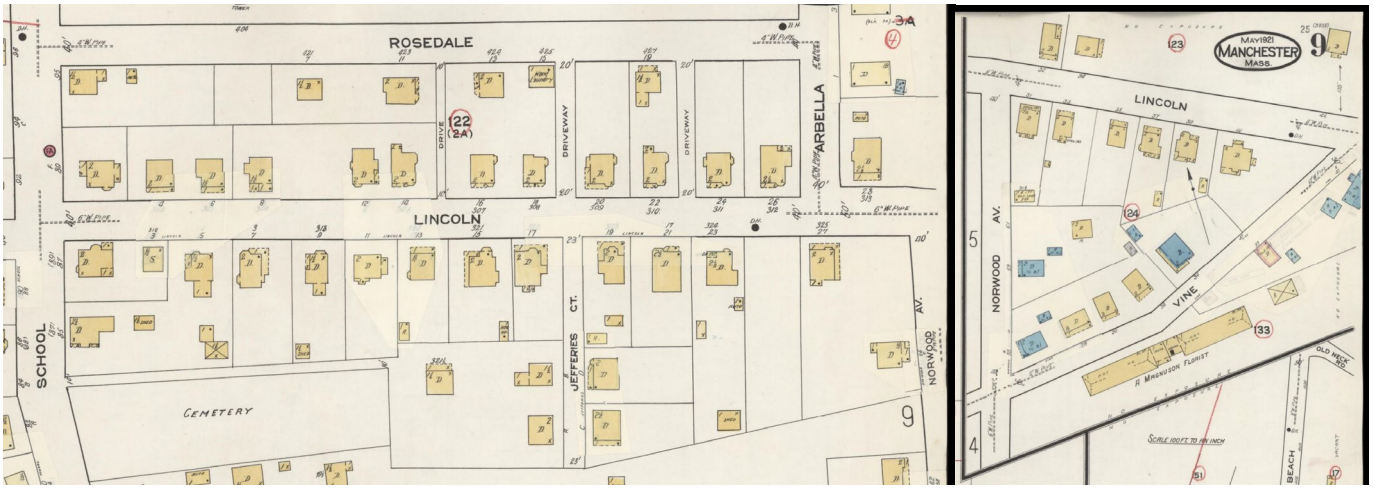


Figure 8. 1941 Sanborn map depicting the addition of number 11.

ARCHITECTURAL DESCRIPTION

The most distinctive house in the area, and perhaps its earliest and most complex, at **87 School Street, 1884-1899 (see also MAN.249)**, may have been built by active documented area builder Albert Haraden. Although he purchased the property with a "building thereon" in 1901, the 1899 atlas identified him as the owner or occupant. This broad house is covered by a complex intersecting gable and expands in multiple directions. The roof is formed by a narrower front-facing gable covered by a taller cross gable over the right half. An off-center entrance covered by an open porch is balanced against a canted bay to its right. The left side is expanded by a distinctive half-round bay that terminates in a cone at the cornice. Between-story windows suggest this bay houses a stair. Like its neighbors this house is articulated by Queen Anne trim but here its elaborateness suggests this house may have been a show piece for the builder. The façade gable is decorated by a Queen Post truss supported by curved brackets and the cornice is elaborately molded and denticulated. The entrance porch retains turned posts, brackets and a pediment elaborated by a carved floral bas relief. The stair tower on the left side is covered in shaped shingles.

As can be observed on period maps dating to 1899 through 1941 reproduced above and the narrative history, Lincoln Street was rapidly developed and largely built out between 1895 and 1909 with modestly scaled two-story houses in a variety of types and styles but of a remarkably similar scale. The consistent setbacks, scale and architectural articulation of the 33 houses lining both sides of the street create a harmonious streetscape that is well preserved. One form dominates this built environment, popularly known as the foursquare. Foursquare houses are characterized by their cube-like massing most commonly under a hipped roof but occasionally under a gable, and interior plans comprise usually four equally proportioned square spaces, hence the name. Each of these spaces typically functions as an entry and stair hall accessed by a side or off-center main entrance, and a parlor, dining and kitchen occupying the other three. A common variation to this plan is an entrance opening directly into a full-width parlor with a stair at one end. Three to four bedrooms and a bath occupy the second level. The hipped roofs of the examples lining Lincoln are tall enough to provide usable space; but only a few are expanded by dormers or gables that confirm it. There is a total of 16 foursquares on Lincoln, many of which are expanded by projecting rectangular or canted bays, or both, and most of which are expanded by partial, full, or wrapping porches. All are hipped versions of the form. Many retain contrasting textured siding composed of clapboards or shingles combined with bands of decorative staggered or shaped shingles. Their picturesque asymmetrical compositions combined with contrasting textures characterize them as Queen Anne in terms of their styling. Surviving turned and bracketed porch posts contribute to their Queen Anne look. The following list identifies the variations in massing and siding exhibited by individual examples. This list is intended to expand on the more basic descriptive information included with the extended data sheet and to distinguish variations in massing and porch treatments.

Address	massing features	siding
7 Lincoln	cornice-height canted bay, wrapping porch, left	contrasting regular and stepped shingles
14 Lincoln	single-story canted bay, entrance porch, cornice-height canted bay, rear-right	regular shingles
15 Lincoln	cornice-height rectangular gabled bay with canted single-story canted bay, wrapping porch, right	clapboards, eave returns, arched gable window
16 Lincoln	single-story canted bay, wrapping porch, left (enclosed), hipped dormers	stucco
17 Lincoln	cornice-height canted bay (gabled), rectangular bay, rear-left, wrapping porch, left (enclosed)	regular shingles
18 Lincoln	single-story canted bays, left front and left rear, entrance porch, hipped dormers	regular clapboards
19 Lincoln	cornice-height canted bay, gabled, right, cornice-height rectangular bay, rear-right, wrapping porch, right	stucco
20 Lincoln	cornice-height canted bay, single-story canted bay, rear right, wrapping porch, left	contrasting regular and stepped shingles
22 Lincoln	cornice-height canted bays, left-front and rear-left, wrapping porch, left (truncated and enclosed)	vinyl clapboards
24 Lincoln	cornice-height canted bay, right-front, single- canted bay, rear-right, wrapping porch, left	contrasting regular and stepped shingles
26 Lincoln	cornice-height canted bay, gabled, right-front rectangular-over-canted bay, rear-right, entrance porch	contrasting regular and stepped shingles, bracketed overhang
27 Lincoln	single-story canted bay, left, wrapping porch, left	uniform regular shingles
33 Lincoln	full porch	uniform clapboards
35 Lincoln	cornice-height canted bay, right, rectangular bay, rear-left, full porch (enclosed)	uniform clapboards
37 Lincoln	canted bay over left entry, rectangular bay, rear-left, full porch (enclosed)	uniform regular shingles
39 Lincoln	projecting hipped rectangular bay expanded by a canted bay, right, re-entrant porch, left (enclosed), rear-right rectangular bay	vinyl, hipped dormer

Another group of houses are massed in what are commonly referred to as the 'end house' form, perhaps the most common house type built during the 19th century. End houses are characterized by a narrow, deep footprint under a front-facing main gable. This form represented a re-orientation of the rectangular box from parallel to perpendicular to the frontage. It is thought that this re-orientation emerged during Greek Revival fashions popularized beginning in the 1820s to accommodate temple fronts, but it was adopted to other styles for the rest of the century, generally in order to accommodate higher densities and narrower frontages that were emerging with suburbanization.

Four houses closest to School Street at Lincoln's west end, and so perhaps the earliest built on the street, adopted the end house form, including **5, 6, 9 and 12 Lincoln, all built by 1899**. Each of these examples was built with story-and-a-half "knee-wall" framing, whereby the main plates are placed a half story above the second floor. This type of massing is generally indicative of what is known as "balloon" framing, built with dimensional lumber and framed with continuous studs reaching from the sill to plate, with floor joists tacked into the studs supported in part by a ledger board. Alternatively houses of this type were also framed with larger timbers at the corners well into the 19th century. Like the foursquares described above, these houses are expanded by canted or rectangular bays in the front and side. Numbers 5, 6 and 9 retain canted bays in front and rectangular bays to either side, eave returns and turned and bracketed porch

posts. Numbers 5 and 9 retain elaborately bracketed door hoods. Although commonly associated with the Italianate style, these brackets have strongly geometric cross braces associated with the related Eastlake and Queen Anne styles. Number 12 Lincoln, also built by 1899, was stuccoed, likely early in the 20th century, but retains canted façade and side projecting bays (right) and porch (wrapping right) supported by bracketed posts. This house also has distinctive wall gables expanding the left side roof slope. A similar but slightly later end house is located at **8 Lincoln, by 1909**.

Farther east on Lincoln are two larger end houses massed in two full stories. Number **28 Lincoln, ca 1906** (individually recorded as MAN.222), is among the largest and most elaborate on the street, with a projecting cornice-height rectangle-over-canted bay centered on its left side. It retains rich classicist articulation including carved brackets at the eave returns and overhanging left-side bay, a Tuscan-order full porch, and Palladian and oculus windows in the third-level gables. A large stair light under a broken pediment in the forward bay on the left side adds to this decorative scheme. A similarly scaled end house is located at **23 Lincoln, by 1909**. Although slightly altered by a synthetic siding application, it retains original turned and bracketed porch posts and contrasting shingled and clapboarded covering scheme that may mimic surviving siding beneath.

Three houses in the area display aspects of the Colonial Revival movement and a fourth is the only example of the bungalow form in the area. All four of these houses are characteristic of the inter-war period of 1920-1940, when similar examples of these types were built in great numbers throughout the northeast and nationally. The most characteristic example is **34 Lincoln, by 1919**, with a symmetrical, two-story, center-entry façade flanked by paired windows in the first story and three identical bays across the second. Like many examples this one is expanded by a lower wing to the right, which may be an enclosed and expanded side porch. A similar example but with a full-width open porch is located at **32 Lincoln, by 1919**, expanded by a full-width rear ell. A roughly contemporary type and an off-shoot of Colonial Revivalism known as a Dutch Colonial was built at **11 Lincoln, ca 1926** (according to assessor's records). Dutch Colonials are generally characterized by gambrel roofs expanded by broad shed dormers over a single full story. This example has a steeply pitched gable instead of a gambrel, a common variation. Like the related colonial form, it has a symmetrical three-bay façade lit by large, tri-part windows and is trimmed in classical detailing, including wood shingles, molded cornices, and an enclosed entry porch lit by a fan light in a pediment supported by pilasters. The bungalow at **13 Lincon, ca 1920** (assessor), is typical of the form, with a low-slung side gable roof descending to the plate of a full engaged, open porch and expanded above by a hipped dormer. This example retains original trim, including molded cornices and band-course skirt, and paired Tuscan porch columns resting on a shingled parapet.

The area retains a single example of a multi-family hosing type commonly known as a "two-family" at **21 Lincoln, 1909**. Although rare in Manchester, they are commonly observed in the inner suburbs of Boston. Two-families are a form of apartment house characterized by stacked flats in a narrow, deep footprint. They commonly employed what are known as "Progressive Era" interior plans of two ranks of rooms front-to-back: living, dining and kitchen on one side and bedrooms and bath on the other.[11] This example is a "high" two-family, with a habitable third story that may expand the second-level apartment. It is also expanded by paired canted bays filling the façade and a third centered on the right elevation under a high gable. These projecting elements likely define parlor and dining spaces.

Two unique examples of other late-19th-century style movements are also located in the area. Both are larger than the other houses lining the street. Number **31 Lincoln, by 1910** is an example of the Shingle Style, characterized by large-scale gambrel volumes covered in a unform skin of shingles, hence the nomenclature.[12] This example is massed in large cruciform gambrels covering a single full story. An engaged, recessed porch supported by paired Tuscan columns resting on a solid shingle parapets further enlivens the massing. Another large example of the Colonial Revival movement is located at **41 Lincoln, by 1910**. This two-story hip-block pile is expanded by a hipped bay centered on its symmetrical three-bay façade surmounted by a large gabled dormer. A partially enclosed entrance porch is supported by paired Tuscan columns resting on stone piers. The uncovered porch wraps the left side, where it intersects with a

[11] See Thomas C. Hubka, *How the Working-Class Home Became Modern, 1900-1940* (University of Minnesota Press, 2020) pp. 117-122)
[12] See Vincent J. Scully, Jr., *The Shingle Style and the Stick Style* (Yale University Press, 1955, revised), chs. 5-7.

covered side porch. Although vinyl sided, a molded and shingled skirt around the second floor likely survives beneath this recent covering. This large house, which retains original eight-over-one sash and an open observatory centered on its flat-topped, hipped roof, seems to be related to the many examples of resort architecture present in Manchester.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

DATA SHEET

MHC No.	Parcel No.	**Address, name, date**	Photographs
		Property Thumbnail Research Protocol: 1910 Federal Census (FC); 1920 Directory (dir) (Gloucester). The 1910 census was cross referenced to the 1920 Gloucester Directory, the first with a partially numbered street index, because Lincoln Street was not numbered until ca 1920. Some residents could not be cross-referenced; they are listed separately at the end of the Data Sheet. Houses were dated based on their initial appearance on the following maps, or available directories or census. Dates marked "(A)" come from the assessor's data base: 1899 Stadly Atlas, parts of Essex County 1909 Sanborn map 1919 Yeager-Kinge Co county atlas 1921 Sanborn map	
MAN.250	49 0 2	**3 Lincoln Street, Haradan Carpentry Shop and Grocery, 1909** Form: end house Style: indeterminate Wall/ Trim: wood clapboard/ wood Alterations: evident recent comprehensive remodel 1909: "being built;" 1919: "carpr. shop;" 1920 dir: A Haraden, carp; 1930 FC and *Cricket* (Dec. 2, 1932, p. 5): grocery	

MAN.286	49 0 4	**5 Lincoln Street, Dennis House, 1899** Form: end house Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: sash replacement 1899: "F Dennis;" 1910 FC: Frank H Dennis, age 42, b Mass, grocer, own wagon; Mary F, age 38, b Mass (2 children)	
MAN.287	48 0 15	**6 Lincoln Street, Younger House, 1899** Form: end house Style: Queen Anne Wall/ Trim: asbestos shingle/ wood Alterations: siding, sash, porch rebuilt 1910 FC: George W Younger, age 38, b Mass, driver, grocery wagon; Grace M, age 37, b Mass (2 children)	
MAN.288	49 0 5	**7 Lincoln Street, Wiggins House, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: none evident 1910 FC: Thomas Wiggins, age 39, b Canada, carpenter, house; Ethel E, age 26, b Canada (2 children)	
MAN.289	48 0 16	**8 Lincoln Street, Baker House, 1909** Form: end house Style: Queen Anne Wall/ Trim: synthetic clapboard and shingle/ synthetic Alterations: siding and sash, partial porch enclosure 1910 FC: John Davis Baker, age 41, b Canada, carpenter, house; Huldah L, age 40, b Mass (3 children)	
MAN.290	49 0 6	**9 Lincoln Street, Smothers House, 1899** Form: end house Style: Queen Anne Wall/ Trim: synthetic clapboard/ wood and synthetic Alterations: siding and sash 1899: "A Smothers;" 1910 FC: Amanda C Smothers, age 42, b Mass, housekeeper, private family (4 children: Arthur A, age 24, electrician, contractor; Everett A, age 24, laborer; Edward G, age 21, baker; Bessie R, age 15, no occ)	

MAN.291	49 0 7	**11 Lincoln Street, Cann House, 1926 (A)** Form: Dutch Colonial Style: Colonial Revival Wall/ Trim: wood shingle/ wood Alterations: sash replacement 1929 dir (Beverly): Harrison C Cann (Elizabeth C), treas and sec, Manchester Trust Co	
MAN.292	48 0 17	**12 Lincoln Street, Goldsmith House, 1899** Form: end house Style: Queen Anne Wall/ Trim: stucco/ wood Alterations: siding and sash 1910 FC: Charles P Goldsmith, age 74, b Mass, laborer, sheet work; Hannah A, age 73, b Mass (2 adult children)	
MAN.293	49 0 8	**13 Lincoln Street, Joseph House, 1920 (A)** Form: bungalow Style: Classical Wall/ Trim: wood shingle/ wood Alterations: sash replacement 1929 dir (Beverly): Alice P Joseph (widow of William W, died 1927), bookkeeper	
MAN.294	48 0 18	**14 Lincoln Street, Crowell House, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: none evident 1910 FC: Edward Crowell, age 48, b Mass, painter, own shop; Sarah M, age 43, b NY (1 stepchild, 2 boarders)	
MAN.285	49 0 9	**15 Lincoln Street, Morgan House, 1909** Form: foursquare/ complex Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: none evident 1910 FC: Charles J Morgan, age 38, b Mass, tinsmith, general work; Effie, age 36, b Canda 1920 dir: WH Allen	

MAN.296	48 0 19	**16 Lincoln Street, Harvey House, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: stucco/ wood and PVC Alterations: stucco application, porch enclosure, minor side addition, sash 1910 FC: Isabelle Harvey, age 70, widow, b Scotland, no occ; 1920 dir: Levi B Harvey (Alberta N), carpenter	
MAN.297	49 0 10	**17 Lincoln Street, Wynne House, 1909** Form: foursquare, complex Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: porch enclosure, sash replacement 1910 FC: John J Wynne, age 32, b Ireland, gardener, private estate; Delia F, age 29, b Ireland (5 boarders)	
MAN.298	48 0 20	**18 Lincoln Street, Andrews House, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: evident comprehensive renovation, siding, sash and door 1910 FC: Leonard Andrews, age 42, b Mass, police officer, town; Helen R, age 37, b Nova Scotia (4 children)	
MAN.299	49 0 11	**19 Lincoln Street, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: stucco/ wood Alterations: stucco, some sash replacement 1920 dir: John Ring, gardener (Delia)	
MAN.300	48 0 21	**20 Lincoln Street, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: evident porch rebuild, side addition, sash/ door 1920 dir: James A Kehoe, carpenter (Della S) Jessie H Kehoe, student	

MAN.301	49 0 12	**21 Lincoln Street, Soulis Two-Family, 1909** Form: two-family Style: classical Wall/ Trim: vinyl/ vinyl Alterations: siding and sash 1910 FC: Harry G Nichols, age 26, b Mass, retail merchant, dry goods; Grace S, age 25, b Maine (1 child) William W Soulis, age 51, b Canada, engineer, gas engine; Elizabeth L, age 50, b Mass	
MAN.302	48 0 22	**22 Lincoln Street, 1909** Form: foursquare Style: Queen Anne Wall/ Trim: vinyl/ wood Alterations: porch rebuild and enclosure, siding, sash 1920 dir: Patrick W O'Brien, butler, Mrs. C Munn's (Hazel)	
MAN.303	49 0 13	**23 Lincoln Street, 1909** Form: end house Style: Queen Anne Wall/ Trim: vinyl clapboard and shingle/ vinyl Alterations: siding 1920 dir: Frederick F Brasch, caretaker, Mrs. J McMillan's, Sea Street (Mary N)	
MAN.304	48 0 24	**24 Lincoln Street, Foley House, 1899** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: evident porch rebuild, sash 1899 map: N Foley; 1902 dir: NL Foley; 1920 dir: James K Tillotson, sales (Ruth)	
MAN.305	49 0 14	**25 Lincoln Street, 1974 (A)** Form: gambrel block Style: colonial Wall/ Trim: wood shingle/ wood Alterations: none evident	

MAN.306	48 0 23	**26 Lincoln Street, O'Sullivan House, 1899** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: none evident 1899 map: "D Sullivan;" 1920 dir: Mrs. D O'Sullivan (Christine M, widow, Dennis) Dennis O'Sullivan died Oct 7, 1919	
MAN.307	49 0 15	**27 Lincoln Street, 1899** Form: foursquare Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: partial side porch enclosure, sash 1899 map: no name; 1920 dir: Charles N Smith, gardener (Margaret J)	
MAN.222	40 0 15	**28 Lincoln Street, Corlis House, ca 1906** Form: end house Style: Colonial Revival Wall/ Trim: wood clapboard/ wood Alterations: rear addition SEE INDIVIDUAL FORM MAN.222	
MAN.308	49 0 16	**29 Lincoln Street, 1954 (A)** Form: hip block Style: modernist Wall/ Trim: wood shingle/ wood Alterations: possible remodel, sash and door replacement	
MAN.309	54 0 1	**31 Lincoln Street, White House, 1910** Form: gambrel cruciform Style: Shingle Wall/ Trim: wood shingle/ wood Alterations: sash 1910 FC: Mary White, age 60, b Ireland, widow, no occ (3 children: Mary A, age 33, b Mass, teacher, public school; Josephine, age 23, b Mass, no occ; Henry F, age 21, b Mass, electrician; 1 boarder)	

MAN.310	40 0 16	**32 Lincoln Street, Meaney-Doody House, 1919** Form: gable block Style: indeterminate Wall/ Trim: wood shingle/ wood Alterations: porch rebuild, some sash 1920 dir: Daniel J Meaney, laborer (Mary E); John Doody, laborer	
MAN.311	54 0 2	**33 Lincoln Street, Haskell House, 1919** Form: foursquare Style: classical Wall/ Trim: wood clapboard/ wood Alterations: possible porch rebuild, sash, door 1920 dir: William D Haskell, laborer (Margaret F)	
MAN.312	40 0 17	**34 Lincoln Street, McNamara House, 1919** Form: center hall colonial Style: Colonial Revival Wall/ Trim: wood clapboard/ wood Alterations: side wing addition 1920 dir: Margaret M McNamara, hairdresser	
MAN.313	54 0 3	**35 Lincoln Street, Neary House, 1919** Form: foursquare Style: classical Wall/ Trim: wood clapboard/ wood Alterations: porch enclosure, sash 1920 dir: Edward J Neary, section foreman, B&M RR (Bridget A)	
MAN.314	54 0 5	**37 Lincoln Street, Hersey House, 1919** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard and shingle/ wood Alterations: porch enclosure 1920 dir: Alfred E Hersey, carpenter (Flora S)	

MAN.315	54 0 6	**39 Lincoln Street, Hoare House, 1919** Form: hip block, complex Style: Queen Anne Wall/ Trim: vinyl/ vinyl Alterations: siding, sash 1920 dir: S Henry Hoare, carpenter (Ethel L)	
MAN.316	54 0 7	**41 Lincoln Street, Winchester House ("Three Hearths"), 1910** Form: Hip Block Style: Colonial Revival Wall/ Trim: vinyl/ wood Alterations: siding 1910 FC: Howard L Winchester, age 39, b Mass, salesman, oils; Caroline E, age 39, b Maine (1 son, 1 servant)	
MAN.249	49 0 1	**87 School Street, Haraden House, 1884-1899** Form: complex Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: sash SEE INDIVIDUAL FORM MAN.349	

1910 Federal Census, residents that could not be linked to specific properties:
Thomas Connors, age 36, b Ireland, teamster, private estate; Johanna, age 33, b Ireland (3 children, 1 boarder)
John Reilly, age 72, b Ireland, gardener, private estate; Agnes, age 38, b Ireland (5 children)

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north) are potentially eligible for listing as a National Register historic district. The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM A - AREA

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
42	Marblehead North	MAN. I	

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

Photograph

Church, rectory and parish hall, L-R

Town/City: Manchester-by-the-Sea

Place *(neighborhood or village)*: School Street

Name of Area: Sacred Heart Roman Catholic Church Complex

Present Use: church

Construction Dates or Period: 1907 – 1963

Overall Condition: excellent

Major Intrusions and Alterations: None evident; possible belfry enclosure

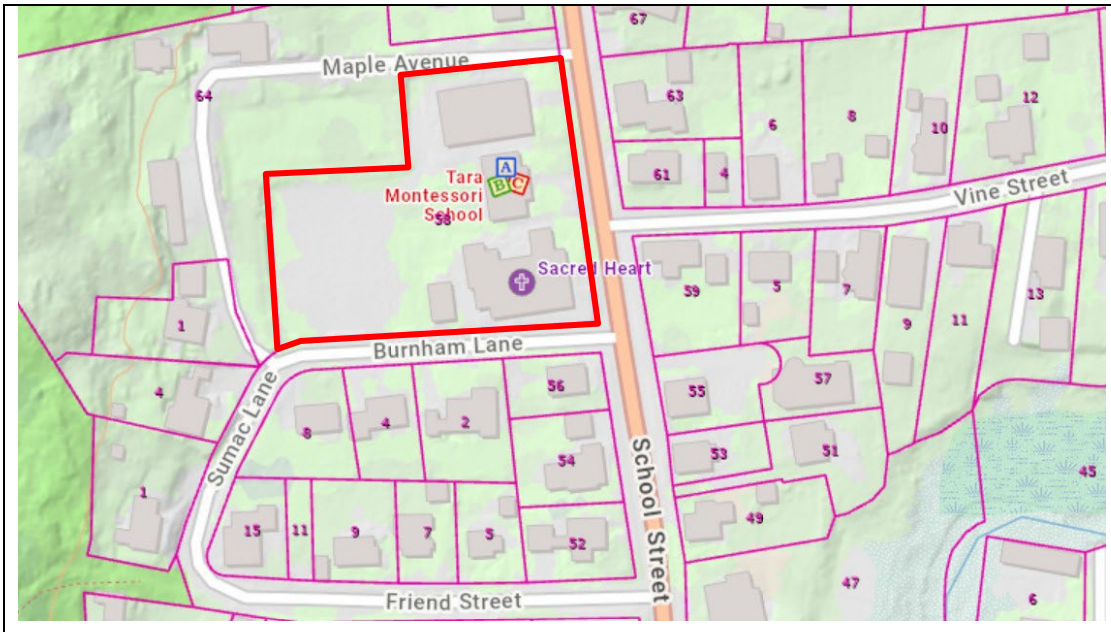
Acreage: 1.49 acres

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month/year):* March 2025

Locus Map



☐ *see continuation sheet*

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.
MAN.I

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Sacred Heart Roman Catholic Church complex, composed of three major buildings and one outbuilding, fills the northwest corner of School Street and Burnham Lane. It includes the main stone church building closest to the corner dating to ca 1907, a brick rectory building dating to 1909, a brick parish hall dating to 1963 near the north bound of the property, and a brick garage, dated mid-century based on appearance, fronting on Burnham Lane. Observation of the locus maps clarifies the arrangement of buildings on this property.

Sacred Heart Roman Catholic Church, 1907, MAN.317 is a large gable-front building constructed entirely of natural stone laid in a random pattern. It's stonework was described as "sapfaced" by local historian Frank L Floyd; this term could not readily be ascertained but the stonework is probably more appropriately described as a "rubble" pattern.[1] The 64-foot-wide by 92-foot-deep main body, composed of a high single story under a steeply pitched front gable, is expanded by a 15-foot-square engaged tower with three levels set 12 feet back from the main façade at its north end. The south side is expanded by a single-story side porch projecting from the sixth of six bays at the rear-left (south) corner. The building is entered through a pair of doors set into a shallow porch centered on the façade. The high walls of the main gable and tower are supported by stepped buttresses that delineate each bay: three across the façade and six along each side.

The church displays a simple, natural aesthetic conveyed by the natural stones that make up its structure. Lancet-arched windows of various sizes are outlined in rustically finished, quoined granite blocks. Similar granite blocks edge the buttresses. The largest lancet-arched window is centered over the main entrance porch, divided into multiple openings framed by mullions terminating in round arches with trefoil insets. The sides of the building are lit by slightly smaller, similar openings, and the front corners by much smaller slits, all with lancet arches. The original slate roof is interrupted by four diminutive gabled dormers on the south slope.

Just north of the church building at a deeper setback is **Sacred Heart Rectory, 1909, MAN.318**. This comfortably scaled common-bond brick domestic building is massed in a two-story rectangle under a side gable expanded by cross-gabled pavilions at either end of the façade. The center entrance in a symmetrical five-bay façade is sheltered by a deep pent-roofed porch supported by large brackets. The main gable breaks and descends in a steep slope in the manner of a gambrel to the top of this porch, which is lit by three shed dormers below the curb. This distinctive building combines its picturesque massing with rich decorative devices to convey a strong English Arts and Crafts aesthetic. The main entrance flanked by sidelights is entirely lit with curving muntins that follow the shape of its segmental arched lintel. Paired and tripart windows across the façade have a variety of sash; some with diamond panes and some with casement windows; several of these openings appear to have replacement sash. Each pavilion is interrupted by panels of art tile between stories; larger diamond patterns are flanked by squares. The building retains its original slate roof with a newer standing-seam metal roof covering the porch. Large chimneys are centered on each side elevation.

North of the rectory is the **Sacred Heart Parish Hall, 1963, MAN.319**.[2] This gable-front, common-bond-brick building has dimensions of 50 by 88 feet. It is expanded by a lower, flat-roofed wing at the southwest corner that wraps the rear elevation. The plain brick façade and sides of this building reflect a modernist aesthetic. The center entrance is

[1] Research by MHC staff Robin Fordham: Frank L. Floyd, *"Manchester-by-the-Sea"* (Floyd's News Store, 1945) ch. 7, pp. 66-68.
[2] *Manchester Cricket*, Aug. 23, 1963, "Cardinal Cushing Dedicates Sacred Heart Parish Hall."

set into a broad pavilion recessed only a single brick depth into the plain of the façade. A double-leaf door under an open, flat-roofed porch supported by pierced, wrought-iron posts is flanked by narrow windows with horizontal lights. Wider, similar tripart windows light the seven bays on either side. The grade of the left side yard is lowered and paved to reveal a similarly lit half-exposed basement, and the higher grade of the front garden is retained by a poured concrete wall. The deep soffits of each side eave contribute to the building's modernist aesthetic. The only decoration is a large white cross centered above the main front entrance, where metal upper case letters in a severe font identify the building as "Parish Hall."

All three buildings are oriented facing east toward the west side of School Street in a regular line at increasing setbacks, with the main church closest and the parish hall and rectory set back somewhat further. The frontages along School and Burnham Lane are landscaped in open lawn, foundation, and specimen plantings. A brick, two-bay, gable-front detached garage is located directly behind the church and the rear section of the property fronting Burnham Lane is filled by an asphalt-paved parking area.

HISTORICAL NARRATIVE

Sacred Heart Parish is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as local historic district Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

According to Byrne's *History of the Catholic Church in the New England States* (1899), Manchester's Catholic parish had its beginning in ca 1871 as a missionary branch of the neighboring Beverly parish:

> The pioneers of the faith in Beverly attended services in Salem until 1870. In that year Rev. John Delahunty of the Immaculate Conception church bought a meeting-house for their use, and remodeled it in the usual manner. This edifice was dedicated by Vicar-General Lyndon, and in 1871 Beverly was made a parish. Rev. Thomas Shahan, previously of Taunton, became pastor, and Manchester and Ipswich were added to the territory under his jurisdiction. With his usual promptness he started churches in each of these towns, and acquired land for a parochial residence. In 1875 he was called to St. James church, Boston, giving way to Rev. James M. Kiely.[3]

However, a history of the Manchester parish, evidently based on local knowledge, published on the 50th anniversary of the present church building's corner stone laying in 1907 (*Cricket*), suggests the parish had its origins soon after the Salem parish was established in 1821.

> After a succession of pastors who did not remain long, there came to Salem a Father James Conway. This priest it was who probably celebrated the first Mass within the confines of our Parish of the Sacred Heart. He would come on his horse or in his little carriage from Salem and say Mass in the home of some

[3] Rev. William Byrne et al, *History of the Catholic Church in the New England States* (Hurd & Everts Co., 1899) pp. 275-276.

devout Catholic. Homes on Elm Street and Sea Street, claim the distinction of harboring the first Catholic congregations in Manchester.[4]

In 1872 a parcel fronting the west side of School Street and bounded on to the south by "a byway leading from School Street to the Hill [Burnham Lane]" was acquired by John J Williams, Bishop of Boston, from Frederic Burnham of Manchester. Burnham (1818-1885) was a farmer active on both sides of School Street during the 19th century; his son and namesake (1855-1921) also farmed and began subdividing part of the over-200-acre farm in the 1890s, now Lincoln Street (see MAN.H). The consideration was $550 and the parcel measured 60 feet on School and 100 feet deep. Although unlabeled, the 1872 Beers county atlas clearly depicts a small building in this location. The *Cricket* 50th Anniversary article described this building as "a neat little white wooden building surrounded by a white wooden picket fence." This church was described as a mission of Beverly's main parish and later St Margaret's parish, Beverly Farms, "and continued so for about four years until 1905, when Manchester was made a parish of its own."[5] This building was depicted on period maps in 1884 through 1904, at which time it was depicted as a wood building with a hip roof and single-story entrance porch centered on it's east-facing façade.

By 1905 with the "detachment" of the parish from Beverly Farms, plans for a larger church were initiated by then parish leader, Rev. William F Powers, "for a growing congregation. This growth was due partly to the normal growth of the town and partly to the number of summer visitors who wished to avail themselves of the delights of the town-by-the-sea." The article further suggests funding for the new building was supported by non-Catholic Manchester citizens: "Father Powers spent many an anxious day and many a sleepless night but he could always rely on the generosity and the loyalty of his good Manchester parishioners. Nor can we forget this morning the good and generous part played by our good and generous Protestant friends and our good summer neighbors."[6] This article also provided a list of the pastors who served this parish: William F Powers, Rev. Mark J Sullivan, Rev. W George Mullin, Monsignor George V Leahy (served 1928-1953), and Father David H McDonald (as of 1957).

The present church building dates to 1907 according to the above referenced article and by drawings from the Department of Public Safety collection of the Massachusetts Archives reproduced below. The cornerstone was laid August 4, 1907 by Boston Archbishop William H O'Connell.[7] The architects were the well-known firm of Maginnis, Walsh & Sullivan. Founded by Charles Donagh Maginnis (1867-1955) and Timothy Walsh (1868-1934) in 1896, the firm was joined by Matthew Sullivan (1868-1938) after 1901 for a brief period. Maginnis was a native of County Londonderry, Ireland, and received technical training in Dublin, moving to Boston in 1885. Both Maginnis and Walsh, as well as Sullivan, trained in the office of Boston city architect Edmund March Wheelwright (1854-1912). Maginnis & Walsh were prolific designers of buildings for the Boston Archdiocese during their 40-year partnership. Among their most prominent commissions were buildings for Boston College and College of the Holy Cross, Worcester, as well as numerous churches and other educational institutions, mostly in the Boston area but also nationally. Maginnis served as president of the American Institute of Architects in 1937-1938, received a gold medal for excellence in architectural design, its highest award, in 1947, and was awarded honorary doctorates by Boston College, Holy Cross, Tufts and Harvard. He resided in a house of his own design at 218 Dean Road, Brookline (BKL.1006).[8] The church's builder was the firm of Morley &

[4] *Manchester Cricket*, Aug. 9, 1957, p. 1, "Sacred Heart Parish Observes 50th Anniversary of Church, Rev. Fr. McDonald Preaches Appropriate Sermon."
[5] Ibid.
[6] Ibid.
[7] Frank L. Floyd, *"Manchester-by-the-Sea"* (Floyd's News Store, 1945) ch. VII.
[8] Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (1956) for Sullivan and Walsh (Maginnis was not listed because he was alive at the time of publication); *Boston Daily Globe*, Feb. 16, 1955, p. 19, obituary; see also Feb. 19, 1955, p. 5, "Maginnis Eulogized by Apb. Cushing at Chestnut Hill Rites." Note that Maginnis' home illustrates the cover of Maureen Meister, *Arts & Crafts Architecture, History and Heritage in New England* (UPNE, 2014), in which his life and career are discussed in detail.

Flatley, a local firm. "The workmanship which went into this building, was second to none, and it is interesting to note that the stone used in its construction, was hewn from a ledge at Manchester Cove, near Coolidge Point."[9] An organ was dedicated in March of 1913 and the leaded glass alter window, dedicated as a memorial to the boys of the Catholic faith who served in World War I (46 served, three of whom gave their lives).[10]

The rectory building north of the church was built ca 1909; according to that-year's Sanborn map noted as "being built" and a 2½-story dwelling located in the front year "to be removed." Although an architect has not been identified for this distinctive building, it is tempting to attribute its strong Arts and Crafts aesthetic to Maginnis, Walsh and Sullivan as well. A plan recorded in 1925 describing the purchase of an additional 27,635 square feet of land from an abutter at that time depicts the property as currently configured; this indicates the parish had added to their original 1872 purchase of 6,000 square feet by that time. A parish hall was built to the north of the rectory in 1963. Its architect was James Henry Boulger, Jr, AIA (1913-2002). Trained at MIT, his other ecclesiastical commissions included New Hope Baptist Church (Shawmut Ave, Boston, 1958), and Nazarene churches in Beverly, Melrose, New Bedford, and Malden between 1959 and 1961.[11]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

Frank L. Floyd, *"Manchester-by-the-Sea"* (Floyd's News Store, 1945)

Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).
Rev. William Byrne et al, *History of the Catholic Church in the New England States* (Hurd & Everts Co., 1899).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

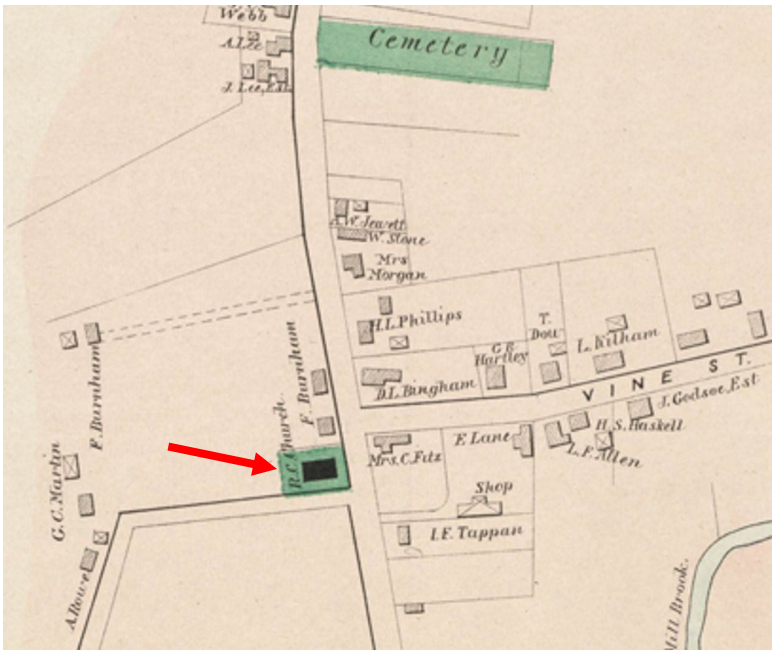
DATA SHEET

MHC No.	Parcel No.	No.	Street	Name	Style	Form	Date
MAN.317	42 0 13	58	School	Sacred Heart Church	Gothic Revival	Gable Front	1907
MAN.318	42 0 13	58	School	Rectory	English Arts & Crafts	Gable Block	1907
MAN.319	42 0 13	58	School	Parish Hall	Modernist	Gable Front	1963

[9] Floyd, ch. VII.
[10] Ibid.
[11] *Manchester Cricket*, Aug. 23, 1963, "Cardinal Cushing Dedicates Sacred Heart Parish Hall;" AIA Directory of American Architects, 1962; Massachusetts Archives, Division of Inspection Records.

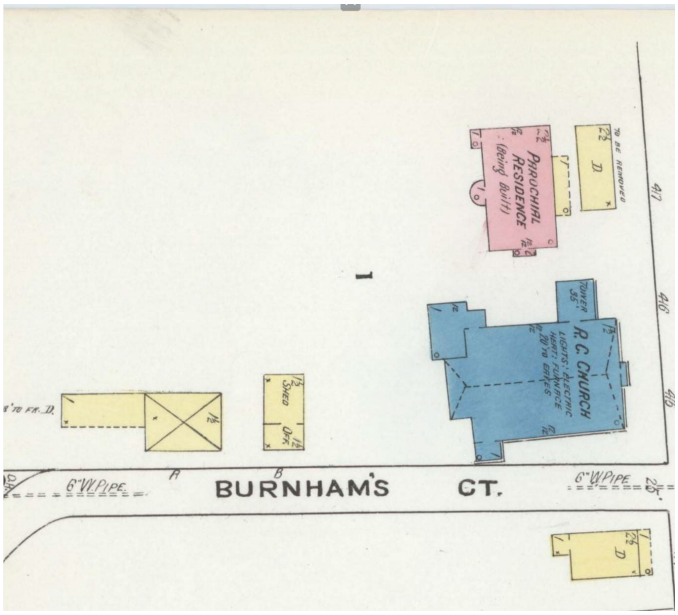
FIGURES

1872 Beers county atlas showing the initial depiction of Sacred Heart Church indicated by a red arrow.

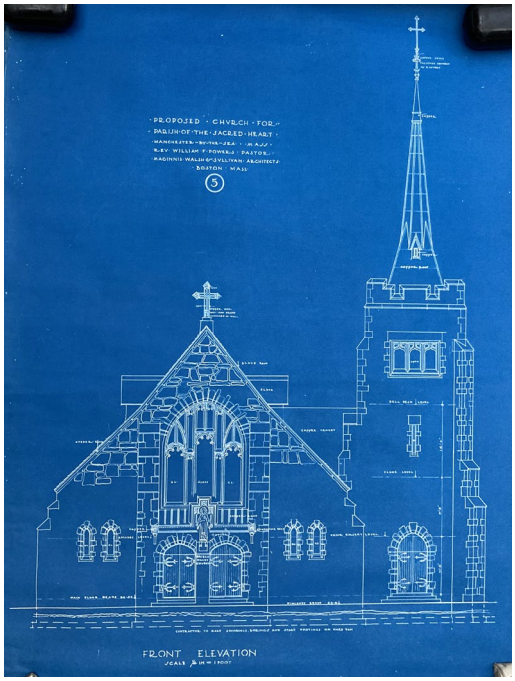


1884 Walker county atlas more accurately depicting the footprint labeled “RC Church.”

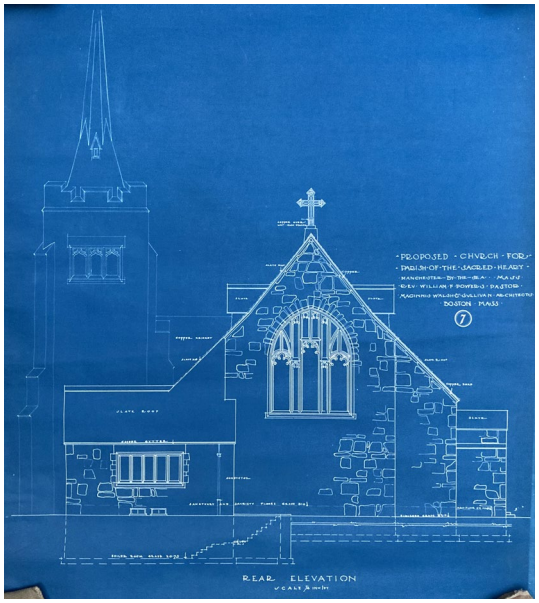
Lamson, p. 250, depicting the original 1872-1906 church building.

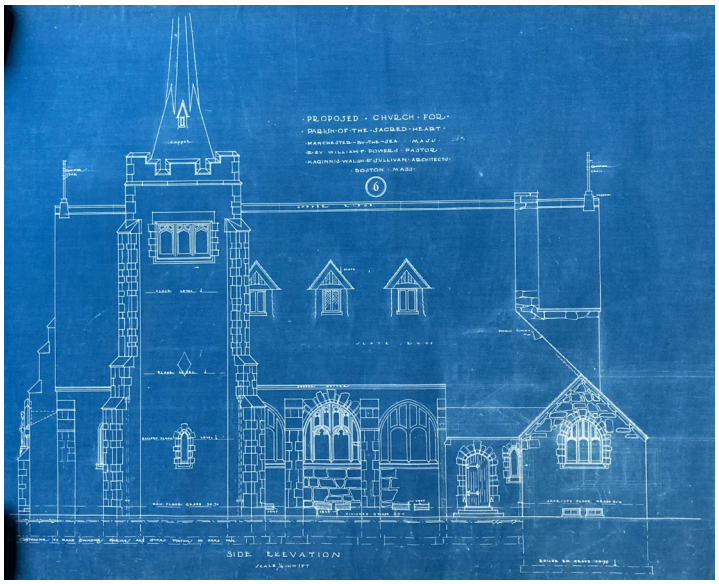


1909 Sanborn map depicting the new church in stone and "Parochial Residence (being built)" with a wood dwelling in front "to be removed." The sheds and barn behind the church are not extant, replaced with a detached garage in the middle of the 20th century.

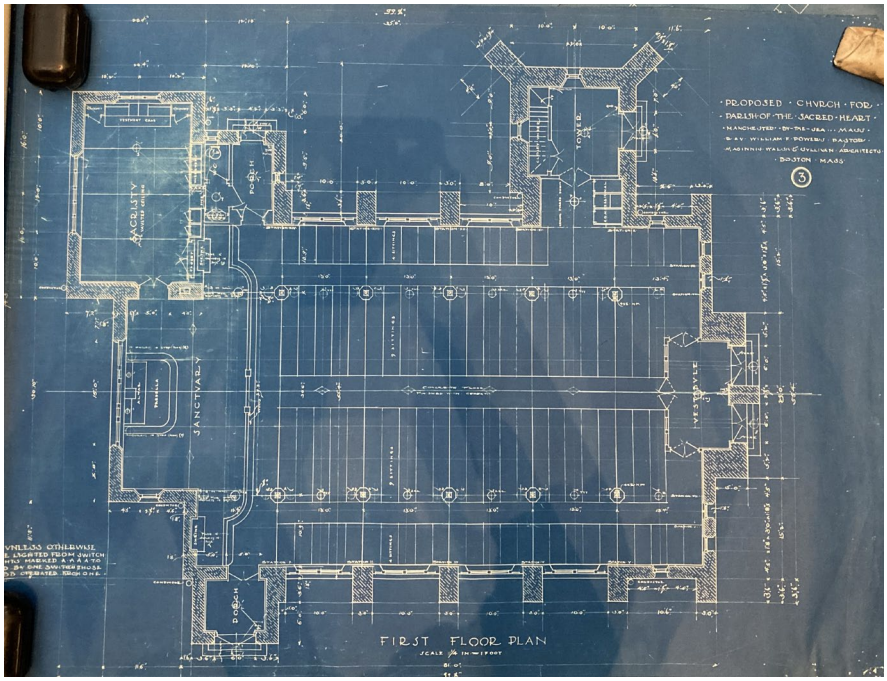


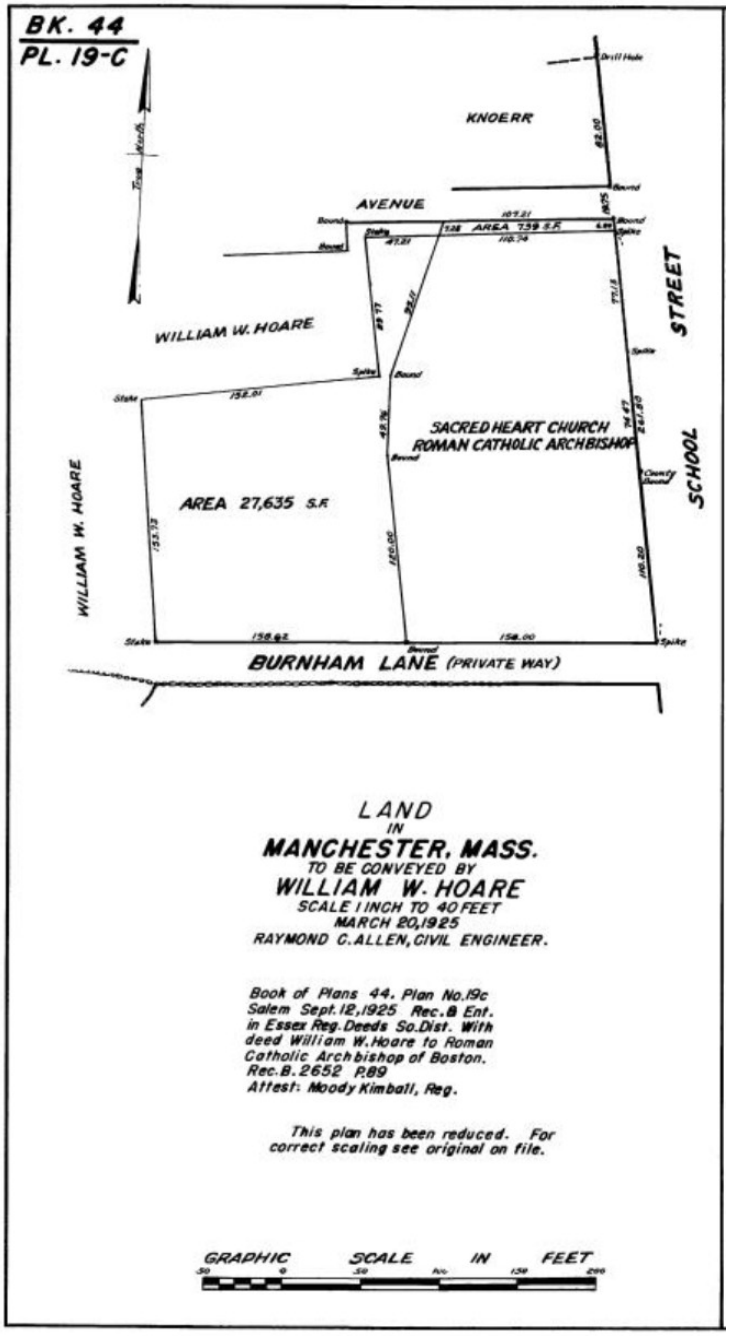
Front elevation, left, and south elevation, right. Note that the spire was not executed for removed and that the tower windows were eliminated or altered.





Rear elevation, left, and north elevation, right, and north elevation, left.


PROPOSED CHURCH FOR
PARISH OF THE SACRED HEART
MANCHESTER-BY-THE-SEA MASS.
BOSTON MASS
SANCTUARY
FIRST FLOOR PLAN
Plan.



ECSRD Plan 44:15C, 1925, depicting an additional land purchase of 27,635 square feet, where a parking lot is now located.

Front elevation.

South elevation and façade.

Rectory.

Parish Hall.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☒ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north) are potentially eligible for listing as a National Register historic district. The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

The Sacred Heart Roman Catholic Church Complex may be eligible for listing as a National Register District in its own right for the quality of the architecture of its three buildings and for its associations with both Manchester's Roman Catholic congregation, with a rich history dating to as early as the early 1820s, and the current church's architects, the firm of Maginnis, Walsh & Sullivan, who played a prominent role in the architectural history of the Boston Archdiocese. A consideration of the site's religious use would be the quality and importance of its art and architecture and its integrity, under which criterion it would be listed.

FORM A - AREA

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
49 and 50	Marblehead North	MAN. J	

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

Photograph

21, 19, 17 and 15 Vine Street, L-R

Town/City: Manchester-by-the-Sea

Place *(neighborhood or village)*: School Street

Name of Area: Vine Street

Present Use: residential

Construction Dates or Period: 1850-1940

Overall Condition: good

Major Intrusions and Alterations: none

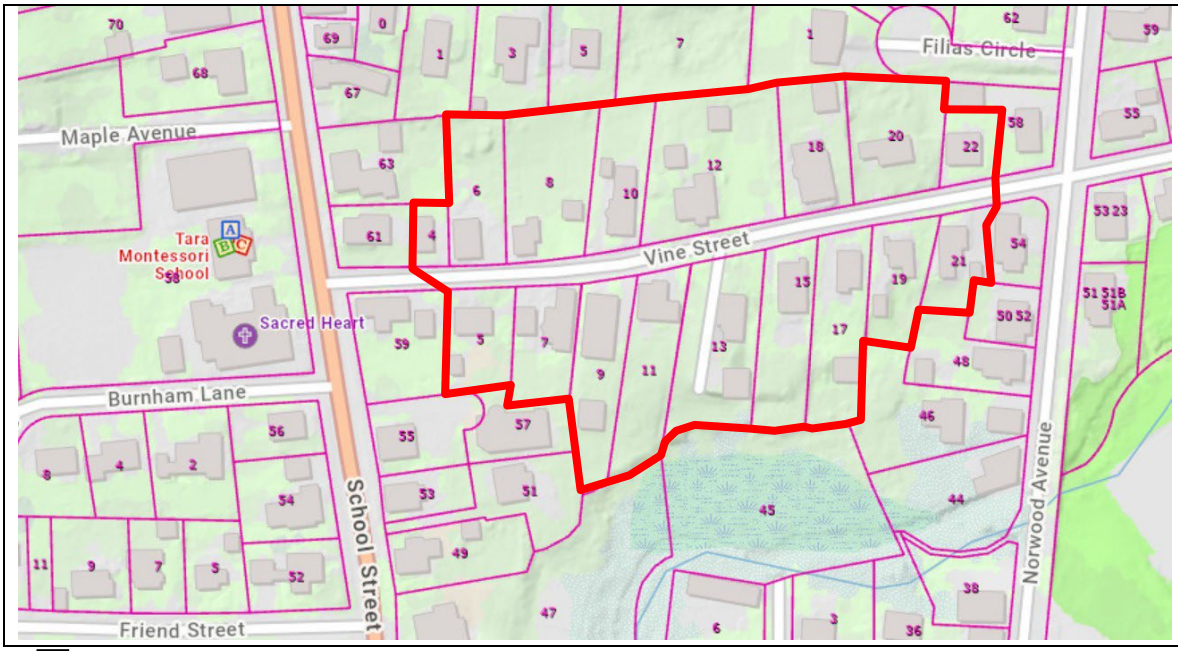
Acreage: 5.12 acres

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month/year):* May 2025

Locus Map



☐ *see continuation sheet*

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAN. J

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

HISTORICAL NARRATIVE

The Vine Street area is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Period maps demonstrate that by 1856 Vine Street, originally known as Vine Court, had been partially laid out, dead ending near 18 Vine Street. An 1852 deed conveying a residential lot, now 12 Vine Street**,** included the description "the way to and from the premises is on the byway laid out by the heirs of Ebenezer Tappan and the grantor [Frederick Burnham] and John Knight, Jr, to their back land, thirty feet wide free forever from all encumbrances," evidently describing Vine Court and its intended original use.[1] Two generations named Frederick Burnham, father (1818-1885) and son (1855-1921), actively farmed here. The younger, "one of Manchester's best known citizens and a life long resident…he served the town as highway commissioner for ten years and in various other capacities."[2] According to the 1880 agricultural census this large farm of 213 acres but with only 20 acres actively improved, was valued at $16,000 and produced mainly milk, eggs, barley and apples. As late as 1899 large holdings flanking the east end of Vine remained in the ownership of Frederick Burnham (north side) and Samuel Knight (south side, see reproduced map, below).

The 1856 map identified three houses built by that time, the **Louisa and John H Crombie House, 12 Vine Street, 1852-1856**, the **Kilham House, 18 Vine Street, by 1856**, and the **Andrew and Eliza Jane (Woodbury) Elliott House, 11 Vine, ca 1856**. The Crombie House lot was acquired by its namesake from Frederick Burnham in 1852 for $120, suggesting it was unimproved at that time until its initial depiction in 1856. John Henry Crombie (1820-1882) was a cabinet maker and manufacturer during the 1870s through 1880s. He resided here with his wife Louisa (Simonds, 1816-1884) and four children. A later owner between 1882 and 1934 was house carpenter Augustus Martin Killam (born ca 1850) and wife, Henrietta. Their granddaughter Ruth A Herrick owned the property until 1947.[3] The Kilham House, built by 1856, was owned by another house carpenter, Francis AP Kilham (born ca 1824), whose household included wife Mary E and three children. This property remained in the ownership of this family through the early 20th century. Circumstances suggest Kilham was its builder.[4] The Elliott House, was built for and possibly by sawyer Andrew Elliott. After the turn of the 20th century, it was owned by masonry contractor Otis M Stanley.

Ownership records demonstrate that the **Lynn-Lane House, 7 Vine, ca 1860** was soon after constructed here. In 1858 Ariel P Lee, Jr sold a lot filling the southeast corner of School and Vine to Emeline Lynn, the wife of William Lynn, turner (1797-1870), for $190. Buildings were not included in the description and the consideration suggests the lot was unimproved. Emeline (Herrick) Lynn (1819-1895) was the second wife of William Lynn. By the time she sold the property

[1] ECSRD 465:89 (1852).
[2] *Manchester Cricket*, Dec. 31, 1921, p. 5, obituary; see also *Boston Daily Globe*, Dec. 27, 1921, p. 4, obituary.
[3] ECSRD 1103:217 (1882); 2997:402 (1934); 3521:186 (1947); Ancestry.com: 1920 Federal Census.
[4] Ancestry.com: 1870, 1880 Federal Census; 1919 Yeager-Kinge Co regional atlas.

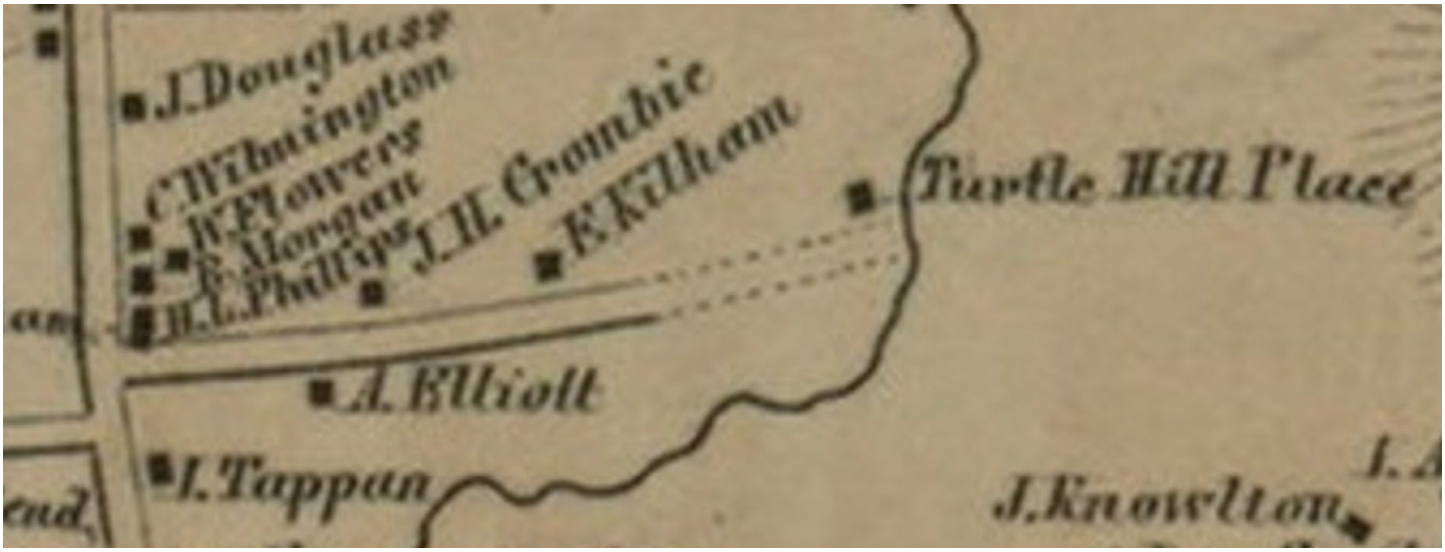
in 1875 she was known as Emeline Morgan, widow of Samuel Morgan (1823-1874). He resided in this location, however, as early as 1870, married to Mary F (Marshall, married 1848) according to that year's census return. In 1872 he married for a second time the property's owner, Emeline (Herrick) Lynn. This fashionable new house was evidently built and tenanted by Samuel Morgan by ca 1860 before he married his landlord. This house was later owned and occupied between 1875 and 1931 by house painter Edward A Lane, his wife, Amanda, and later a son, Edward P Lane.[5]

By 1872 four houses had been added to the area. The **Lynn Tenant House, 8 Vine, 1856-1872** was owned by Emeline (Herrick) Lynn at the time of its initial depiction. By 1880-1884 it was occupied and possibly owned by clergyman Charles Holt (born ca 1846, noted on the map as "CE Hartley"). The four others were somewhat ambitious houses for local craftsmen and merchants. The **LF Allen House, 9 Vine, 1856-1872** was built for wood carver Luther F Allen (born ca 1833). The **T Dow House, 10 Vine, 1856-1872** for "Capt." Thomas Dow (1819-1906), fisherman, married to Ina Arbuckle in 1846. "One of the old landmarks of this town…He had spent practically all his life as a fisherman, retiring from active work only a year or two ago."[6] The **Godsoe House, 13 Vine, 1856-1872** was built for Maine native and cabinet maker John Godsoe and his wife, Mary.[7]

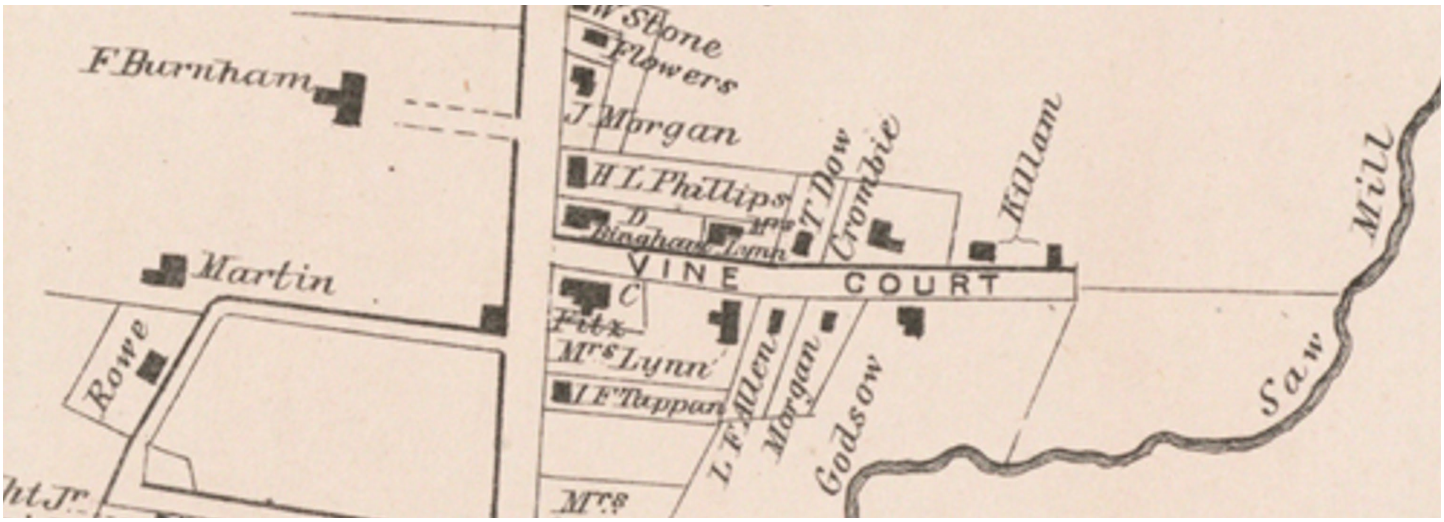
By 1899 three houses had been added to the east end of Vine on its south side. An ambitious house was built at **15 Vine** for stone mason **Alma C Haskell** (1859-1918) in **ca 1896** according to research by Robert Booth, confirmed by vital and census records. Haskell was married to Addie Fish. Two similar but smaller houses were built for mason **Senter Stanley, 19 Vine, 1884-1899** and **Dominick Flatley, 21 Vine, 1884-1899**. A second generation of the Stanley family, also Senter, bult the **Stanley House, 17 Vine, 1899-1909**, reflecting a new construction method and type of building characteristic of the new century known as the foursquare. A similar house was built at **6 Vine** for house painter **Fitz W Sargent, 1899-1904**, Sargent's household included daughters Clara H, a telephone operator, and Jennie C, an assistant at the public library.

By the 1920s the neighborhood supported the grocery and provisions shop of **Albert S Marshall** at **4 Vine Street, 1921-1941**. This diminutive commercial building was later converted to residential use and enlarged. Development continued on a modest scale during the pre-World War II period, when houses were built on subdivided formerly larger lots for **Herman J and Delia A Sanford** at **20 Vine, 1939**, later occupied by Delia Sanford in widowhood, and at **22 Vine, 1939**. One more house built in **1990** at **5 Vine** is currently undergoing a remodeling from Colonial Revival to Post Modern.

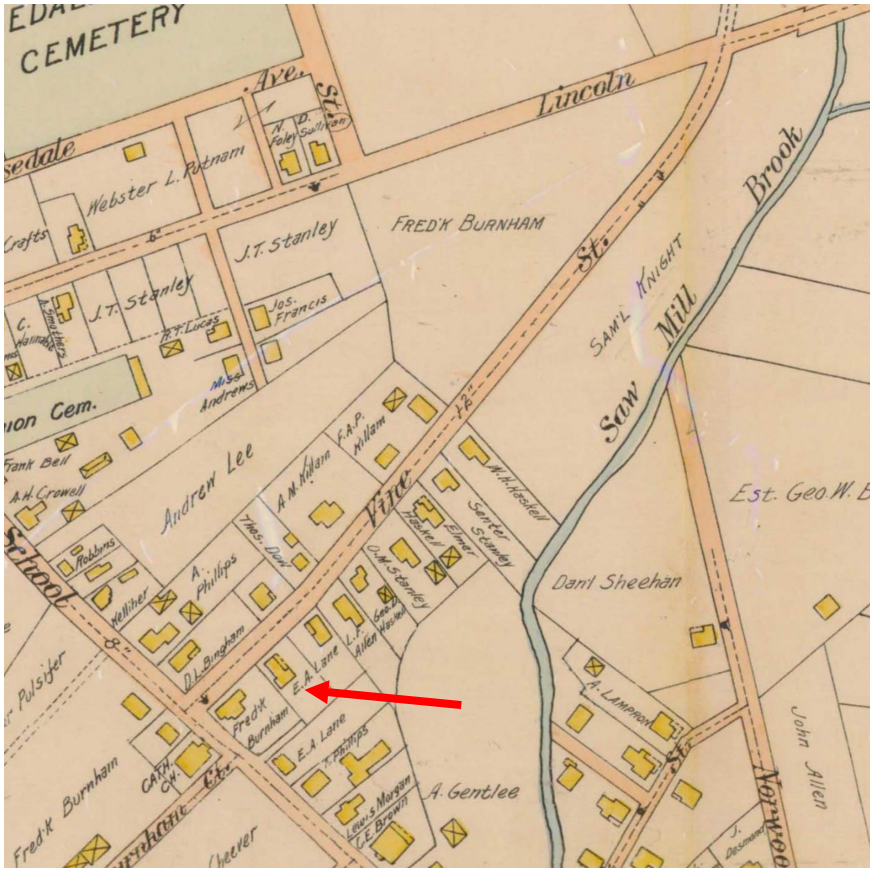
[5] ECSRD 595:226 (1858); 933:139 (1875); 2890:147 (1931); Ancestry.com: vital records, birth, marriage, death; 1870, 1880 Federal Census.
[6] Ancestry.com: Find-a-Grave Index, uncited obituary.
[7] For these and the remaining references see Data Sheet.



1856 Walling town map depicting Vine Street and the first three buildings constructed there labeled “A Elliott” (11 Vine), “JH Crombie” (12 Vine) and “E Kilham” (18 Vine).



1872 Beers county atlas depicting four new houses: “Mrs. Lynn” at 7 and 8 Vine, “LF Allen” at 9 Vine, “T Dow” at 10 Vine, and “J Godsow” (sic, Godsoe) at 13 Vine.

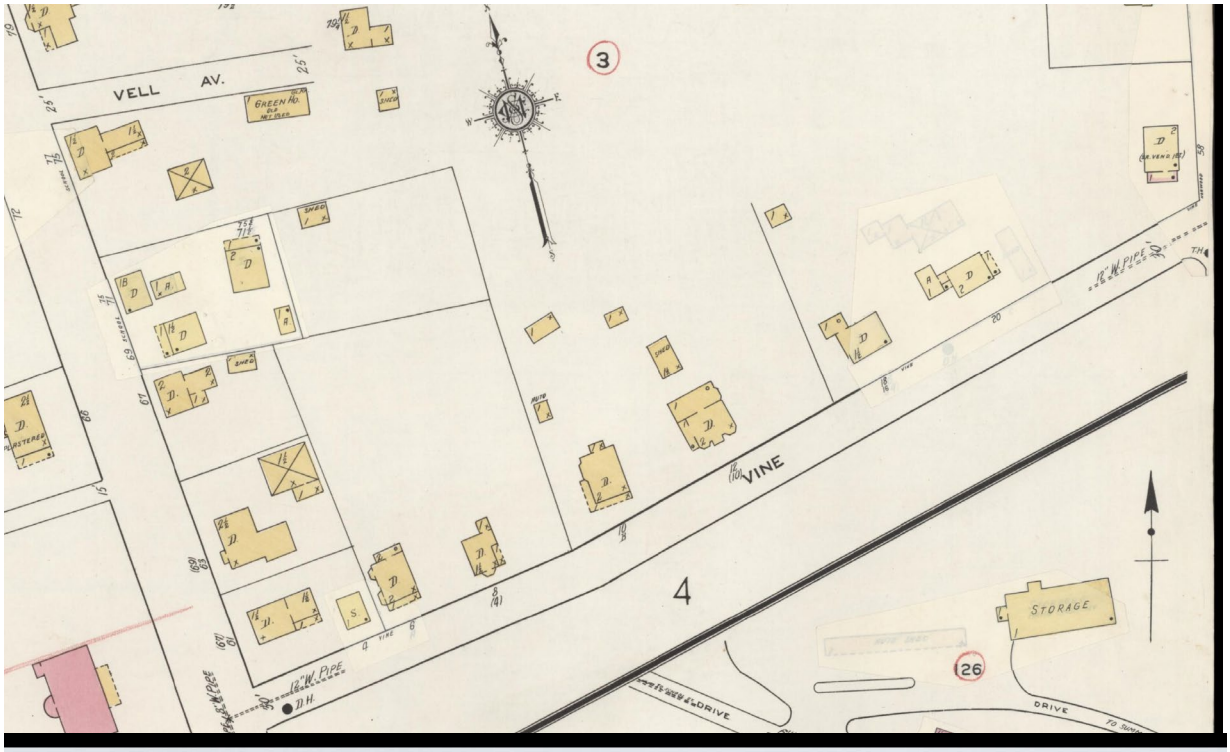


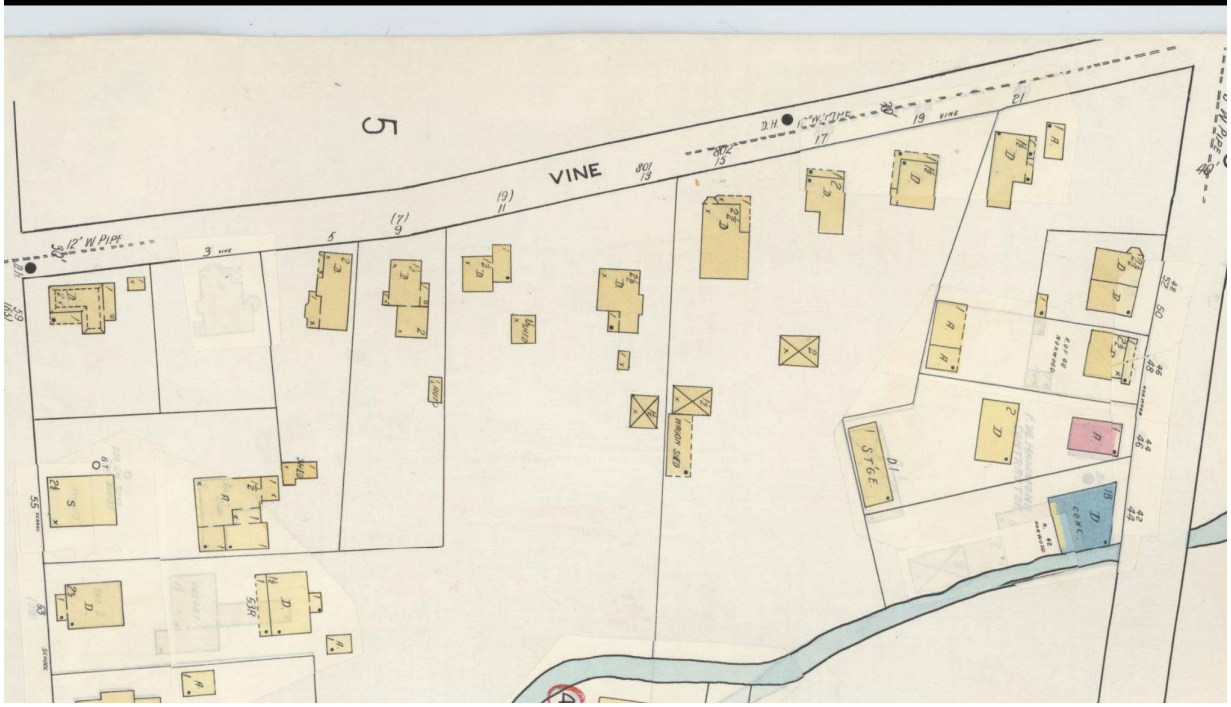
1899 Stadly regional map depicting the near build-out of Vine Street by that time with 11 of 17 houses. The building indicated by a red arrow disappeared between 1921 and 1941, replaced by 5 Vine. The 1884 Walker county atlas depicted no change from 1872.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAN. J





1941 Sanborn depicting the near-full build-out of Vine Street, including the Marshall Grocery labeled “S” for shop and 20 Vine. Although not depicted, 22 Vine is dated 1939 in the assessor’s data base. The vacant lot at number 3 was improved in 1990 according to the assessor.

ARCHITECTURAL DESCRIPTION

The Vine Street Area fills both sides of Vine Street between School to the west and Norwood Avenue to the east. The houses at either end face the cross streets so are not included in the area; the houses at the northeast and southeast corners of Vine with School, at numbers 59 (MAN.228) and 61 (MAN.229), have been documented individually as part of this project. This block of Vine Street is lined with a variety of styles and types of single-family buildings numbering 17, 8 on each side, dating from the middle of the 19th through the middle of the 20th centuries, but predominantly from before ca 1910 (one exception is a small purpose-built grocery shop, 1921-1941, that has been converted to residential use, at 4 Vine). This provides a somewhat dense but harmonious and pleasing streetscape of modest wood houses, many with front or side porches. Buildings in the area, though subject to minor alterations such as sash replacement and ongoing renewal, are generally well preserved.

Among the earliest group of buildings, constructed by 1856, two are examples of what are commonly known as classical cottages. These are generally minimal buildings of three to five bays with central entrances under side-oriented gables. They are a late development of the Cape Cod Cottage type but are generally larger in scale with elevated stud heights known as knee walls, whereby the plate is placed a half-story above the second floor. This type of framing provided additional garret space and is associated with the deep entablatures favored by Greek Revival fashions of the second quarter of the 19th century. The **Kilham House, 18 vine, 1856** retains its original Greek Revival trim including a deep entablature supported by stout corner pilasters with molded capitals, trabeated entry with sidelights, and pedimented dormers. The **Crombie House, 12 Vine, 1852-1856** appears to have been remodeled during the late-19th century by adding a central gabled pavilion that covers an open porch supported by columns, flanked by two-story canted bays that ascend through the main eave. A third house, the **Andrew and Eliza Elliott House, 11 Vine, 1856**, is a minimal example of the cape, with a low-studded first story under a steep side gable, and faces west toward the right lot line. The well-preserved core was later expanded by rear and south-side additions.

By **1860** a fashionable Italian Villa was built at **7 Vine Street, the Lynn-Lane House**, probably by and for Samuel Morgan, its evident tenant, but owned by Emeline Lynn, whom he subsequently married (see narrative). This is a typical example of Italianate styling massed in a complex, two-story "L" shape with a symmetrical three-bay façade expanded by a full-height pavilion at its right end. The house is oriented toward the right, or west side bound, facing School Street, of which it likely originally had an open prospect. The re-entrant left-front angle is filled by a deep, flat-roofed piazza. Elaborate articulation includes paired drop-finial brackets supporting a deep eave with eave returns and the porch, with similar but proportionally smaller brackets, supported by pierced posts. A late-20th-century addition expands the first level of the pavilion on the right side, and the front garden has a recent detached, two-bay, side gable garage.

During the following 16 years, by 1872, a group of four houses were added to the area that followed a newer design program. All three are what are known as end houses, characterized by a gabled façade of two or three bays with a side entry and usually with a side-hall plan. A single-story example with knee-wall framing was built at **8 Vine** for **Emeline Lynn by 1872**, likely as an investment rented to tenants. This example, like the Lynn-Lane House at number 7 across the street, is massed in an "L" with a projecting bay in the right-rear corner. Like its neighbor it is decorated with a deep eave with returns, here without brackets, but with an elaborately bracketed door hood. A second extension in the form of a canted bay expands the front parlor to the left of the right-side entrance. A more elaborate example was built at **9 Vine** for **Luther F Allen by 1872**. Although this house appears to have undergone a recent comprehensive renovation with side and rear additions, it retains appropriate wood-clapboard coverings, full porch, eave returns, and a full-arched window in the third-level gable. Another two-story example that mimics the Lynn-Lane House at number 7 was built for fisherman and ship captain **Thomas Dow at 10 Vine by 1872**. Although this house underwent a stucco application during the 20th century, this early alteration retains historical significance and other legible details include a wrapping front porch (left), eave returns, and multiple canted projecting bays above the right-side entrance and at the left-rear pile. A fourth example, also with full-two-story massing that matches three of the others, was built for cabinet maker **John Godsoe at 13 Vine by 1872**. This example of the end-house form retains what could be considered retardataire articulation from the earlier Greek Revival movement, including a deep molded main cornice entablature supported by

broad paneled corner pilasters with molded capitals and a trabeated entrance surround with full sidelights. Molded window labels are usually associated with the Gothic movement, which closely followed and overlapped with the Greek Revival.

By 1899 three more end houses had been added to the east end of Vine on its south side. All three, with bracketed porch posts, contrasting siding, or projecting bays, conform to Queen Anne fashions of this period. The largest and most elaborate was built for **Alma and Addie Haskell at 15 Vine by 1896**. This two-and-a-half-story example is expanded by a single-story canted bay opposite the left-side entrance and at the left-rear corner by a cornice-height gabled bay. A porch supported by turned, bracketed posts shelters the entrance and wraps the left re-entrant angle. A simplified main cornice with molded rakes and eave returns reflects changes in fashion away from the elaboration of the earlier Italianate movement and its more abundant bracketing. Two smaller examples, with story-and-a-half knee-wall massing and variations in entry sequence were built to the east on the south side at this moment. The **Senter Stanley House at 19 Vine, by 1899**, resembles 8 Vine in terms of overall massing but instead of a bracketed hood a deep porch supported by bracketed posts fills the façade and wraps the right side. Although having undergone a vinyl siding and panning application along the rake, this house retains decorative stepped shingles at the peak of its façade gable, demonstrating the contrasting textures favored by the Queen Anne style. The **Dominick Flatley House at 21 Vine, by 1899**, is oriented to the left (east) and displays what is known as a "parlor by-pass" plan: the main front-facing entrance, rather than placed in the main gabled façade, is located to one side, here on the left, well back from the plain of the façade.[8] This provides both drama through the process of entering the house and can further separate the main front parlor from the entrance and circulation, which is now located in the center of the building rather than the side. The re-entrant angle in the left side before the entrance is filled by a porch supported by bracketed posts and, like the other end houses in the area, the overhanging eave, returns, and rake are molded.

By the first decade of the twentieth century two examples of a new building method were added to the neighborhood known as "foursquare" design. These houses are massed in a two-story cube under a pyramidal roof, but gabled examples were also common. Plans are generally characterized by four equally proportioned spaces on each level, hence the name. Side entrances open usually into a hall with stair in one front quadrant, with three other rooms: living, dining and kitchen, filling the others. A variation is a plan with a full-width living room across the front that includes an open stair. The **Fitz W Sargent House at 6 Vine, 1899-1904** has a full front porch beyond a high stoop supported by bracketed posts. This elaborate example includes a modillioned cornice that speaks to a classicism favored in the design of these houses, but many were alternatively articulated in the more 'modern' Craftsman mode, with open soffits supported by exposed rafter tails. The **Stanley House at 17 Vine, 1899-1909** is nearly identical but with the addition of a canted bay opposite the left-side entrance, wood-shingle instead of clapboard siding, and a plain boxed cornice.

During the 1920s a distinctive commercial-use building was introduced to the area, the **Marshall Grocery at 4 Vine, 1921-1941**. This diminutive gable-front building likely originally had a center entrance in a window wall, but was later converted to residential use. The façade now houses a broad tri-part window with a single opening above and is entered through an enclosed side porch filling the right side, so the building is no longer legible regarding its former use. This remodeling, with wood clapboards and trim, nevertheless harmonizes with the surrounding residences.

During the middle of the twentieth century two typical examples of form and type filled formerly open land where originally larger lots were subdivided. The **Sanford House, 20 Vine, 1939** is an example of the garrison colonial sub-type, characterized by two-story massing with an overhanging upper story intended to mimic late-medieval examples of the first period of European settlement during the 17th century that was being widely revived at this time. This example has a three-bay façade with a hyphenated garage wing on the left and a shed porch enclosure or addition on the right. Simple trim stopping wood clapboarding helps this newer house blend with its older surroundings. Number **22 Vine, 1939** is an example of the ranch type constructed of brick painted white. Ranches were widely adopted nationwide from regional examples in the southwest US associated with ranch farming, that introduced single-level living during the post-

[8] Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013) p. 55.

World War II period. Ranch plans generally separated living spaces on one side from bedrooms and bath on the other. This example is entered through the center of the façade, accessing living spaces on the right indicated by a projecting cross gable lit by a tri-part 'picture' window and chimney venting a living room fireplace. The more private zone is on the opposite side of the entry filling the left side of the house. A deep front porch filling the re-entrant angle of the façade appears to be a recent addition.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

Robert Booth, Manchester-by-the-Sea Museum collections, organized by address, includes property histories produced for private clients under a program administered by the museum.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

DATA SHEET

MHC No.	Parcel No.	**Address, name, date**	Photographs
		Houses were dated based on their initial appearance on period commercial and Sanborn maps listed in the general references, or available directories or census returns. Dates marked "(A)" come from the assessor's data base: Various sources were consulted to identify early owners, including census ("FC") and directory ("dir") listings or vital records; owners born in Massachusetts unless otherwise noted Manchester Museum collections, research by Robert Booth: "MM" Sample title research was conducted on two properties: 7 and 12 Vine.	
MAN.320	49 0 45	**4 Vine Street, Marshall Grocery, 1921-1941** Form: cape Style: colonial Wall/ Trim: wood clapboard/ wood Alterations: façade remodel with possible right (east)-side addition 1933 dir (Beverly): Albert S Marshall, groc & prov	
MAN.321	50 0 2	**5 Vine Street, 1990 (A)** Form: center entrance colonial Style: colonial Wall/ Trim: wood clapboard and shingle/ wood Alterations: ongoing comprehensive remodel with entrance porch and window opening alterations Top: current photograph Bottom: screen capture from Google street view dated October 2019 depicting the original appearance	

MAN.322	49 0 47	**6 Vine Street, Fitz W Sargent House, 1899-1904** Form: foursquare Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: evident recent comprehensive renovation with sash and door replacement 1905 dir (Salem): Fitz W, painter; Miss Clara H, tel op; Miss Jennie C, asst pub library	
MAN.323	50 0 3	**7 Vine Street, Lynn-Lane House, ca 1860** Form: center entrance Style: Italianate Wall/ Trim: wood clapboard/ wood Alterations: addition, rear-right (southwest) corner, recent decades ECSRD 595:226 (1858): Areial P Lee, cabinet maker, to Emeline Lynn, wife of William Lynn, turner, $190; 933:139 (1875); Emeline (Herrick) Lynn Morgan to Edward A Lane, painter, $1,850. 1870 FC: Samuel Morgan, age 46, cabinet maker, Mary, age 45, 4 children [later married to Emeline Lynn]; 1880 FC: Edward A Lane, age 32, house painter, Amanda, age 32, keeping house, 3 children	
MAN.324	49 0 49	**8 Vine Street, Lynn Tenant House, 1856-1872** Form: end house Style: Italianate Wall/ Trim: wood clapboard/ wood Alterations: evident layers of renewal and side porch enclosure, recent 1872 map: “Mrs Lynn:” Emeline (Herrick) Lynn Morgan (b 1819) widow of William Lynn, turner (1797-1870)	
MAN.325	50 0 4	**9 Vine Street, LF Allen House, 1856-1872** Form: end house Style: Italianate Wall/ Trim: wood clapboard/ wood Alterations: evident recent comprehensive renovation including rear-left (south) addition 1880 FC: Luther F Allen, age 47, wood carver; Susan E, age 46, keeping house; 2 children	

MAN.326	49 0 50	**10 Vine Street, T Dow House, 1856-1872** Form: end house Style: Italianate Wall/ Trim: stucco/ wood Alterations: remodel and stucco application, early 20th century 1880 FC: Thomas Dow, age 59, laborer; Ina, age 50, keeping house; 4 children; 2 grandchildren	
MAN.327	50 0 5	**11 Vine Street, "Andrew Elliott and Eliza Jane Woodbury," 1856** Form: classical cottage Style: altered Wall/ Trim: wood clapboard/ wood Alterations: evident recent comprehensive renovation; possible rear additions Plaque and research by Robert Booth: MM, 11 Vine, Jan. 2023: Andrew Elliott (1821-1856), sawyer; Eliza Jane (Woodbury) (b 1825); 1905 dir (Salem): Otis M Stanley, mason & contractor	
MAN.328	49 0 51	**12 Vine Street, Louisa and John H Crombie House, 1852-1856** Form: gabled cottage, complex Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: likely late-19th-century remodel and expansion; rear addition, 20th century ECSRD 465:89 (1852): Frederick Burnham to Louisa Crombie, wife of John H Crombie, $120; 1870 FC: John H Crombie, age 59, cabinet maker; Louisa, age 52, keeping house; 4 children	
MAN.329	50 0 6	**13 Vine Street, Godsoe House, 1856-1872** Form: end house Style: Greek Revival Wall/ Trim: wood clapboard/ wood Alterations: main entry remodel, dormer, left (east)-side and rear additions, 20th century 1870 FC: John Godsoe, age 61, b Maine, cabinet maker; Mary A, age 57, b NH, keeping house	

MAN.330	50 0 7	**15 Vine Street, "Alma & Addie Haskell" House, "1896" (1884-1899)** Form: end house Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: rear ell enlargement, 20th century Plaque and research by Robert Booth: MM, 15 Vine, Jan. 2021: Alma C Haskell (1859-1918), stone mason; Addie (Fish) (b 1861)	
MAN.331	50 0 8	**17 Vine Street, Stanley House, 1899-1909** Form: foursquare Style: Queen Anne Wall/ Trim: wood shingle/ wood Alterations: possible porch rebuild and rear expansion, recent 1905 dir (Salem): Senter Stanley, mason & contractor (15 Vine); builder?; 1921 dir (Gloucester, #17): Senter Stanley, mason (son) (adv, p1267: 15 Vine)	
MAN.332	49 0 52	**18 Vine Street, Kilham House, 1856** Form: classical cottage Style: Greek Revival Wall/ Trim: wood clapboard/ wood Alterations: evident recent comprehensive renovation including large rear addition and appropriate trim replacement 1870 FC: Francis AP Kilham, age 46, carpenter; Mary E, age 44, keeping house; 3 children; 1880 FC: same, house carp	
MAN.333	50 0 9	**19 Vine Street, Senter Stanley House, 1884-1899** Form: end house Style: Queen Anne Wall/ Trim: vinyl and wood/ wood and vinyl panned Alterations: siding and sash replacement, recent decades 1899 map: "Senter Stanley" (builder?); 1920 dir (Gloucester): Henry A Porter, gardner; Grace L	

MAN.334	49 0 53	**20 Vine Street, Sanford House, 1939 (A)** Form: garrison colonial Style: colonial Wall/ Trim: wood clapboard/ wood Alterations: possible side porch enclosure or addition, 20th century 1946 dir (Beverly): Mrs. Delia A Sanford, widow Herman J; Robert F Sanford, mngr, Commodore Hotel, NYC, chair, Board of Health	
MAN.335	50 0 10	**21 Vine Street, Flatley House, 1884-1899** Form: parlor by-pass Style: Queen Anne Wall/ Trim: wood clapboard/ wood Alterations: sash replacement, recent Research by Robert Booth: MM, 21 Vine, Jun. 2021: Morley, Flatley & Co, builders; residence, Dominick Flatley; Nora; 2 children; by 1910: Axel Magnuson (1876-1949), b Sweden, florist; Alice (Rainville) (1882-1959)	
MAN.336	49 0 62	**22 Vine Street, 1939 (A)** Form: ranch Style: colonial Wall/ Trim: brick/ wood Alterations: possible porch addition or rebuild, recent 1946 dir (Beverly): NL	

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north) are potentially eligible for listing as a National Register historic district. The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
40 0 15	Marblehead North	MAN.H	MAN.222

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 28 Lincoln Street

Historic Name: Benjamin H Corliss House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1906-1909

Source: deeds, maps

Style/Form: Colonial Revival/ end house

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Large rear addition of recent vintage

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.18 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: March 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Corliss House, built between 1906 and 1909, is a comfortably scaled end house with elaborate classical articulation characteristic of the then popular revival of colonial period architecture known as the Colonial Revival. The house is of a common type known as an end house. It is massed in a narrow, deep, two-and-a-half-story rectangle under a high gabled roof. The core rectangle is expanded by a full-height gabled bay centered on the left (west) elevation; this bay is canted on the first level, expanding to a rectangle above. A deep, full, open porch fills the first level of the façade. Overall dimensions of 26 feet wide by 32 feet deep suggests a generous plan of between five and six spaces on each level. A side entrance in the left bay of the façade and generous tripart windows wrapping the right-front corner suggest a side-hall plan. A large, elaborate stained-glass window just beyond the entrance in the left elevation and a between-stories stair light suggest the location of a winding stair. During recent decades a large rear ell with a two-bay garage facing west onto Arbella Street with a façade gable above was added to the rear of the original main body.

The house is generously articulated with classical devices characteristic of the high Colonial Revival style. The porch is supported by Tuscan columns. Eave returns and the upper rectangle of the left-side bay are supported by elaborately carved acanthus-leaf brackets. A Palladian window is centered in the main gable of the façade, and the stair light forward in the left elevation is capped by a broken pediment and urn. An oculus with keystones at the cardinal points is centered in the enclosed gable of the left-side bay. The fenestration pattern is generally regular and symmetrical with the exception of the aforementioned openings and the tripart windows at the right-front corner that suggest the location of the main front parlor. The house retains wood clapboards with richly molded trim at the eave and rake. Six-over-one original sash appears to survive.

The house is sited on a corner lot with Arbella Street at a slight elevation above street grade, where a rustic stone wall retains the topographically even lot. Landscaping included open lawn, foundation and border plantings of specimens and evergreen hedgerows. The rear and east side yards are enclosed by a high, solid wood fence. A low concrete stair between raised pillars delineates a short concrete walk to the base of the front stoop that accesses the front porch. A short asphalt-pave drive connects two garage bays at the rear-left corner to Arbella.

HISTORICAL NARRATIVE

The Corliss House is part of a unified streetscape of similar houses, most built between 1895 and 1910, that line Lincoln Street. This area has been recorded as part of this project (MAN.H). A history of ownership demonstrates that the subject property, described as a 6,000 square foot corner lot, was acquired by Benjamin H Corliss of Manchester in 1906 for unspecified consideration. The grantor, Frederick Burnham of Manchester, was a large landholder in this section of Manchester, both he and his father (of the same name) having actively farmed in this neighborhood. In 1860 Benjamin, Sr, owned 58 acres and by 1880 the family's holdings totaled just over 200 acres. A history of the neighborhood included with the Lincoln Street Area, MAN.H, suggested that Benjamin, Jr, was actively developing the land on Lincoln Street by ca 1891 with his sister, Esther Pulsifer, and brother-in-law, local coal and lumber merchant James K Pulsifer. Lincoln Street was completed ca 1896 and largely improved with similarly scaled single-family houses by 1909. Initially appearing on the 1909 Sanborn map, the house was evidently built during the previous three years.[1]

Grantee Benjamin Hough Corliss (1846-1919) was a son and namesake of prominent Gloucester ship chandler Benjamin H Corliss (1818-1895). The 1870 federal census return listed the elder Corliss' personal and real estate valued at $38,500. His mother was Martha Friend Burnham, so he may have been related to the grantor. The family was described as "one of the most prominent" in Gloucester and the younger Benjamin Corliss was "taken into the business."

[1] ECSRD 1811:157 (1906). Corliss later borrowed a total of $5,000 against the property in 1909 (1959:106) and 1910 (2010:491), suggesting construction could have taken place as late as 1909; both debts were discharged.

> After some years [Corliss, Jr] entered into the grocery business with AM Glidden and later on gave this up to take a clerkship in the office of the Gloucester Mutual Fishing Insurance Co., and afterwards was employed in the insurance office of George Steele and for several years conducted an insurance business of his own. 13 years ago having retired from business he came to Manchester building a fine residence on Lincoln street where he spent the last years of his life. In politics he was a consistent Democrat and took an active interest in that party. In 1902 he was a candidate for mayor of Gloucester and was defeated by a close margin.[2]

In 1910 Corliss' household included his housekeeper Sadie A Verry and her daughter Gladys (born ca 1891); his wife, according to his obituary, "passed away quite a number of years ago." His adult son was William Friend Corliss "…of Sullivan & Cromwell, a prominent law firm of New York City."

In 1917 Corliss conveyed his Lincoln Street property to his housekeeper Sadie Verry. Sadie Amanda (Huggup) Brown Verry (1863-1935) was married twice, first to Henry E Brown in 1878 and second to Salem bank watchman Edwin Verry (born ca 1830) in 1889. Sadie Verry and later with her daughter Gladys, later Gladys Walen, owned the property until 1941. They resided there in 1920 but during most of the 1920s and 1930s rented the property to Harry R Floyd and his wife, Mary. During this period Harry Floyd worked as personal secretary to general manager AS Filene of the prominent eponymous Boston department store (426 Washington Street, see BOS.2119). After working for several years in New York for the New York Retail Research Association, he returned to Boston to work for William A Filene and later AL Filene, again as an assistant or personal secretary.[3]

Between 1941 and 2001 the property was owned by Harland R and Marion I Knox and their heirs, who sold it to the current owners of record.[4]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

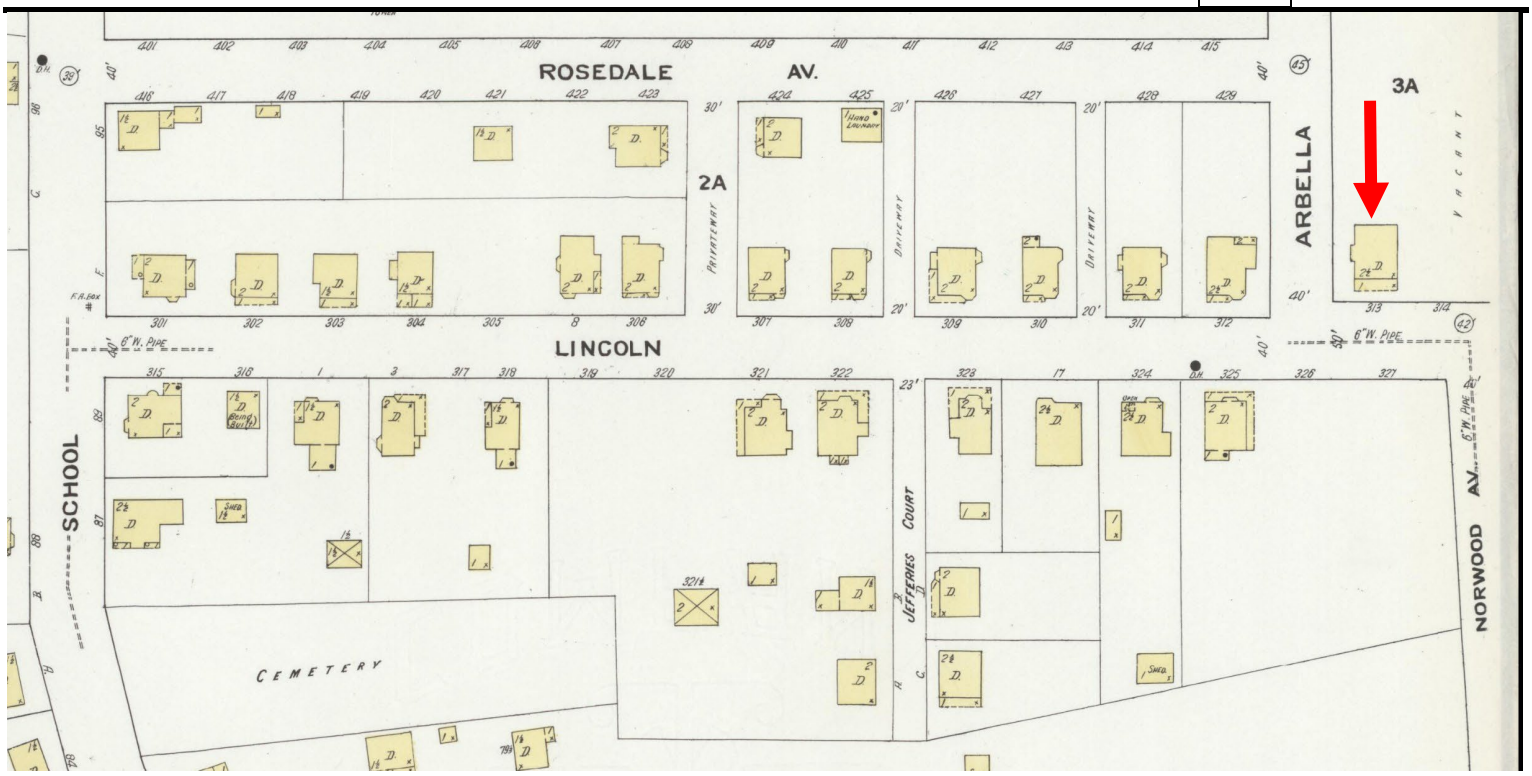
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[2] This and the other quotations come from *The Manchester Cricket*, May 31, 1919, p. 8, obituary.
[3] ECSRD 2381:369 (1917); 2825:367-368 (1929, Sadie Verry to Sadie and Gladys Verry); Ancestry.com: vital records, marriage; 1920 Federal Census; 1924 Manchester (Gloucester) directory; 1931 Manchester (Beverly) directory; *Manchester Cricket* ("Harry R Floyd"): Apr. 13, 1912, p. 4; Feb. 1, 1912, p. 1; Sep. 20, 1919, p. 4; Aug. 3, 1923, p. 4, "Harry R. Floyd and family moved into the Verry house on Lincoln St;" Oct. 23, 1936, p. 1. Filene's was Boston's oldest department stores established in Salem in 1856 and moving to Boston in 1881; see Filene's Department Store, 426 Washington Street, 1911, BOS.2119.
[4] ECSRD 3270:134 (1941); 10477:163 (1990); 17067:86 (2001); 19977:394 (2003); 29766:154 (2010); 40183:146 (2021).

Continuation sheet 2



1909 Sanborn map showing the initial depiction of the Corliss House and development of Lincoln Street by that time. Indicated by a red arrow. North is up.

West-facing side elevation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Corliss House at 28 Lincoln Street, 1906-1909, would contribute to a district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north), all potentially eligible for listing as a National Register historic district. The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
40 0 18	Marblehead North		MAN.223

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 40 Lincoln Street

Historic Name: Manchester Water Works Pumping Station

Uses: Present: pump house, appears abandoned

Original: pump house

Date of Construction: ca 1891

Source: deeds, newspaper accounts

Style/Form: Romanesque Revival/ hip block, complex

Architect/Builder: Roberts and Hoare, builders

Exterior Material:

Foundation: granite

Wall/Trim: brick/ brownstone

Roof: slate

Outbuildings/Secondary Structures: detached shed

Major Alterations *(with dates)*: Rear garage addition and belfry enclosure, 20th century.

Condition: fair

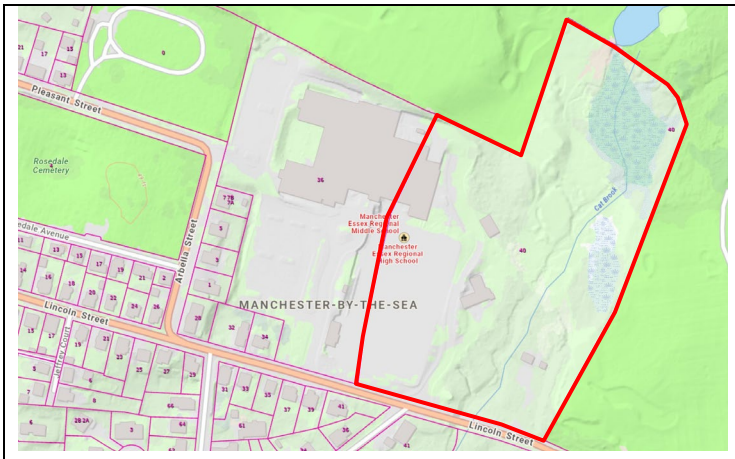
Moved: no ☒ yes ☐ **Date:**

Acreage: 12.25 acres

Setting: Open land adjacent to a school site and at the edge of a dense residential neighborhood to the west.

Photograph

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): May 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Although built for utilitarian purposes in 1891 to house a steam boiler to power a water pump designed to supply the town of Manchester with up to one million gallons daily, this pumping station is nevertheless an elaborate building with complex massing and high-quality exterior finishes that reflect a deep civic pride common to municipally funded projects of its period. This single-story building with high studding is massed in two sections. The main body at the southeast end is 27 feet wide by 32 feet deep under a hipped roof. This part of the building is entered through a deep engaged porch off center on its southeast-facing façade that is covered by a shed extension of the front roof slope. In the re-entrant angle formed by the porch at the southeast corner is a two-level tower under a steep hip. An equally scaled lower wing with dimensions of 35 feet wide by 24 feet deep extends northeast from the main body. Centered on the wing's roof is a distinctive monitor under a side gable that extends nearly to the eave line front and rear. A view of the rear of the building shows a rear ell off the wing entered by a garage opening through the upper level. This opening is connected to a rise in grade on the southwest side by a large granite ramp. During the 20th century a flat-roofed attached garage was added to the back of the main body and the once-open belfry was filled with buff brick and louvered vents. The garage addition has three bays facing southeast.

The original building is constructed entirely of brick. The tower has a battered base and flairs at the second-floor to create a wider belfry level. The main cornice of the tower is flaired as well. The first- and second-level sills are trimmed in brownstone; the upper sill continuing around the tower to create a band course. The focus of decoration on the building in general is centered on the main entrance and belfry opening, which are framed in full arches characteristic of the Romanesque Revival, particularly in the style's adaptation by HH Richardson, who favored the use of this device. The imposts are supported by panels of architectural terracotta blocks. The arches themselves are constructed of brick, as is the first-level tower opening, which is a flat spring arch. A bank of three windows lighting the wing have brownstone lintels. The roof, retaining its original slate, has a deep eave with open soffits. A secondary segmental-arched vehicular opening is placed at grade at the northeast end of the wing façade.

The building is sited at a deep setback on its 12-and-a-quarter-acre parcel facing away from its Lincoln Street frontage toward the northeast. This unusual siting may have been related to the array of wells from which the pumps in the building drew ground water. The parcel retains much of its open, natural landscape of lawn and second-growth woods. Part of the site is covered by a large asphalt parking area that serves the abutter to the west, the Manchester Essex Regional Middle and High schools. A second building located on the site is a large detached garage located in line northwest of the main building. This single-level gabled structure, with a garage entry centered on its northwest-facing gable, is sheathed in horizonal planking framed by exposed external structural members comprised of studs and rails. The southwest eave extends in the form of a partial covering supported by decorative open brackets. In this manner it resembles a railroad depot of Stick or Chalet influence. It is therefore tempting to speculate whether this building was moved to this site from elsewhere and formerly served as a railroad depot, but evidence to support this has not been located.

HISTORICAL NARRATIVE

Manchester Water Works was established by a town committee headed by prominent Manchester building contractor William Hoare (1848-1922), who also served as the contractor for this elaborate pump-house built ca 1891. In April of that year the town established a committee through legislation enabled by the state, appointing Samuel Knight, Roland C Lincoln and William Hoare to the newly established Board of Water Commissioners. In September the board voted to take land in order to establish a supply of water to the town. The grantors included Frederick Burnham and T Jefferson Coolidge and a plan documenting the acreage was recorded, reproduced below. This instrument continued "…the above described premises are taken for the purposes of constructing and maintaining thereon a pumping station and works and wells, a filter galleries or reservoirs and any structures, appliances or excavations required in connection therewith or with the water works of said town."

This and the subsequent deed to take additional lands of Susan Cheever on Powder House Hill did not name damages paid to the grantors.[1]

In September of 1891 the *Cricket* reported and described plans for the new pumping station to be built by Roberts & Hoare but an architect was not identified. It is tempting to speculate that the building was designed by its builders.

> The building is to be a one story structure of a very attractive and striking design at the same time simple and with few fancy embellishments. It will be built almost entirely of brick, the principal portion of common hard burned brick and will rest on a granite foundation. The trimmings in part will be of Longmeadow brown stone and other trimmings about the windows and doors will be of brick of a dark cherry color, furnished by the Granite State Brick Co. of Epping, NH.
> The engine room, which will contain the pumps, will be 26 feet 4 inches by 31 feet 2 inches and at the entrance a vestibule 7 by 10 feet. The boiler room will be 24 feet by 34 feet 10 inches. At the front of the building on the westerly corner will be a tower 39 feet in height and in the base of which will be an office room 10 feet 4 inches square. The boiler and engine rooms will finish 15 feet 3 inches in height. The floor of the boiler room will be of brick and the engine of maple. The stack is to be 75 feet high…The roof will be slated. It will…make a fine show from Summer street for quite a distance. Messrs. Roberts and Hoare have the contract, their price being $6,238 which includes the furnishing of everything but the machinery.[2]

A subsequent article adds that pumps were powered by a steam engine and that water could be stored in a million-gallon standpipe later constructed elsewhere.[3]

Other coverage by the *Cricket* identified the long-term superintendent of the Water Works as Francis M Andrews. Francis Marshall Andrews (1847-1935) was a native of Marblehead, a son of Augustus and Rebecca Traill (Cloutman) Andrews. "He early became interested in mechanical engineering and while a still a young man he entered the employ of the Salem Water Works." He also worked for the Natick Water Works and as a salesman of pumping machinery for Henry R Worthington of New York, which he resigned to take the position in Manchester. He was married to Susanna M Huntoon of Salem with four children and was an active Oddfellow and life member of the Marblehead Historical Society.[4]

Cricket coverage of school field trips suggested the pumping station remained active until the 1990s but it currently appears to be abandoned.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

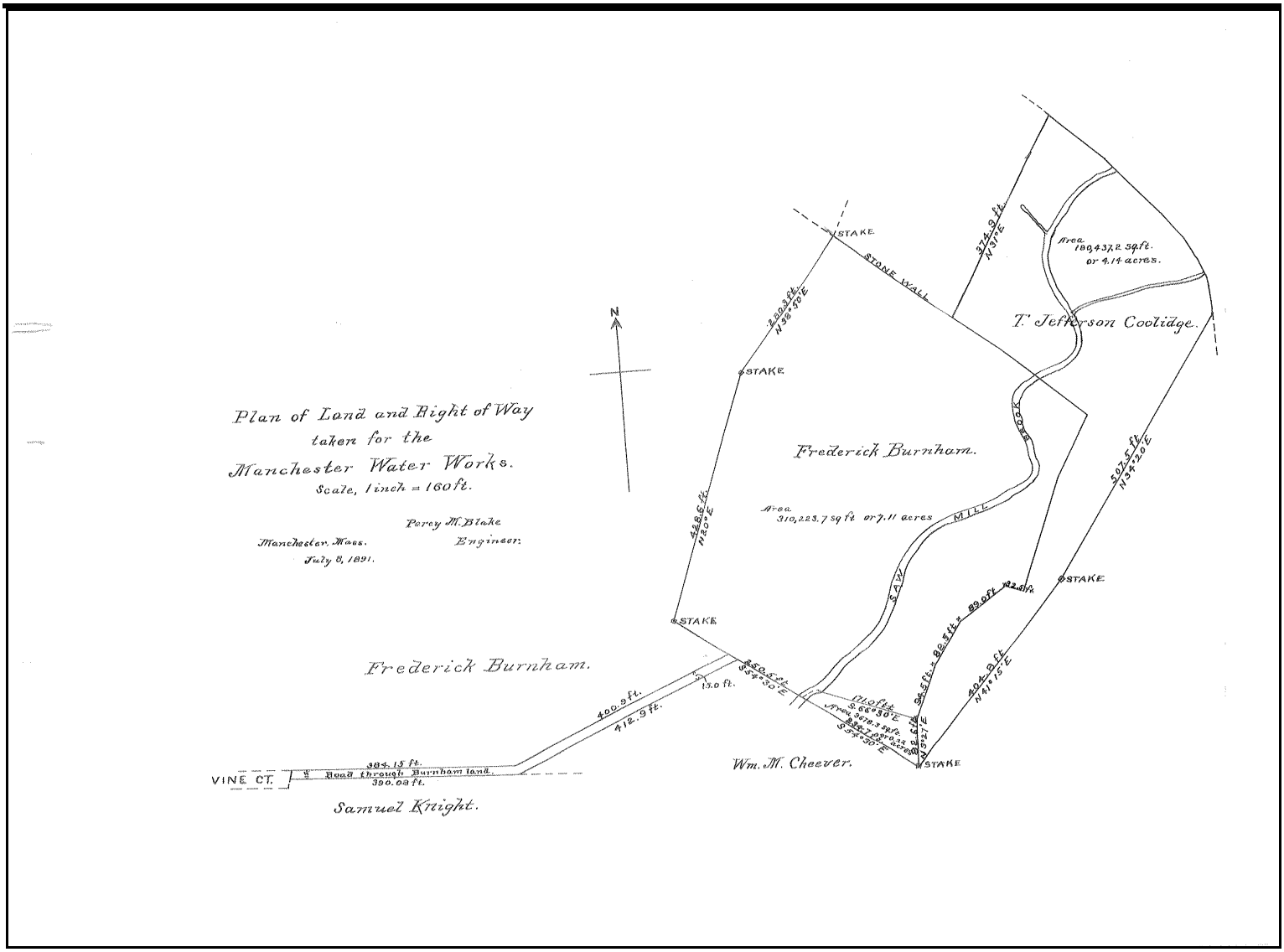
1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[1] ECSRD 1320:451-455 (1891).
[2] *Manchester Cricket*, Sep. 5, 1891, p. 8. Other coverage by the *Cricket* provided detailed specifications regarding wells, well depths, piping, and capacity; see: Aug. 1, 1891, p. 1; Aug. 22, 1891, p. 8; Nov. 21, 1891, p. 8; Aug. 17, 1893, p. 1 (identifies the superintendent as "Andrews")
[3] Ibid, Nov. 10, 1906, p. 7, "Manchester's Auxiliary Water Supply, What is Being Done to Supply the People with Pure Water in Coming Years to Meet an Extraordinary Demand."
[4] Ibid, Jul. 20, 1935, p. 4.



ECSRD Plan 1320:451 (1891) depicting the pumping station parcel acquired through eminent domain at that time. The map also identifies former owners Frederick Burnham and T Jefferson Coolidge, as well as a right-of-way accessing the site from the end of Vine Court. Lincoln Street was soon after extended along the south frontage by ca 1895.

Southeast-facing elevation showing garage addition.

View of the rear, southwest-facing side of the complex.

Northwest-facing side of the detached garage.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

Manchester Water Works Pumping Station at 40 Lincoln Street, ca 1891, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM E – BURIAL GROUND

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 18	Marblehead North		MAN.804

Town: Manchester-by-the-Sea

Place *(neighborhood or village)*: School Street

Address or Location: 0 School Street

Name: Union Cemetery

Ownership: ☒ *Public* ☐ *Private*

Approximate Number of Stones: approximately 100

Earliest Death Date: ca 1845

Latest Death Date: ca 1900

Landscape Architect: unknown

Condition: good

Acreage: 0.58 acre

Setting: Dense residential neighborhood with a long period of development between the 18th and early 20th centuries.

Recorded by: John D. Clemson

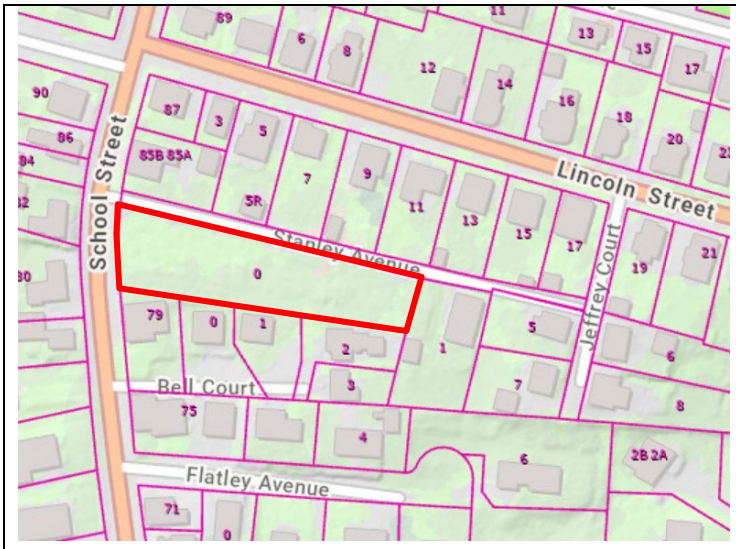
Organization: Manchester Historical Commission

Date (*month / year*): May 2025

Photograph

View facing E from School Street

Locus Map



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

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

VISUAL/DESIGN ASSESSMENT

Union Cemetery, privately established in 1845 and accepted by the town of Manchester in 1888, fills a small half-acre parcel with narrow 90.5-foot frontage on the east side of School Street south of Stanley Avenue, which forms it north bound. The topography is flat, and the grounds are surrounded by a low wrought-iron fence across the frontage with a central gate held in place by cast-iron posts decorated with ball finials. Matching posts are located at either end of the fence. The north boundary is lined by a chain strung between granite posts placed at regular intervals. The interior of the grounds is landscaped entirely in open lawn punctuated by mature deciduous trees; there are no paved paths but an open swath of lawn traverses the grounds west-to-east off center somewhat to the north from the central gate.

Monuments range in date from the middle through late 19th century. The earliest stones are marble slabs capped by full or gothic arches. Several of the tympanums are carved with urns sheltered by weeping willows, a common motif of the period. These early monuments vary greatly in size and several smaller collections of stones appear to form family groups. There are also many more elaborate stones which are in the form of obelisks or Neo-Grec plinths, several capped by carved urns. The most elaborate and large obelisk is for the Martin family, located just inside the main gate against the north bound, which includes a family plot surrounded by a granite curb and entered through a low gate indicated by carved urns. The main stone memorializes Albert A Martin (1806-1853), his wife Mary C Martin (1800-1881) and Ezekiel Allen (1792-1873). Martin, a native of Marblehead and son of Capt. Ambrose and Elizabeth Martin, farmed in Manchester and owned land in Marblehead.[1]

Many stones memorialize members of the Lee family, a large clan generally residing in "The Plains," the neighborhood surrounding School Street (see 78 School, MAN.241 and 80 School, MAN.243). Other stones memorialize members of the Kitfield, Leach, Trask and Woodbury families, several of whom are identified as proprietors in the narrative. One large earthen crypt with brick- and granite-capped ends, the north end with an iron door, is centered on the southeast quadrant of the cemetery. It memorializes Thomas Leach with a date of 1854, and likely contains additional members of his family, however his identity could not be ascertained with certainty.[2]

HISTORICAL NARRATIVE

Union Cemetery was established in July of 1845, owned by a "stock association," according to Lamson. In December of 1844 James Lee, administrator of the estate of Aaron Lee of Wenham, sold a parcel fitting the description of the future cemetery, with frontage of just over 90 feet, by public auction, to a group of men composed of Samuel O Boardman, Larkin Woodbury, John P Allen, John Price, Richard Trask, John Knight, Isaac S West and David Carter. The sale was intended to settle the debts of Aaron Lee amounting to $1,120; the highest bid and consideration was $237.[3]

An 1880 announcement in the *Cape Ann Advertiser* identified trustees of the cemetery at that time: Walter V Crafts, clerk, John Price, treasurer, Thomas H Kitfield, Henry P Allen, Albion Goldsmith and Albert E Low, trustees. An announcement in the *Manchester Cricket* in 1898 described work at the cemetery that included the removal of large elm trees and a wood fence from the frontage and "an attractive iron fence…to be put in its place," thereby dating the fence and gate that survives there.[4] In

[1] Ancestry.com: 1850 Federal Census; Mass US Wills and Probate Records. See Benjamin J. Lindsey, *Old Marblehead Sea Captains and the Ships in Which They Sailed* (MHS, 1915) p. 94, regarding Martin's father Ambrose Boden Martin, captain of the schooner "Raven," 1796; schooner "Cabinet," 1803; schooner "Polly," 1810; and schooner "Sally," 1812.
[2] Thomas Leach (1779-1828), son of Ezekeil and Susannah; and Thomas Leach (1807-1886), master mariner son of Thomas and Hannah, both resided in Manchester but neither died in 1854, unless the date memorializes the construction of the crypt and not a death date.
[3] Lamson, p. 276; ECSRD 350:98 (1844).
[4] *Cape Ann Advertiser*, Apr. 10, 1880, p. 2; *Manchester Cricket*, Apr. 30, 1898, p. 4.

1888 the cemetery's proprietors voted to transfer ownership to the town, which accepted, and in June David Leach, John Price, Albert E Low, George A Kitfield and Oliver Roberts, the Proprietors of the Union Cemetery Corporation, conveyed the cemetery to the town for $1. These grantors were also identified as proprietors of Rosedale Cemetery, which was conveyed to the town by the following deed. Both cemeteries remain in ownership by the town of Manchester.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.
Sanborn Insurance Maps for Manchester, Sanborn Map Co. (Library of Congress).

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

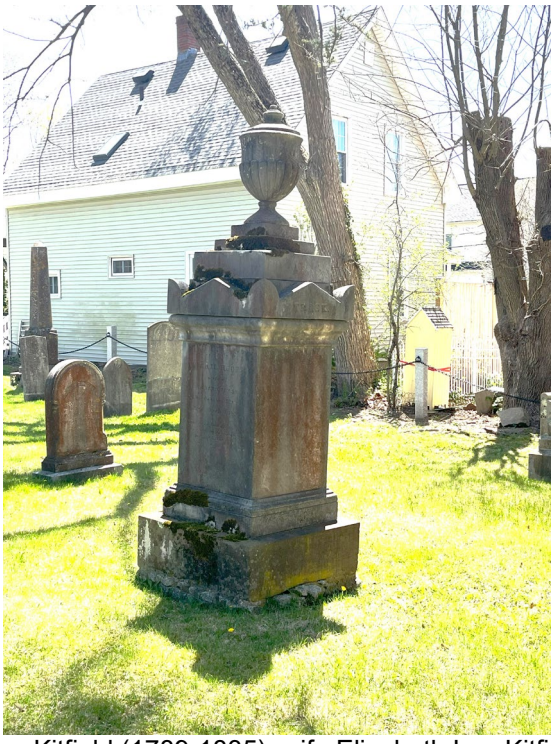
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

View of the east (rear) section of the cemetery from mid-point.

[5] ECSRD 1225:568 (1888).

Albert A and Mary C Martin memorial.

Typical stones of the earliest type listing Larkin Woodbury (died 1860, age 66), left, and Louisa I Lee, wife of Larkin Woodbury (died 1847, age 48), right.



Left: Typical memorial of the Neo-Grec type to Asa Kitfield (1789-1835), wife Elizabeth Lee Kitfield (1794-1868) and son Asa Edward Kitfield (1826-1851); right: Neo-Grec memorial with urn to “Trask” and Maud Hooper Trask, wife of Richard Trask (dates illegible).

Smaller obelisk to Leach: Mary A, wife of Daniel Leach, Jr. (died 1845, age 23); Daniel Leach (died 1897, age 75).

Stones near the northeast corner. Right front: Isaac Lee (1825-1880); center right: George Everett Lee (died 1870, age 33).

Crypt of Thomas Leach, 1854.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☒ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

Union Cemetery, with the assessor's address of 0 School Street, established in 1845, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

Considerations for the site's use as a cemetery would include its eligibility on the basis of age, design, association with events at the local level, information potential and integrity.

b.FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
50 0 15	Marblehead North		MAN.225

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 49 School Street

Historic Name: Lewis Morgan House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1884-1894

Source: deeds, maps

Style/Form: Queen Anne/ end house

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard and shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: None evident.

Condition: excellent

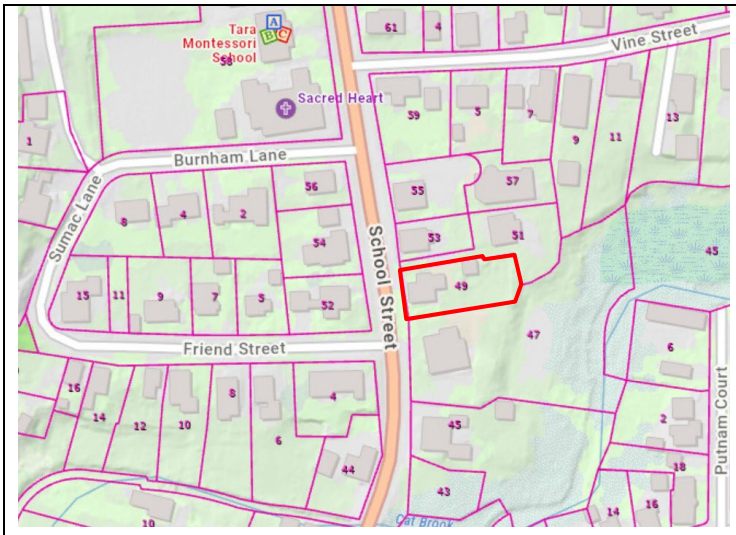
Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.23 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: March 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Morgan House, built ca 1885, is an exceptionally well-preserved example of the end house form generously articulated in an exuberant Queen Anne vocabulary. End houses are characterized by a gabled façade in a narrow, deep footprint, representing a re-orientation of common building forms prior to the early 19th century, when they were typically oriented with the ridge and eave of the gable and broader elevation parallel instead of perpendicular to the frontage. This was thought to accommodate temple fronts that became popular during Grecian fashions after ca 1820 but were universally adopted for the rest of the 19th century in a variety of styles and with increasing density of development. This two-story example has clipped gables and is expanded by a single-story canted bay centered on the right half of the façade opposite an open entrance porch, with expanding elements to either side within the rear of two piles. On the left is a deeper rectangular bay, and on the right a shallower rectangular bay overhanging a narrower canted bay, both covered by clipped gables. A lower rear ell is aligned with the left side elevation. The entry sequence and fenestration pattern suggest a side-hall plan entered through the left bay of the façade and generous reception spaces filling the right side and left-rear corner expanding into the bay on that side; the ell likely houses kitchen and service spaces. Dimensions of 23 feet wide by 32 feet deep with a 33-foot-wide rear pile likely encloses four generous rooms in the first story.

The house retains considerable original elaborate articulation. Its wood clapboard siding framed by plain corner boards is interrupted by horizontal bands of fish-scale shingles above the first story and within the front and side gables. The entrance porch is supported by turned, bracketed posts, and a distinctive continuous band of dripping ornament crosses the cornices of the porch and canted bay to its left. The deep overhangs of the main and side gables are supported by half-round brackets and arched arcades formed by pierced screens with drop finials cross the tops. The regular, symmetrical pattern of fenestration openings are capped by decorative-shingled awnings on the front and sides except where they are tucked against the open soffits at the side eaves. The molded rake boards have a beaded lower lip. All of these elements, all remarkable survivals, contribute to the building's Eastlake, or Queen Anne fashion.

The house is sited close to the frontage on its narrow, deep lot on the east side of School Street. The shallow front and south side yards are landscaped in ground cover and foundation plantings in a low mulched embankment. A narrow asphalt drive fills the north side yard, leading to a detached, single-bay, gable-front, wood-frame garage built between 1921 and 1941.

HISTORICAL NARRATIVE

The Morgan House, 1884-1894, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In July of 1884 Lewis Morgan acquired the subject property for consideration of $600 from a long-term land owner in the neighborhood, Maria T Colby. Grantor Maria Tappan Colby (1808-1885) was the widow of Nathaniel Colby (1802-1860), a 'rubber' or varnisher in the local furniture manufacturing industry. They had occupied the east side of School Street in this block since as early as 1856. Grantee Lewis Morgan (1840-1921) was a native of Manchester and a son of cabinet maker Benjamin and Susan (Crombie) Morgan, both of Manchester. This house was shortly afterward constructed based on to its initial depiction

on an 1894 Sanborn map reproduced below. Morgan's occupation throughout his active career was cabinet maker or furniture manufacturer; this may have brought him into contact with the Colbys.[1] According to his obituary

> In his younger days he learned the cabinet makers trade and then went into the business for himself on a small scale operating a shop on Brook street making special order work for the fine trade and did his share in building up Manchester's reputation for turning out the highest grade work. In the early days of his business career he engaged in the business of furniture manufacturing in partnership with John B Crombie. Later after the firm was dissolved, he held the position of foreman for a furniture firm in Lynn, a position he filled for nineteen years. He was a man of rather a modest and retiring nature, always genial and courteous and one whom it was always a pleasure to meet. He never sought political office…He was an esteemed member of the Manchester Elder Brethren.[2]

According to another account Morgan "took charge" of the Woodbury factory in Lynn in 1873, where he manufactured parlor suites "as a specialty."[3]

Morgan was married twice, first to Mary E Stone (ca 1842-1906), a daughter of William and Mary (Williamston) Stone, and second to widow Edith A (Tullock) Griffin, a daughter of Addison and Martha (Jewett) Tullock. Records identify one daughter, Martha Ethel Valentine, married to Ernest L Valentine; both worked in the provisions business, she as a bookkeeper and he as a manager. The couple resided here ca 1920. During the 1900s through 1910s Morgan took in boarder Charles Henry Stone (1843-1927), his brother-in-law and an employee.[4]

In 1941 Morgan's widow, Edith, conveyed the property to her step-daughter and son-in-law Martha E and Ernest L Valentine. Subsequent owners included Herman R and Amy W Magnuson (1946-1954), Philip C and Mary J Johnson (1954-1961), J Raymond and Veronica L Dorsey (1961-1962) and Robert C and Barbara H Millard (1962-1979), who sold to the current owners of record.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

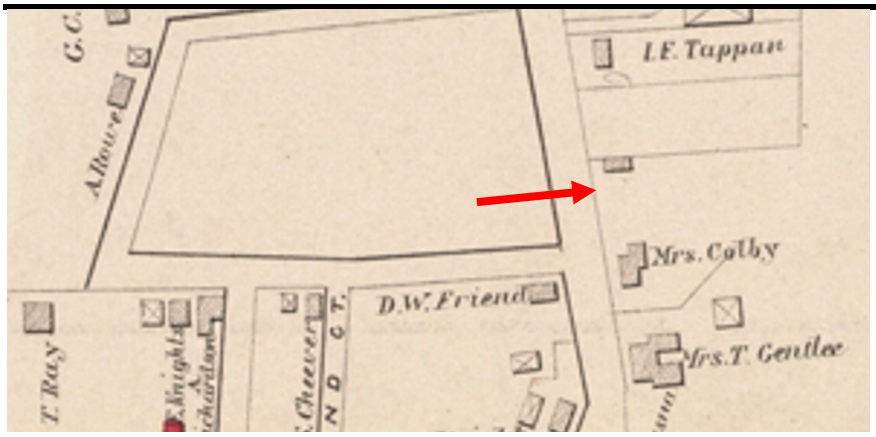
1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

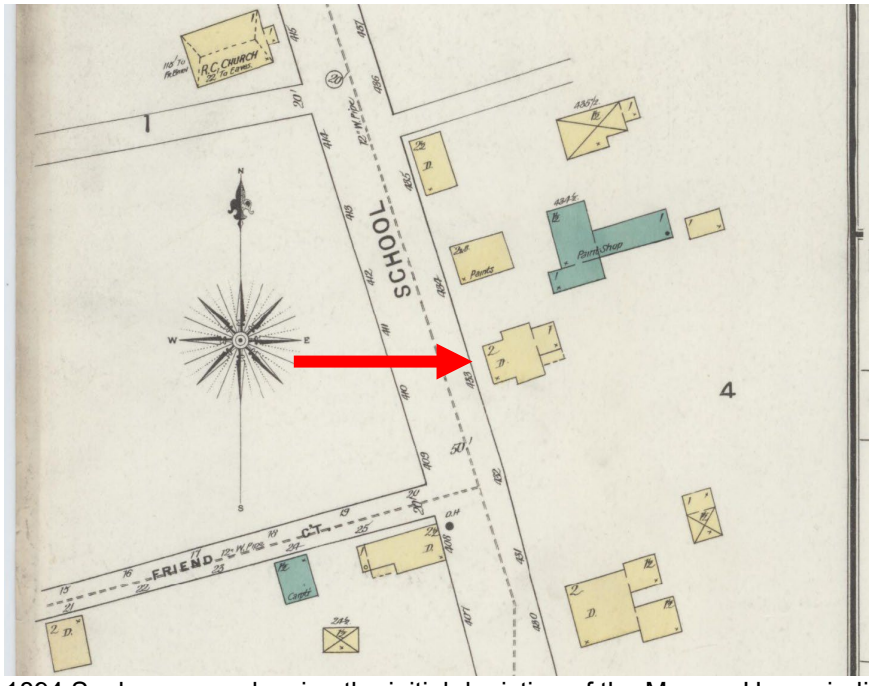
Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

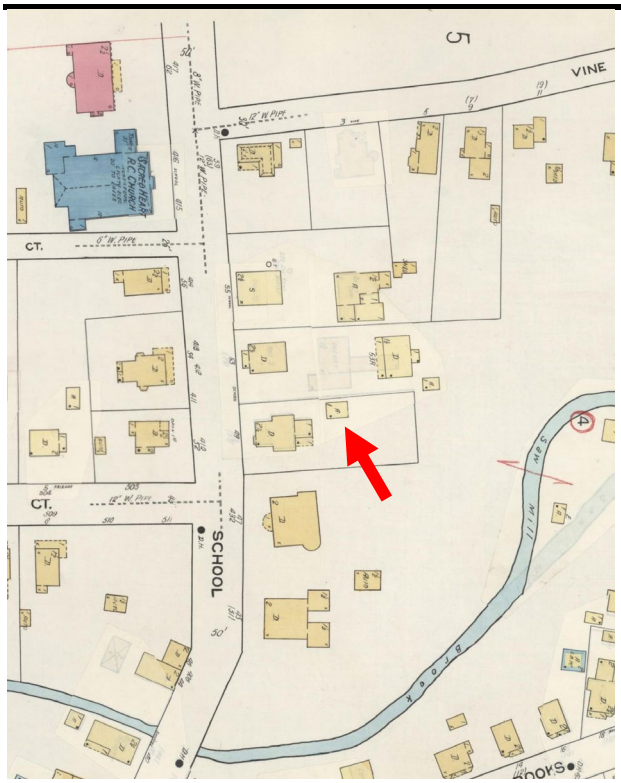
[1] ECSRD 1152:42 (1884); regarding Colby: Ancestry.com: vital records, birth, marriage, death; 1850, 1860 Federal Census; Probate (Nathaniel Colby's estate was judged insolvent but real and personal schedules identified an estate valued at $3,010); Find-a-Grave: headstone.
[2] *Manchester Cricket*, Dec. 10, 1921, p. 5, obituary, Lewis Morgan.
[3] Ibid, Dec. 1, 1873, p. 2.
[4] Ancestry.com: vital records, marriage, death; 1850, 1880, 1900-1920 Federal Census; *Cricket*, Aug. 11, 1906, p. 4, obituary, Mary Elizabeth Morgan; ibid, Feb. 28, 1927, p. 2, obituary, Charles Henry Stone.
[5] ECSRD 3255:286 (1941); 3441:87 (1946); 4094:283 (1954); 4766:90 (1961); 4953:362 (1962); 6641:238 (1979); 28040:84 (2006); 41835:50 (2023).



1884 Walker county atlas depicting the Colby parcel, part of which was conveyed to initial owner Lewis Morgan that year, where he constructed the subject house shortly after in the location indicated by the red arrow. North is up.



1894 Sanborn map showing the initial depiction of the Morgan House indicated by a red arrow. The Brown House at 47 School, MAN.224, is located immediately to the south (not yet depicted).



1941 Sanborn map showing the initial depiction of the detached garage, left; north-facing elevation, right.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Lewis Morgan House at 49 School Street, 1884-1894, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

The Morgan House may also be individually eligible for both the integrity and distinctiveness of its architecture as well as its association with a potentially important figure in Manchester's role in the furniture making industry during the 19th century.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
42 0 27	Marblehead North		MAN.226

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 52 School Street

Historic Name: Benjamin L and Helen C Bullock House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1902

Source: deeds, maps, newspaper accounts

Style/Form: Shingle/ gambrel front

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: wood clapboards and shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: attached garage

Major Alterations *(with dates)*: Two-story side porch added 1909-1921; evident comprehensive renovation, recent years.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.16 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: March 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Bullock House, built in 1902, is a well-preserved example of the Shingle style. Known originally as "Modern Colonial," the "Shingle" nomenclature was developed by architectural historian Vincent J Scully, Jr, to distinguish it from the Colonial Revival. The Shingle style, modelled on rustic houses of the earliest period of European settlement of New England during the late 17th and early 18th centuries, is characterized by large gambrel and asymmetrical gabled volumes meant to evoke lean-to, or "saltbox" houses of the period. The style was particularly favored throughout the coastal resorts of New England in Rhode Island, Maine, and the north shore of Boston, suggesting the builders of this and other examples in the School Street area were emulating their affluent seasonal neighbors. This example is massed in a high gambrel above a single full story. The upper gambrel is expanded by a large gambrel dormer flanked by smaller gabled dormers on each side. The abundantly lit and expanded spaces of the upper levels provide three stories of livable space. This otherwise rectangular building is enlivened by an engaged half porch that is recessed under the main façade gambrel, where the main side entrance on the right is found. Dimensions of 26 feet wide by 36 feet deep, combined with the fenestration pattern and entry sequence, suggests a side-hall plan with between three and four spaces on the first two levels.

This house possesses character-defining features of the Shingle style, particularly its uninterrupted 'skin' of wood shingles covering the upper gambrel. This effect is extended to the eave returns and dormer gables, where shingles flair over molded cornices. The front porch is supported by plain posts that flair into simple brackets at the top, mirroring this effect. The first story is covered in contrasting clapboards stopped by plain corner posts and freeze, while the upper sections are covered in eponymous shingles. Elsewhere the house appears to retain its original fenestration pattern of standard and tri-part openings arranged in a regular pattern. Although the house appears to have undergone a comprehensive renovation during recent years, finishes are consistent with period Shingle styling. By 1921 a two-story side porch centered on the left (south) elevation had been added. The addition is abundantly lit with banks of six-over-one windows that match the original sash elsewhere; an open balcony encloses a third-level deck. The house has also been expanded to the rear during recent years with a hyphen, or 'breezeway' connected to a two-bay, gable-front garage, oriented south toward Friend Street. This addition replaced a smaller detached garage depicted in 1921-1941.

The house is sited at a modest setback facing east toward the west side of School Street. Landscaping includes open lawn with specimen and foundation plantings. A low stone curb outlines the frontage and a brick walkway delineated by low stone posts is aligned with a wood stoop in front of the main entrance. As of this writing a high wood fence is being installed along the School Street frontage.

HISTORICAL NARRATIVE

The Bullock House, built in 1902, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Period maps and a history of ownership indicate the Bullock House was built on a formerly agricultural property, the farm of Samuel Cheever. Cheever (1814-1892) farmed on a modest scale producing peas and beans, barley, potatoes, corn, and hay on 20 improved acres. According to census returns Cheever also worked as a cabinet maker. By 1870 his occupation had changed to clergyman, and according to other records he was "a minister in the Baptist denomination." "Mr. Cheever [was

licensed] minister" in Manchester and "labored chiefly as an evangelist; he retired from work some years before his death in 1892." He was married to Susan Hannah Friend in 1840 and maps and census returns indicate they resided on Friend Street at number 10 (MAN.152, NR). There is no record of any children. Susan Cheever inherited all of her husband's property and began selling off lots after his death.[1]

In 1900 Susan Cheever sold a lot with 58 feet of frontage on School Street at its northwest corner with Friend Street to Benjamin L Bullock of Manchester.[2] The announcement of Bullock's January 3, 1903 marriage to Helen Catheron (born ca 1882), "which took place at their beautiful home, just completed, corner of School street and Friend's court," effectively dates the house with accuracy.[3] Bullock (1873-1940) owned and operated a grocery store in partnership with his brother, Frank P Bullock, that was located at 27 Union Street for over seven decades between 1897 and the early 1970s. It was later operated by his son and namesake as Bullock's Grocery, Inc, which also sold liquor. In a colorful 1958 letter correcting coverage in the *Cricket*, Benjamin L Bullock, Jr, stated:

> Between the threat of Sputnicks on one side and the District Director of Internal Revenue on the other, I feel very sure that not many of the people of Manchester are especially interested in whether Bullock's started peddling groceries forty-five years ago, as you reminisced last week, or sixty-one years back, which is the fact…I have our original ledger with the first entry made on January 4th, 1897. That was in the day when the capitalists rode rough shod over the laboring man. The pay-roll entries show Frank and Ben Bullock each getting $8.00 weekly and the clerk being paid $8.00. (The Ben Bullock was my father, not me.) Inflation has changed things so now I'm getting the $8.00. Ethics prevent my mentioning the balance of the pay-roll.[4]

In 1907 Helen Bullock acquired an additional 10 feet of frontage at the north side of her property from abutter George L Knight. The Bullock family, which included second son Robert D (born ca 1915), owned and occupied the property until Helen Bullock and Benjamin L, Jr, sold it in 1975. Subsequent owners included neighbor Christos G Nahatis (1974-1975, see MAN.224), Charles E and Susan R Storm (1975-1980), Thomas W and Ruth S McClain (1980-1995) and members of the related Baxter and Bowden families (1995-2021), who sold it to the current owners of record.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

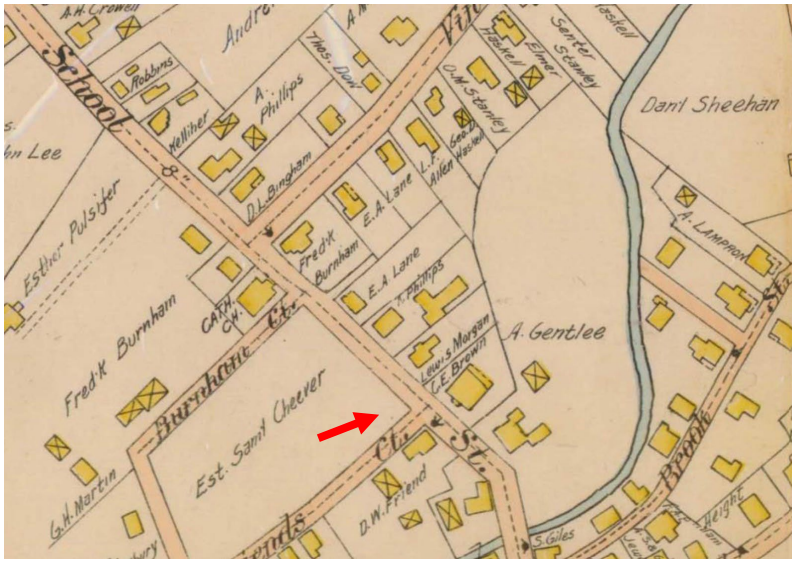
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

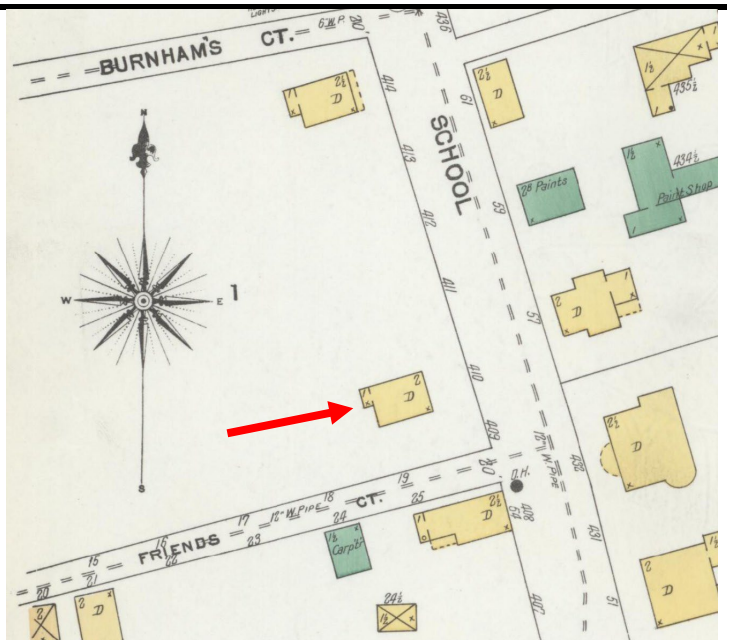
Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

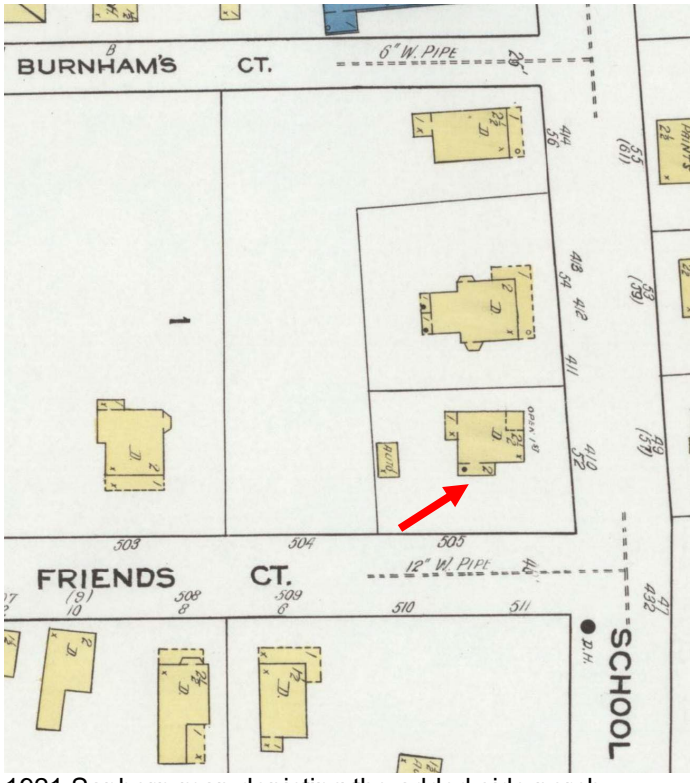
[1] James M. and Willim F. Crafts, comp., *The Crafts Family, A Genealogical and Biographical History of Griffin and Alice Crafts of Roxbury, Mass., 1630-1890* (Gazette Printing Company, Northampton, Mass, 1893) pp. 438-439; Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895), p. 249; Ancestry.com: vital records, birth, death; 1850, 1860 Federal Census non-population schedules for agriculture; 1850-1880 Federal Census population schedule, inclusive; 1899 Manchester (Salem) directory. Regarding litigation over the estate of Samuel Cheever see: *Manchester Cricket*, Oct. 27, 1906, p. 8, "Will of Samuel Cheever Causes Litigation:" this dispute was between his widow, whom he left an estate for life, and several Baptist charitable organizations that were to inherit the remainder of the estate at her death; her will left the remainder to her niece and nephew.
[2] ECSRD 1607:145 (1900).
[3] *Manchester Cricket*, Jan. 3, 1903, p. 5.
[4] Ibid, Jan. 31, 1958, p. 3, "Bullock's Grocery Established 1897."
[5] ECSRD 1895:510 (1907); 6038:266 (1974); 6136:392 (1975); 6743:709 (1980); 13055:554 (1995); 25249:175 (2005); 40468:146 (2021).

Continuation sheet 2





Left: 1899 depicting the estate of Samuel Cheever (north is upper left); right: 1904 Sanborn map showing the initial depiction of the Bullock House. Red arrows indicate the location of the house.



1921 Sanborn map depicting the added side porch.

North side elevation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Bullock House at 52 School Street, built in 1902, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
42 0 21	Marblehead North		MAN.227

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 54 School Street

Historic Name: George L and Emeline E Knight House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1904

Source: deeds, maps, newspaper accounts

Style/Form: Colonial Revival/ foursquare

Architect/Builder: Chester L Crafts, builder

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard and shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: Rear sleeping porch addition, 1916.

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.22 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): March 2024

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Knight House, built in 1904, is a comfortably scaled two-and-a-half-story foursquare under a high hipped pyramidal roof in the Colonial Revival style. Foursquares are characterized by cube-like massing; the name is derived from plans composed of four roughly equal spaces on two levels. The foursquare type emerged during the decade bracketing 1900 and became popular at a national level during the following decades. Later examples tend to have uniform massing and were often designed from pattern books. This early example is generous in scale and elaborate in its projecting elements and articulation. Dimensions of 30 by 32, with a large, full-height rear ell 22 feet wide and 15 feet deep, likely enclose up to six generous spaces on each level. The center entrance likely opens into a broad center hall. The house is expanded by a deep, open porch that fills the façade and wraps around the right (north) side. Canted bays expand the right side of the façade and on each side in the rear pile on the first level. These projecting elements suggest the locations of reception spaces; the location of the stair is indicated by a between-stories window off-center on the right side where it likely lights a landing. The attic is lit by a large dormer on the forward facet of the roof. The ell was expanded at its southwest corner in 1916 to accommodate a sleeping porch.

The house is generously elaborated with classical elements common to the revival of colonial fashions that were popular at the time of its construction. The porch is supported by Tuscan columns resting on a clapboard parapet. Deep boxed, molded cornices finish the porch and main eave, and a Palladian window lights the attic. Other tripart openings light two front bedrooms; elsewhere standard openings are arranged in a generally symmetrical, regular pattern. Edge-molded casings and original two-over-one sash appear to survive. These classically derived and standard details punctuate a clapboarded first story and shingled upper level demarcated by a molded skirt of shingles at the second-floor level. The house appears to retains substantially all of its original finishes, doors and sash.

The house is sited on its generous lot at a modest setback that matches the surrounding streetscape. The open lawn is planted with mature specimen foundation plantings and a wood picket fence lines the front garden. A detached two-bay, hip-roofed garage added post-1941 fills the right side-yard.

HISTORICAL NARRATIVE

The Knight House, built in 1904, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Period maps and a history of ownership indicate the Knight House, completed in 1904, was built on a formerly agricultural property, the farm of Samuel Cheever (1814-1892). According to agricultural census returns dating to 1850 and 1860 Cheever farmed on a modest scale producing peas and beans, barley, potatoes, corn, and hay on 20 improved acres. According to population census returns Cheever also worked as a cabinet maker. By 1870 his occupation had changed to clergyman, and according to other records he was “a minister in the Baptist denomination.” “Mr. Cheever [was licensed] minister” in Manchester and “labored chiefly as an evangelist; he retired from work some years before his death in 1892.” He was married to Susan Hannah Friend in 1840 and maps and census returns indicate they resided on Friend Street at number 10

(MAN.152, NR). There is no record of any children. Susan Cheever inherited all of her husband's property and began selling off lots after his death.[1]

In December of 1904 this property was acquired by George L Knight in a private sale for $1,550 from the guardian of Susan H Cheever, "an insane person."[2] Coverage in the *Cricket* suggest the house was under construction at the time he closed on the property, undergoing completion at the end of 1904. In 1916 a sleeping porch was added to the rear ell. Sleeping porches were a popular feature in this class of house during this period, providing cooler, partially open sleeping room in an era prior to the introduction of air conditioning.[3] George Lothrop Knight (1869-1920), a life-long Manchester resident, was a salesman and later partner in the coal and lumber business established by his father under the style Samuel Knight and Sons, later Samuel Knight Sons Co, Inc, with his brother Frank P Knight. According to his obituary he was a member of the Board of Cemetery Trustees and an active Oddfellow and Mason. He married Emeline E Mears (born ca 1870) in 1891. The couple also maintained "an attractive home" in North Sutton, New Hampshire. There is no record of any children. In 1910 their household included one live-in staff, Canadian-born housekeeper Jennie E Burgess (born ca 1874).[4]

Brief newspaper accounts identified the house's builder as Chester Loring Crafts (1870-1956), an active carpenter and house builder in Manchester. Two other houses at 6 and 8 Lincoln Street have also been attributed to him. He resided at 117 School Street, later moving to Pine Street. Additional details of his biography are included with Lincoln Street Area MAN.H.[5]

In 1941 Emeline E Knight sold the property to Edward P and Ida B Sweeney, who owned it until 1952. Subsequent owners included Alice Janet Morley, the wife of Edward Morley (1952-1957), Louis TF and Elaine L Wogan (1957-1969) and William C and Elizabeth M Congdon (1969-2013), who sold it to the current owners of record.[6]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

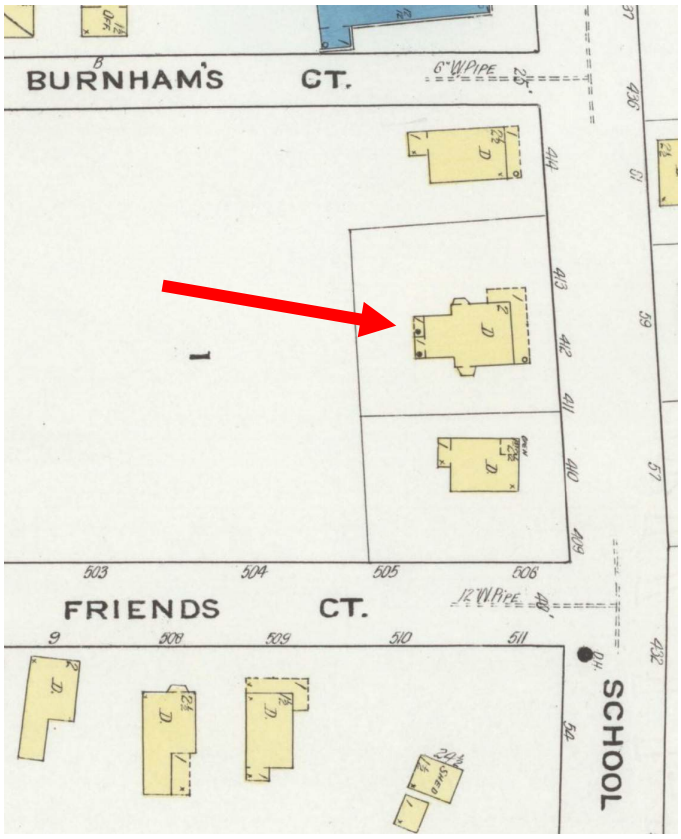
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

---

[1] James M. and Willim F. Crafts, comp., *The Crafts Family, A Genealogical and Biographical History of Griffin and Alice Crafts of Roxbury, Mass., 1630-1890* (Gazette Printing Company, Northampton, Mass, 1893) pp. 438-439; Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895), p. 249; Ancestry.com: vital records, birth, death; 1850, 1860 Federal Census non-population schedules for agriculture; 1850-1880 Federal Census population schedule, inclusive; 1899 Manchester (Salem) directory. Regarding litigation over the estate of Samuel Cheever see: *Manchester Cricket*, Oct. 27, 1906, p. 8, "Will of Samuel Cheever Causes Litigation:" this dispute was between his widow, whom he left an estate for life, and several Baptist charitable organizations that were to inherit the remainder of the estate at her death; her own will left the remainder to her niece and nephew, thus causing a conflict.
[2] ECSRD 1765:367 (1904).
[3] *Manchester Cricket*, Dec. 9, 1916, p. 4, "George L. Knight is having a sleeping porch built on the rear of his School street residence."
[4] Ibid, Oct. 17, 1891, p. 1, marriage announcement; Dec. 3, 1904, p. 4, reporting on the completion of the house at 54 School by builder Chester L Crafts described as "an 8-room cottage, 28x32 feet with an ell. From the time the men started in framing until the house was ready to turn over to the masons for plastering was just 12 days. An average of nine men were employed on the Job;" Dec. 9, 1916, p. 4, reporting on the addition of a sleeping porch; Mar. 20, 1920, p. 4, obituary. As is often the case, newspaper indexes occasionally reveal odd details of a life: in July of 1919 George L Knight struck and killed 2½-year-old Arthur McGlynn in Beverly. He carried the boy to his home and turned himself in to the police but was subsequently found not guilty, "evidence showing the accident having been unavoidable and ordered the case dismissed."
[5] Ibid, Dec. 3, 1904, p. 4.
[6] ECSRD 3276:281 (1941); 3905:203 (1952); 4348:244 (1957); 5616:630 (1969); 18382:100 (2002); 32709:571 (2013).

Continuation sheet 2

1899 Stadly regional atlas depicting the Cheever Estate between Burnham and Friend and the farmstead on the south side of Friend. North is upper left.



1909 Sanborn showing the initial depiction of the Knight House indicated by a red arrow. North is up.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The George L and Emeline E Knight House at 54 School Street, built 1904, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

The Knight House may also be eligible for individual listing due to its near-original condition of preservation, level of integrity, and the quality of its architecture and design. Its original sash is a rare survival. Its builder, original owner, and initial long-term occupant, George L Knight, was associated with an important local coal and lumber enterprise.

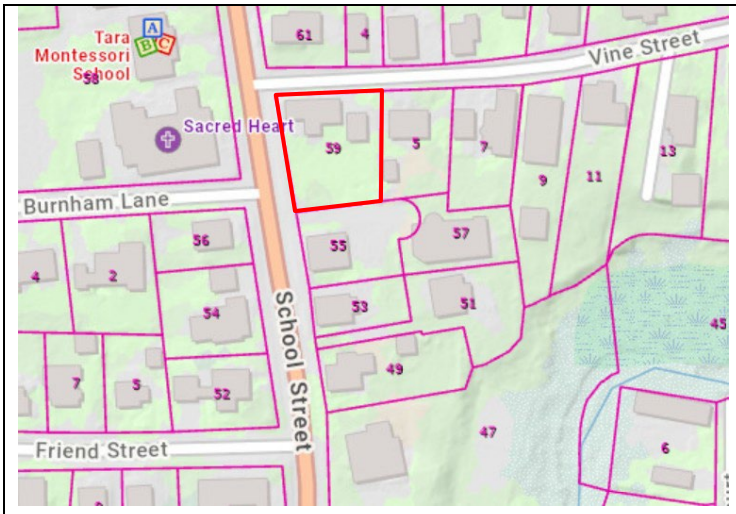
FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
50 0 1	Marblehead North		MAN.228

Photograph

Locus Map



Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 59 School Street

Historic Name: Capt. Charles and Betsey Day Fitz House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1868-1872

Source: deeds, maps

Style/Form: Second Empire/ parlor by-pass

Architect/Builder: possibly Henry L Phillips

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage of recent vintage

Major Alterations *(with dates)*: Solarium addition, recent decades. Sash replacement, recent.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.26 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): March 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Fitz House, built between 1868 and 1872 but likely immediately after the property was acquired by its namesake in 1868, is a complex example of a type classified by architectural historian Thomas C Hubka as a "parlor by-pass" in the Second Empire style.[1] Unlike the more-common end house plan, with a three-bay façade with a main entry to one side, this type presents a narrower street elevation with the formal entry located to the side and well back from the plane of the façade. In this case the entry faces front in a deep, full-height projecting bay centered on the right (south) elevation. This house, in the form of a truncated T perpendicular to the frontage, is enclosed by a concave mansard roof, which defines its style, above a full single story. The steep lower slope of this mansard, below a much shallower hip, is actually straight but kicks at the eave to create a deep boxed cornice. The mansard is also lit by gabled dormers in a regular pattern within each bay. An open porch fills the re-entrant angle at the right-front corner that shelters the main entrance, and the narrow façade is expanded by a rectangular projecting bay. Dimensions of the main body, or top of the T, are 16 by 50 feet. The right-side bay, also 16 feet, projects 12 feet to the right. A glass and metal solarium was added to the south end of the bay during recent decades.

The house retains elaborate articulation. This includes window and door labels with a beaded texture, brackets and keystones at the dormer cornices supporting deep enclosed pediments, and pierced arches along the porch with similar beading and drop finials. The window openings retain elaborated edge moldings and the main cornice is likewise elaborately molded. Although brackets were often employed in the deep cornices of buildings of this style and the related Italianate, this bracket-less cornice appears to be original. Sash has been replaced but a two-over-two light pattern was maintained, and the paneled, large-light main door survives.

The house is sited near the frontage and corner with Vine Street at a modest setback from each. The narrow front and north gardens are planted with mature specimens against the building. The generous south garden is enclosed in a high, solid wood fence. A detached, two-bay, gable-front, wood frame garage of recent vintage facing Vine Street fills the northwest corner of the property.

HISTORICAL NARRATIVE

The Fitz House, 1868-1872, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

A history of ownership has established that in June of 1868 a lot at the corner of School and Vine streets ("road leading to Essex" and "road leading to Turtle Hill, so called"), with 66 feet of frontage on School and a 100-foot depth, was acquired by Capt. Charles Fitz of Manchester, master mariner, from carpenter Henry L Phillips (born ca 1821), for $300, suggesting that at the time it was unimproved. Although this deed does not provide further reference, the description determined that the lot was surrounded by the holdings of Samuel F Tappan, who was identified on the 1856 Walling Manchester map, suggesting Phillips had acquired it from Tappan shortly before. Circumstances suggest the possibility that Phillips built the house, but no evidence to support this has been identified. Various records place Phillips, with wife Mary, in the immediate neighborhood based on a comparison of abutters listed on maps to those listed in census returns (see 63 School Street, MAN.230-231).[2]

[1] Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013) p. 55.
[2] ECSRD 752:67 (1868); Ancestry.com: 1850 Federal Census; 1855, 1865 Massachusetts State Census.

The grantee, Gloucester native Charles Fitz (1806-1881), held the occupation of master mariner and was identified as a ship captain in several references. A comparison of abutters listed in period census returns to those listed on period maps confirm he resided here by 1870. He married Betsy Bradford (Day, ca 1806-1890) in 1831 but there is no record of any children. Hagiographic obituaries reveal few details regarding his career other than that he served for a time on the School Committee of Manchester. The 1870 federal census listed assets of $3,500 worth of real and $25,000 personal estates as an indication of his wealth. A brief 1879 announcement in the *Cricket* describes the wreck of his "sloop yacht *Romp*," supporting a level of affluence.[3]

A subsequent conveyance dated 1925 consolidating ownership of the property identified several heirs, including Addie C Burnham, Arthur W Burnham, Helen L Burnham and Benjamin D Burnam. This instrument referenced the will of Capt. Charles Fitz, confirming they were heirs. It was possible to locate this will, proved in 1881, which identified Fitz's heirs as his widow Betsy, his nephew Charles W Fitz, Mrs. Sarah E West, the wife of Henry West of Cambridgeport, and Mary Elizabeth Fitz, to be held in trust for the benefit of Alfred W and E Augusta Friend, the children of Daniel A and Eunice Augusta Friend of Gloucester. It has not been possible to identify the relationship of the Friend heirs to Charles Fitz or their relationship to the members of the Burnham family, but all were evidently lateral descendants; Charles W Fitz conveyed 59 School to Frederick Burnham in 1895 but the 1925 deed suggested both were descendants of Capt. Charles Fitz. Widow Addie C Burnham and unmarried Helen L Burnham owned the house until 1945. Long-term owners since then include the Hadfield and Hannon families, who sold to the current owners of record in 1967.[4]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

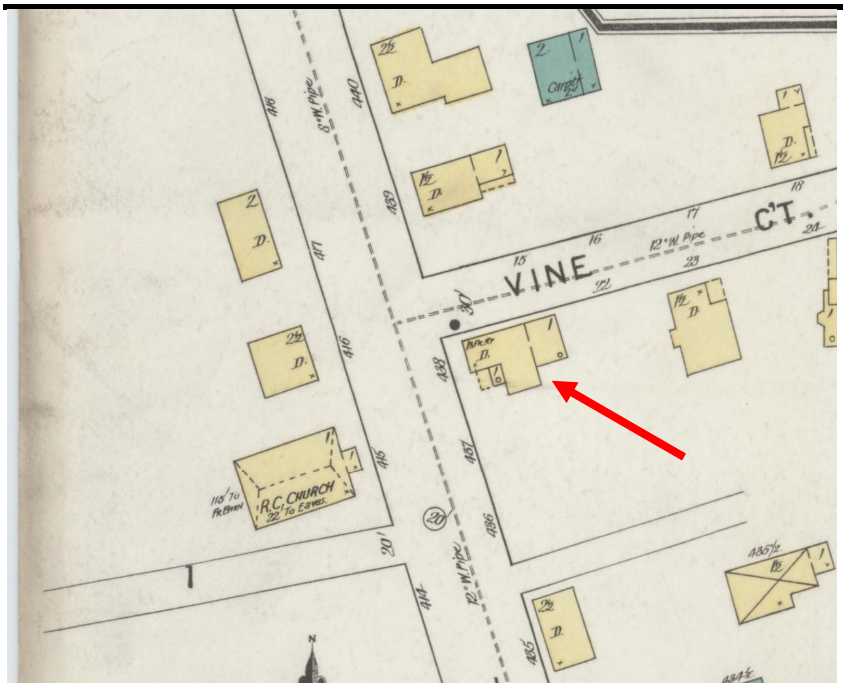
[3] Ancestry.com: vital records, marriage, death; 1870 Federal Census; *Cape Ann Advertiser*, Feb. 4, 1881, p. 2, obituary; Aug. 22, 1879, p. 2, wreck of the sloop yacht *Romp*.

[4] ECSRD 2637:151 (1925, this conveyance references "for further information see will of Capt. Charles Fitz." This deed also references 1036:68, 1880, Edward A Lane, painter, to Charles W Fitz, 5,020 square feet with 53 feet of frontage abutting the Fitz property to the south; 1134:76, 1864, 8.75 acres at the corner of Lincoln and Arbella, see Lincoln Street area MAN.H; and 1447:70, 1895, Charles W Fitz to Frederick Burnham); 3401:136 (1945); 3464:537 (1946); 3594:548 (1948); 4086:155 (1954); 5015:469 (1962); 5492:469 (1967); 7875:140 (1985); 38130:487 (2019); Ancestry.com: Massachusetts US wills and probate records: https://www.ancestry.com/imageviewer/collections/9069/images/007705321_00902?rc=&queryId=bd9b55a2-0519-4dd6-9397-9f1566bdc2aa&usePUB=true&_phsrc=nry86&_phstart=successSource&pId=571178

Continuation sheet 2

1856 Walling Manchester map depicting the southeast corner of School and Vine in the ownership of Tappan. North is up.

1872 Beers county atlas showing the initial depiction of the house in the ownership of "C Fitz."



1894 Sanborn map providing an accurate footprint.

North elevation, window detail.

Main façade, dormer detail.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Capt. Charles and Betsey Day Fitz House at 59 School Street, 1868-1872, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 44	Marblehead North		MAN.229

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 61 School Street

Historic Name: Delucena L and Emeline Peart Bingham House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1870

Source: deeds, maps

Style/Form: Greek and Gothic Revival/ end house

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Italianate door hood and left-elevation shed oriel, late-19th century; evident recent comprehensive renovation.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.13 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Bingham House, evidently built shortly after 1870, is an example of the end house form, perhaps the most common house form built during the 19th century. End houses are characterized by a narrow, deep footprint under a front-facing main gable. This form represented a re-orientation of the rectangular box from parallel to perpendicular to the frontage. It is thought that this re-orientation emerged during Greek Revival fashions popularized beginning in the 1820s to accommodate temple fronts, but this form was adopted to other styles for the rest of the century, generally in order to accommodate higher densities and narrower frontages that were emerging with suburbanization. This example is a story and a half framed with a knee-wall, characterized by a main eave and plate a half-story above the second floor, a common design device that expanded upper levels more economically than a full second story. Like many end houses, this one is expanded by a narrower, lower rear ell flush with the left (north) elevation. The upper level is expanded on the left side in the rear pile by a large shed-roofed oriel at the second level. Dimensions of the main body of 24 by 30 feet, combined with an 18-foot-deep by 14-foot-wide ell, and a left-side main-façade entrance, suggests a side-hall plan of between three and four rooms.

The house exhibits stylistic influences from the Greek and Gothic Revival movements. The façade and eaves are framed by deep molded entablatures with eave returns supported by broad corner boards with molded capitals, both references to Grecian fashions. The right-side elevation is expanded by a pair of steeply pitched wall gables that are evocative of Gothic fashions. These styles, both popular during the middle decades of the 19th century, were often blended, particularly on interiors. Appearance suggests the house was expanded later in the 19th century by the left-side oriel, and an Italianate door hood was likely added to the original door surround, still retaining broad Grecian casings and sidelights, at roughly the same time. The house appears to have recently undergone a comprehensive renovation but wood clapboard siding, casings, and molded window hoods have been retained. Although the sash was likely replaced, true-divided-lights in the tall openings filling the façade and south side were retained with six-over-six patterns. A deep enclosed side porch filling the rear-right re-entrant angle has also been expanded since 1941, and based on appearance, recently.

The house is sited near its School Street frontage beyond a shallow embankment of ground cover and foundation plantings. The deeper south side yard fronting Vine is enclosed by a low stockade fence and landscaped in open lawn, also with a planted embankment against the house. The shallower north side yard is filled with a stone-paved parking area.

HISTORICAL NARRATIVE

The Bingham House, ca 1870, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In April of 1855 a minimal residential lot with 66 feet of frontage on School Street at its northeast corner with Vine was acquired by Delucena L Bingham from Ebenezer Tappan for $317. Grantor Tappan (1792-1874) was a prominent local merchant. According to Lamson “Tappan…began his business career with his father in the mercantile line, and in building and employing vessels in the coasting trade. He afterward became a manufacturer of furniture and ships’ steering wheels. He became well known, also, as a builder of fire-engines. He was a member of the Legislature in 1843 and 1844.” As an indication of his financial success, the 1870 census listed an estate valued at just over $31,000 in real estate and personal property. Grantee Delucena Lathrop Bingham (1814-1912) was the third generation in Manchester to bear that name; his grandfather

(1764-1837) moved to Manchester from Canterbury, Connecticut, to teach school in 1785, later becoming a successful shopkeeper. His father (1789-1842) was a merchant ship captain based in Philadelphia; the son shuttled between his father and grandfather during his childhood, his mother having died shortly after his birth. Bingham was apprenticed to Manchester cabinetmaker John Perry Allen at the age of 16. As a young adult he settled in Alton, Illinois, working for various furniture makers. Later he resided in Colorado in a "colony" established by New York journalist Horace Greeley. After returning to Manchester by ca 1870 he became the town librarian, a position he kept for the rest of his life. In 1842 he married Emeline Peart (1819-1912); there is no record of any offspring.[1] In May of 1870 Delucena Bingham gave a mortgage to Samuel W Holt of Somerville for $1,500, posting the subject property as collateral (later assigned and discharged). Circumstances suggest this loan financed the construction of the subject house shortly afterward; it was initially depicted on the 1872 Beers county atlas labeled "D Bingham."[2]

In 1914 the property was sold by Bingham's heirs to Francis P Ayers of Leominster. According to directory listings Ayers resided at this property during the 1920s and operated an Ice company, Ayers Brothers, at 92 Summer Street, with brothers Edward W and George F. By 1937 the property had come under the ownership of the Beverly Trust Company, who sold it that year to Mary A McDermott, the wife of Bernard A McDermott. Also by this time 20 feet of frontage on Vine Street, reducing the depth of the originally 100-foot-deep lot, had been conveyed to Albert S Marshall, who operated a grocery and provisions shop at 4 Vine during the 1930s and 1940s. That building will be documented in the Vine Street area MAN.J as MAN.320. Subsequent owners included Martin H and Vera C Banks (1947-1953), William L, Jr, and Judith G Kiely (1953-1961), William J and Teresa G Shomphe (1961-2004) and Joseph D and Stephanie B Rogers (2004-2013), who sold it to the current owners of record.[3]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

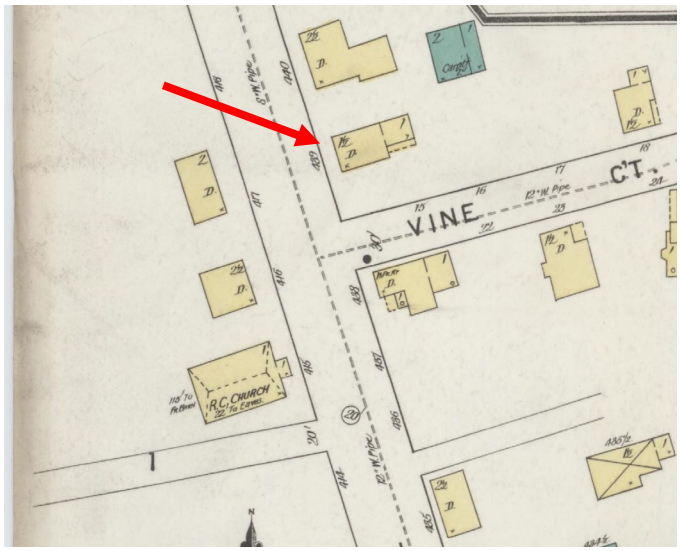
[1] ECSRD 510:120 (1855); regarding Ebenezer Tappan: Ancestry.com: vital records, birth, marriage, death; 1850, 1870 Federal Census, inclusive; Lamson, pp. 331-332 (regarding two generations of the Tappan family named Eben and Delucena L Bingham's grandfather). Regarding Bingham: Ancestry.com: vital records, birth, marriage; 1860-1910 Federal Census, inclusive; *Manchester Cricket*, Jan. 20, 1912, p. 1, obituary, Delucena L Bingham.

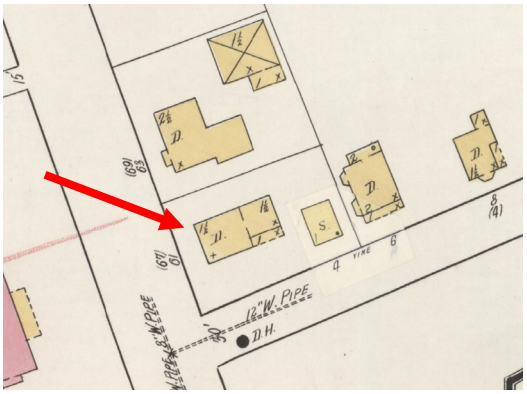
[2] ECSRD 796:299 (1870, mortgage deed); 2166:455 (1912, assignment).

[3] 2265:237-239 (1914, Bingham heirs included Joseph F and Lizzie E Quinn of Essex, Edwin and Grace Peart of Beverly, Ernest P and Emma Brigham Bray of Oakland, CA, and Edna Peart of Toronto, Canada); 3117:127 (1937); 3526:496 (1947); 4009:106 (1953); 4792:164 (1961); 13602:168 (1996); 22787:563 (2004); 32828:308 (2013); Ancestry.com: 1920 town directory (Gloucester). Regarding Albert Marshall's grocery and provisions, see the 1933 directory (Beverly).

Continuation sheet 2

1872 Beers county atlas showing the initial depiction of the house labeled “D Bingham” indicated by a red arrow.





1894 Sanborn map, left, and 1941 Sanborn map, right, depicting the house and later grocery shop at roughly the same scale. Red arrows indicate the site. See Vine Street area MAN.J for documentation of the grocery.

South facing side elevation from Vine Street.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Delucena L and Emeline Peart Bingham House at 61 School Street, ca 1870, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

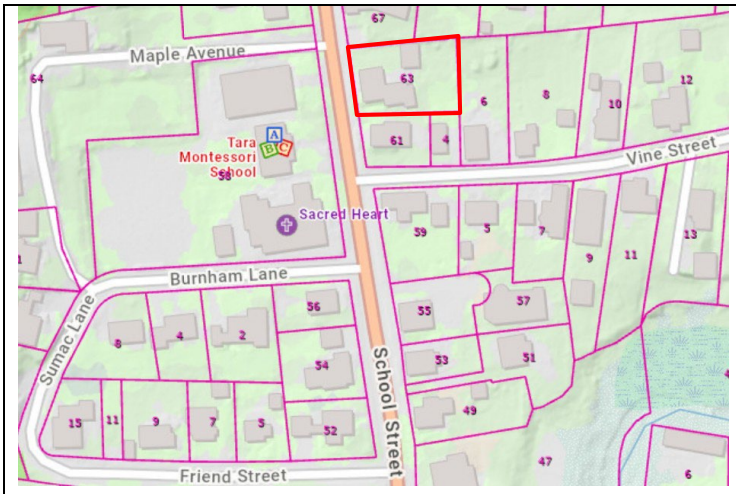
FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 43	Marblehead North		MAN.230 MAN.231

Photograph

Locus Map



Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 63 School Street

Historic Name: Henry L and Anna A (Giles) Phillips House and carriage house

Uses: Present: three-family residential

Original: single, possibly two-family residential

Date of Construction: 1853-1856

Source: deeds, maps

Style/Form: Italianate/ gable block

Architect/Builder: likely Henry L Phillips

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: carriage house

Major Alterations *(with dates):* Rear ell, 1884-1894, and possible late-19th-century remodel. The hipped dormers may be contemporary to the rear-ell addition.

Condition: excellent

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.27 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Phillips House, built between 1853 and 1856, is a two-and-a-half story gable-block building with a five-bay, center-entrance façade in the Italianate style. Broad corner pilasters and a deep main entablature, combined with main-entrance sidelights and transom framed in a stout casing, suggest the house may have been remodeled to Italianate fashions from Greek Revival later in the 19th century. The house is expanded by a full-height, gabled rear ell that appeared between 1884 and 1894. The ell is off set from the right side several feet and terminates in a deep shed rear porch beyond a rear entrance at the end of the right elevation. Dimensions of 34 by 25 feet in the main body and 21 wide by 26 feet deep at the rear ell suggest generous space is provided for the three apartments that currently occupy the building. The evidently habitable third level is lit by a pair of hipped dormers on the front slope, paired windows in the gables, and a shed dormer in the right slope of the ell. The fenestration pattern and entry sequence suggest a center-hall plan, however its likely intended use as a two-family makes speculating on a possible plan challenging. Typically, multi-family residences of this period have dual entrances, usually centered on a five-bay façade, indicating side-by-side dwellings known regionally as duplexes. This example is entirely consistent, however, with single-family design, which masks the interior division of space.

The house is embellished by broad paneled pilasters and a deep entablature at the cornice. Deep overhangs at the eaves and eave returns are supported by paired brackets with drop finials. The brackets also run along the rake in either side gable but were left off the ell. The main entrance and surround, described above, is embellished by a denticulated cornice, which may be a relatively recent conjectural addition. The fenestration pattern is uniform, regular and symmetrical, and appears to retain edge-molded casings and early or original six-over-six sash behind modern triple-track storms. The original paneled, large-light main door appears to survive as well.

The house is sited at a shallow setback on its just-over-quarter-acre lot facing west toward School Street. The front garden is planted with ground cover and foundation plantings in a raised embankment. An asphalt drive runs along the left side of the house connecting to a side-gabled carriage house depicted as early as 1884, but may be original to the property. This early, rare surviving outbuilding is roughly sheathed in vertical planks with patches that indicate rot repair and a loft door centered over the main carriage way.

HISTORICAL NARRATIVE

The Phillips House, 1853-1856, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In July of 1853 a ¾ acre residential lot with 57 feet of frontage on School Street just north of its intersection with Vine was acquired by Henry L Phillips, housewright, from Benjamin Tappan of Manchester, yeoman, for consideration of $300. By 1856 the Walling town map depicted a building in this general location labeled “H.L. Phillips.” Grantor Tappan (1793-1876) resided elsewhere in Manchester. The 1860 agricultural schedule of the federal census listed a 14-acre farm worth $5,000. This property produced corn, potatoes and hay, as well as a modest amount of orchard products. A late account of the Tappan

family suggested that generations of the family resided at 26 Bridge Street (MAN.14), but a 14-acre farm in this location was not likely.[1]

Grantee Henry Lee Phillips (1823-1892) was a native of Lynn. Period census returns, when combined with abutters identified on period maps, place him at the subject location by 1860. Phillips was married twice: first to Mary Francis Dennis and second to Anna Giles (1841-1932), a daughter of Matthew and Harriet Giles of Manchester. There is no record of any offspring. According to his obituary Phillips, with FAP Kilham, formed the partnership of Phillips & Kilham, the first building contracting firm in Manchester. The firm was attributed with residences for Richard Henry Dana, Robert B Forbes, Benjamin Boardman and a building at 'the cove' (Kettle Cove) for T Jefferson Coolidge.[2]

As early as 1860 census returns identified two households at this location, suggesting the house may have been purpose-built to house two families. In 1860 Phillips' tenants were the family of Henry Elwell (born ca 1821), including his wife, Lizzie A, and one son, William H. According to research by Robert Booth, Elwell (1821-1903) participated in the Brook Farm experiment of the early 1840s and contemplated joining the California Gold Rush in 1849. In 1870 and 1880 Phillips' tenants were carpenter Joseph P Murray, a possible employee, and his wife, Mary E (both born ca 1837). After Henry Phillips' 1892 death his widow, Anna, continued to reside here for the rest of her life. In 1900 through 1920 her tenants were the family of cabinet maker Alfred (?) Goldsmith (born 1837), wife Harriet (born 1834) son George (born 1868), a hardware salesman, and daughter Harriet (born 1870), a school teacher. A decade later Harriet Goldsmith was identified as a niece of Anna Phillips, confirming the two families were related; George W Goldsmith acted as her executor. In 1930 shoe machine pattern maker Joseph N Lipman and his wife, Eiza, paid $15 rent.[3]

Subsequent owners included Janet S Height (1936-1953). Since then the property has undergone transfers every decade.[4] The building is currently classified under zoning as a three-family residence.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

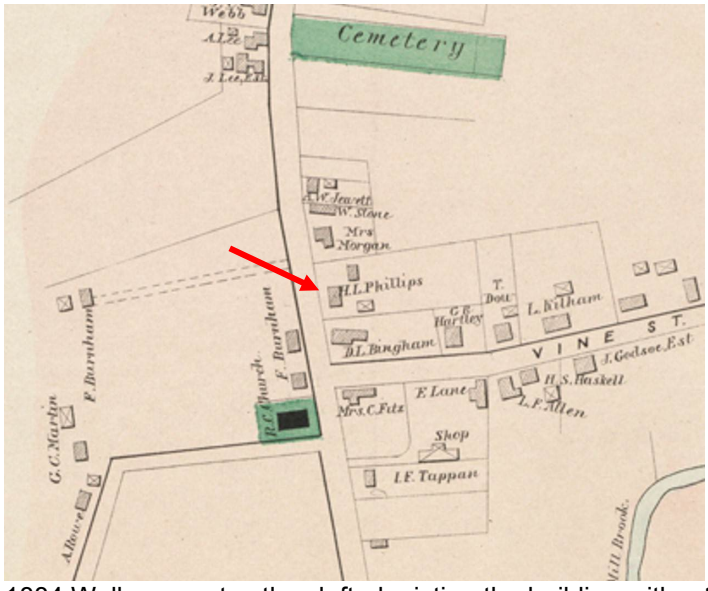
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

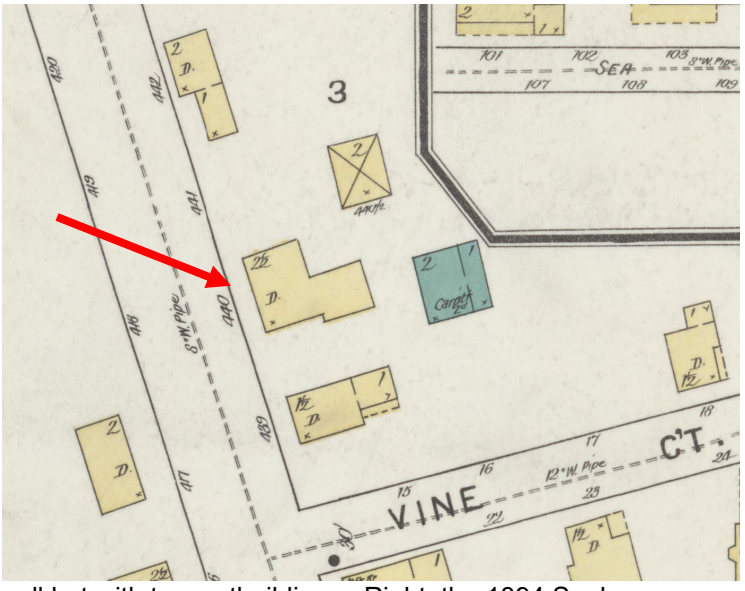
Robert Booth, Histories of Individual Properties, archival collection, Manchester-by-the-Sea Museum.

[1] ECSRD 481:214 (1853); Ancestry.com: birth, marriage, death; 1850-1870 Federal Census, inclusive; 1860 Federal Census, non-population schedule: agriculture; *Manchester Cricket*, Jun. 22, 1990, pp. 1&12, "The Great Big Energetic Tappan Family."
[2] Ancestry.com: vital records, birth, marriage, death; *Cricket*, Nov. 5, 1892, p. 8, obituary.
[3] Ancestry.com: vital records, birth, marriage, death; 1860-1930 Federal Census.
[4] ECSRD 3088:598 (1936); 4005:539 (1953); 4990:302 (1962); 5099:327 (1963); 6236:405 (1976); 6527:774-776 (1978); 22087:232 (2003).

Continuation sheet 2

1856 Walling town map showing the initial depiction of a house labeled “HL Phillips” indicated by a red arrow. North is up.





1884 Walker county atlas, left, depicting the building without an ell but with two outbuildings. Right: the 1894 Sanborn map depicting the ell, carriage house, and second outbuilding labeled “carptr,” (carpentry shop), two stories with a single-story rear shed. The map’s legend identifies the green color as “specials,” or specialized use. By 1909 the carpentry shop had been removed.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Henry L and Anna A (Giles) Phillips House at 63 School Street, 1853-1856, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
42 0 11	Marblehead North		MAN.232 MAN.233 MAN.234

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 64 School Street

Historic Name: Frederick Burnham Farmstead, barn and carriage house

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: prior to 1856

Source: maps, deeds

Style/Form: Late Federal/ gable block with ell

Architect/Builder: unknown

Exterior Material:

Foundation: brick and stone

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: Detached barn converted to residential use and detached early elaborate vehicular storage building.

Major Alterations *(with dates)*: Dormers, single window opening, canted bay added, late-19th – early 20th century.

Condition: good

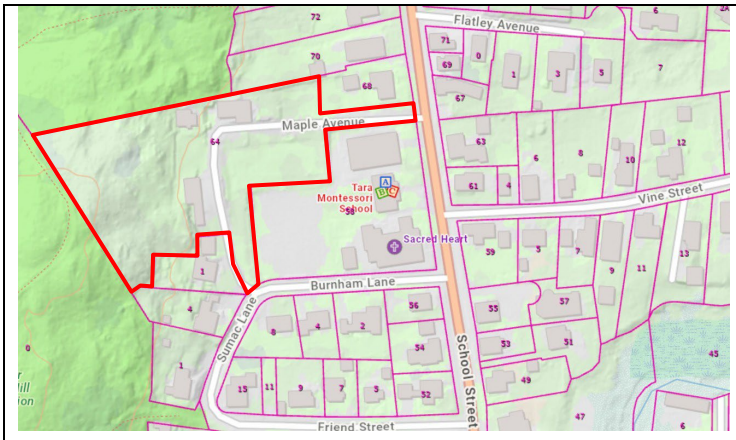
Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 2.53 acres

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Burnham Farmstead, built prior to 1856, likely shortly after 1846, is a typical example of early 19th century domestic architecture associated with large agricultural operations. It is a large two-and-a-half-story, five-bay, double-pile building under a high side-gable roof with a prominent center entrance. Although generic regarding its articulation, such houses are generally associated with Federal fashions of the late-18th through early 19th centuries. The building is expanded by an enclosed entrance porch, two large dormers on the front slope that likely date to the late-19th century, and a large, full-height rear ell. The building is lit by standard window openings arranged in a regular and symmetrical pattern across the front; the side openings, clustered toward the front and rear, suggest a two-room-deep arrangement. Dimensions of 36 feet wide by 25 feet deep with a 32-foot-deep by 25-foot-wide ell likely accommodate up to ten reception and work spaces on each level. A large chimney centered on the building, a feature generally associated with the 18th century but carried on well into the 19th, suggests a lobby entrance; circulation connecting the many potential interior spaces is not clear.

The building's finishes, including wood clapboard siding, boxed, molded cornice with eave returns, and molded rake boards are characteristic of its period. The elaborate entrance porch with sidelights, enclosed pediment, and paneled side walls, combined with the full-arched window above, may be Colonial Revival-period alterations. Six-over-six wood sash in edge-molded casings may be original.

The house is sited at a deep setback on the west side of School Street facing east on an evidently man-made earthen embankment surrounded by boarder plantings. Its originally broad, open frontage on School is now occupied by Sacred Heart Church (MAN.I) and a private house at 68 School (MAN.236). Although evidently a fraction of its historically 213 acres, the broad, open expanse of front lawn punctuated by mature trees retains its agrarian feeling. The property is accessed by a long, straight drive, Maple Avenue, which terminates at the south side of the house and veers south, terminating at a large, gable-front garage with a wing detached from the main house at a distance. A large, two-story, gabled outbuilding survives directly behind the main house. Originally a barn, it has evidently been remodeled into a guest house. Both of these elaborate outbuildings were depicted as early as 1884 and appear to retain considerable original building fabric.

HISTORICAL NARRATIVE

The main house of the Burnham farmstead was built prior to 1856 and likely, based on form and appearance, during the second quarter of the 19th century. Indexes to the Essex County South Registry of Deeds demonstrate that Frederick Burnham (1818-1885) began acquiring land on the "Road to Essex" in "the Plains" section of Manchester beginning in ca 1846. During the following four decades, through a large number of transactions, he consolidated a large holding, eventually amounting to approximately 213 acres by 1880. According to the 1880 agricultural census this large farm, with only 20 acres actively improved, was valued at $16,000 and produced mainly milk, eggs, barley and apples. Period maps demonstrate the Burnham holdings extended to the east side of School Street where the Lincoln Street area now lies (MAN.H), extending eastward into the current site of the Manchester Essex Regional Middle and High schools and Manchester Water Works Pumping Station at 40 Lincoln Street (MAN.223).[1]

A sampling of indexes between 1880 and 1905 suggests the estate was inherited and then consolidated by multiple heirs in several waves, including Burnham's son and namesake (1855-1921). By 1899 the subject property had come under the control of Burnham's daughter, Esther Pulsifer, the wife of coal and lumber merchant James K Pulsifer (1852-1929). It was inherited by Esther Pulsifer's daughter, Bertha Alden Hoare (born ca 1883), married to William Warrick Hoare (1882-1961) in 1906. William W Hoare was a son of William Hoare (1848-1922) who, with Oliver T Roberts, established the prominent local contracting firm of Roberts & Hoare, where the younger Hoare spent his entire career, taking over after his father's death. "The firm of Roberts & Hoare built a large percentage of the homes of the Summer colony in Manchester and more distant points along the shore and established a reputation second to none for first-class dependable work and to say that a house was a

[1] Ancestry.com: 1880 Federal Census non-population schedule for agriculture.

Roberts & Hoare built house was a guarantee that it was of the best workmanship and materials that could be produced."[2] After their 1906 marriage, William W and Bertha A Hoare resided at this property with Bertha's parents and continued to reside here for the rest of their lives.[3]

In 1963 Ruth Hoare sold the property with a description that matches its current configuration to Gordon College, reserving a life estate "in the granted premises." Five years later in 1968, however, the property was conveyed back to Ruth Hoare. She again sold, to the current owner of record, a private party, in 1969.

BIBLIOGRAPHY and/or REFERENCES

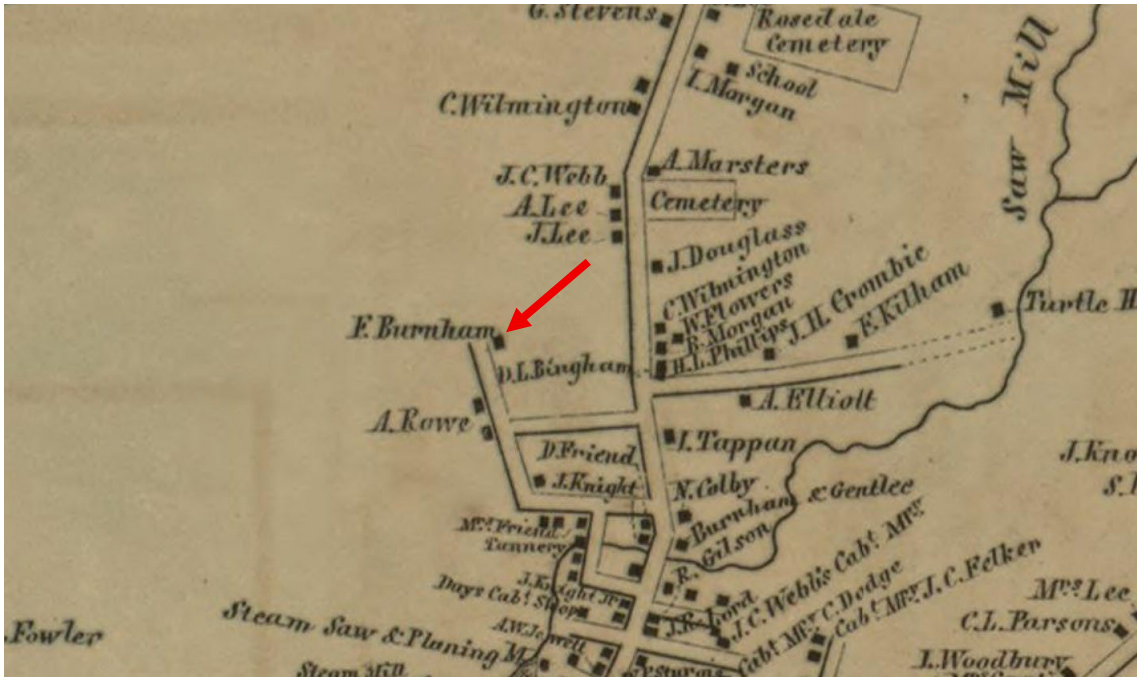
Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

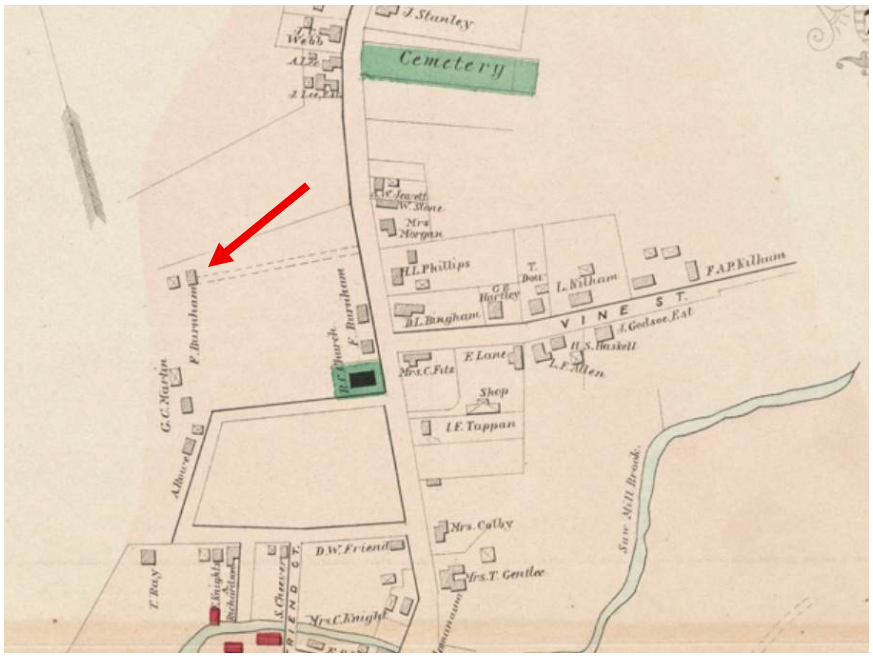
Town Records of Manchester, 1636-1736 (Salem Press, 1889).



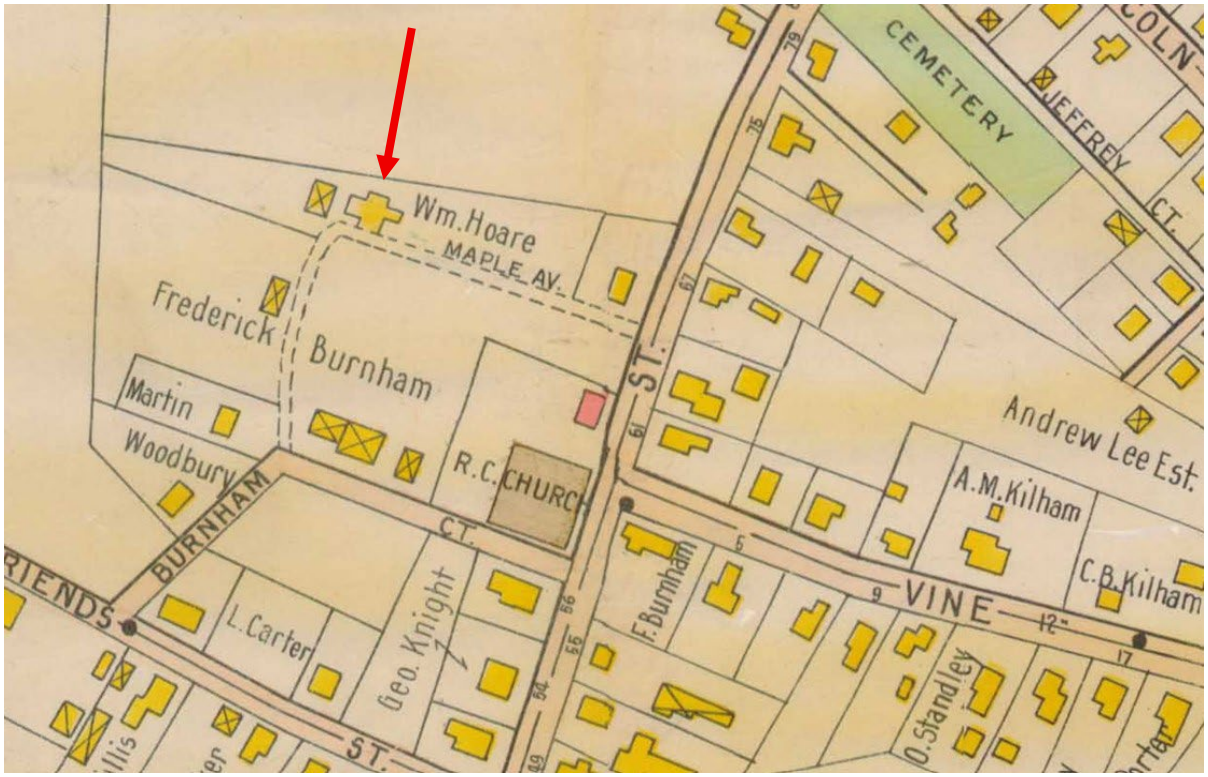
1856 Walling town map showing the initial depiction of the Burnham farmhouse indicated by a red arrow labeled "F. Burnham." North is up.

[2] Ibid, Apr. 10, 1936, p. 1; see also Jul. 27, 1990, p. 1, Stephen Roberts Holt, "The Roberts Family In Manchester;" Apr. 9, 1922, p. 1, obituary, Oliver Taylor Roberts; Aug. 5, 1922, p. 1, obituary, William Hoare. Research connected with a private house history for 146 Bridge Street, the John L Thorndike House, 1894, designed by Andrews, Jaques & Rantoul, completed by the Manchester-By-The-Sea Museum in February of 2025, identified its builder as Roberts & Hoare.

[3] Ancestry.com: vital records, birth, marriage; 1880, 1910 Federal Census; 1880 Federal Census non-population schedule for agriculture; US WWI and WWII Draft Registration Cards; *Manchester Cricket*, Aug. 18, 1961, p. 1&5, obituary, William Warrick Hoare.



1884 Walker county atlas depicting the farmhouse labeled “F. Burnham” with two outbuildings.



1919 Yeager-Kinge Co county atlas depicting the property in the ownership of “Wm. Hoare” and “Frederick Burnham.” The two large barns centered on the southeast quadrant of the property behind the “R.C. Church” are not extant.

Main house with rear outbuilding, a converted small barn.

Second garage with wing south of the main house.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Frederick Burnham Farmstead, barn and carriage house at 64 School Street, built prior to 1856 and 1884, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

This property may also be eligible for individual listing as a well-preserved example of late-Federal agricultural-related architecture with outbuildings and for its association with prominent local farmers and real estate developers, father and son Frederick Burnham, and a third generation associated with the prominent regional building firm of Roberts & Hoare.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
42 0 12	Marblehead North		MAN.236

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 68 School Street

Historic Name: Bertha E and Gustav A Knoerr House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1914

Source: deeds, maps

Style/Form: Colonial Revival and Craftsman/ center entry colonial

Architect/Builder: builder likely William W Hoare/ Roberts & Hoare

Exterior Material:

Foundation: stone

Wall/Trim: stucco/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: Possible side porch enclosure, recent decades.

Condition: excellent

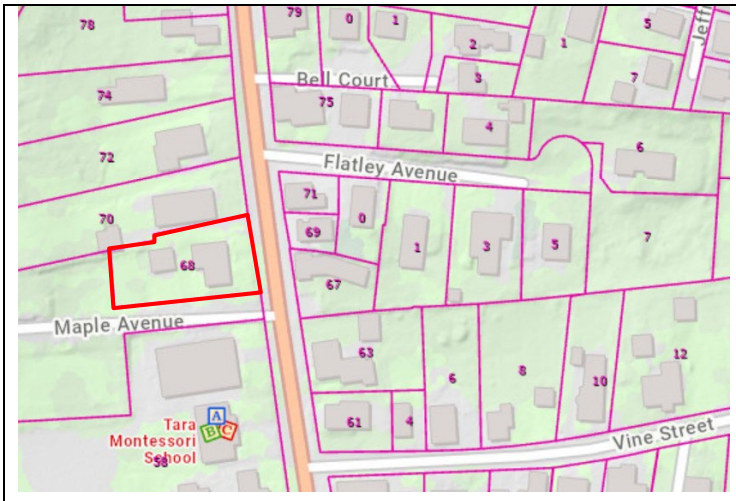
Moved: no ☒ yes ☐ **Date:**

Acreage: 0.28 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Knoerr House, ca 1914, is an exceptionally well-preserved example of the colonial center-entry type, characterized by a symmetrical three-bay façade of two stories under a hip or gable roof, as is the case here. This example exhibits a rich blend of Colonial Revival and Craftsman articulation. The rectangular gabled box is expanded by an open entrance porch, on the left (south) by a single-story side porch, possibly originally open and with a flat roof that may have had a balustrade, to the rear with a shallow bump-out and rear porch, and at the third level by a single broad gabled dormer centered on the front roof slope. Overall dimensions of 38 by 25 feet likely accommodate a center-hall plan opening into three to four rooms. Houses of this class often had a large front-to-back living room to one side, likely on the left adjacent to the side porch and centered on a fireplace indicated by a chimney against the rear elevation on this side.

The 1921 Sanborn map, reproduced below, depicts a wood-frame building labeled “plastered,” suggesting the smooth stucco coating is original. The house appears to retain considerable original building fabric. Deep open soffits are supported by exposed decorative plate and purlin ends in the side gables. The dormer likewise has exposed rafter tails, plates and ridge pole. The main focus of decoration is the open entrance porch, which is supported by heavy beams with molded ends resting on Tuscan columns and square pilasters where it meets the façade. The gabled porch roof with eave returns has an open elliptical arch filling its pediment. The fenestration pattern, housing original six-over-six sash in edge-molded casings, is regular and symmetrical. The entrance is flanked by broader tri-part openings with standard sash and narrower flankers that suggest Palladian windows.

The house is sited at a deeper setback than many of its older neighbors to the south behind a low stone wall. A pillared gate is aligned with the low wood stoop of the entrance porch. Landscaping included open lawn, foundation and boarder plantings along the north and south sides. A detached, two-bay, side-gabled garage with matching finishes is oriented south toward Maple Avenue centered in the rear garden. This garage, not depicted as late as 1941, may be recent.

HISTORICAL NARRATIVE

The Knoerr House, ca 1914, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The subject property was subdivided in 1914 from a much larger agricultural tract owned by two generations of the Burnham family, both named Frederick, whose large holdings extended to both sides of School Street during the second half of the 19th century. Frederick Burnham, Sr (1818-1885) and Frederick Burnham, Jr (1855-1921), “one of Manchester’s best known citizens and a life long resident…served the town as highway commissioner for ten years and in various other capacities,” both actively farmed here.[1] According to the 1880 agricultural census this large farm of 213 acres but with only 20 acres actively improved, was valued at $16,000 and produced mainly milk, eggs, barley and apples. Burnham, Jr, with his sister, Esther, and brother-in-law, coal and wood merchant James K Pulsifer, undertook real estate development of their shared property flanking School Street beginning in ca 1895 (see MAN.H, Lincoln Street area, where these activities are discussed in greater detail). Esther Burnham Pulsifer’s daughter, Bertha Alden Pulsifer (born ca 1883), married local carpenter and builder William Warrick Hoare (1882-1961) in 1906. William W Hoare was a son of William Hoare (1848-1922) who, with Oliver T Roberts, established the prominent local contracting firm of Roberts & Hoare, where the younger Hoare spent his entire career, taking over after his

[1] *Manchester Cricket*, Dec. 31, 1921, p. 5, obituary; see also *Boston Daily Globe*, Dec. 27, 1921, p. 4, obituary.

father's death. "The firm of Roberts & Hoare built a large percentage of the homes of the Summer colony in Manchester and more distant points along the shore and established a reputation second to none for first-class dependable work and to say that a house was a Roberts & Hoare built house was a guarantee that it was of the best workmanship and materials that could be produced."[2] After their 1906 marriage, William W and Bertha A Hoare resided at the Burnham farmstead at 64 School Street with Bertha's parents Esther and James Pulsifer and continued to reside for the rest of their lives (MAN.232).[3]

In April of 1914 William W Hoare sold a residential lot fronting School Street at its northwest corner with Maple Avenue to Bertha E Knoerr (1880-1972), the wife of Gustave A Knoerr. Consideration was not specified. That October Bertha Knoerr gave a mortgage of $6,000 to the Manchester Trust Company. Although the deeds did not include buildings in the description, circumstances suggest the house may likely have been built by Roberts & Hoare. Gustave Albert Knoerr (1874-1943), born in New York, was a son of piano maker Albrecht and Maria Knoerr, both natives of Baden, Germany. Gustave Knoerr worked as an electrician and electrical contractor on his own account and operated out of 4 School Street throughout the 1920s and 1930s. The Knoerr's household included, initially, Bertha's mother, Mary C Hoty(?) and one daughter, Dorris M (born ca 1902), who later married Charles Clark and resided in Morristown, NJ.[4]

In 1945 Bertha Knoerr sold the property. Between 1945 and 1955 it underwent frequent changes of ownership, but between 1955 and 2000 it was owned by Stanley Falconer, who acquired additional land to the rear of the main parcel from abutter Vira Delehunt in 1959. Plans reproduced below depict this sequence of events. Falconer (1923-2016) was a native of Dobbs Ferry, NY, educated at MIT, having served in World War II in the Naval Reserve. He became an electrical engineer and worked for Sylvania in Waltham designing radar and missile systems. He resided at the subject house with his parents. "During his years in Manchester Stanley was a quiet supporter of the First Baptist Church…In particular, he was a regular visitor to many nursing homes. He was self-effacing in speech, in dress, and in everything he did."[5] Between 2000 and 2009 the owners were W Pearce and Phoebe D Coues, between 2009 and 2017 Donald D and Robyn M Seitzinger, and between 2017 and 2022 Sheilagh Mylott, who sold to the current owners of record.[6]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[2] Ibid, Apr. 10, 1936, p. 1; see also Jul. 27, 1990, p. 1, Stephen Roberts Holt, "The Roberts Family In Manchester;" Apr. 9, 1922, p. 1, obituary, Oliver Taylor Roberts; Aug. 5, 1922, p. 1, obituary, William Hoare. Research connected with a private house history for 146 Bridge Street, the John L Thorndike House, 1894, designed by Andrews, Jaques & Rantoul, completed by the Manchester-By-The-Sea Museum in February of 2025, identified its builder as Roberts & Hoare.

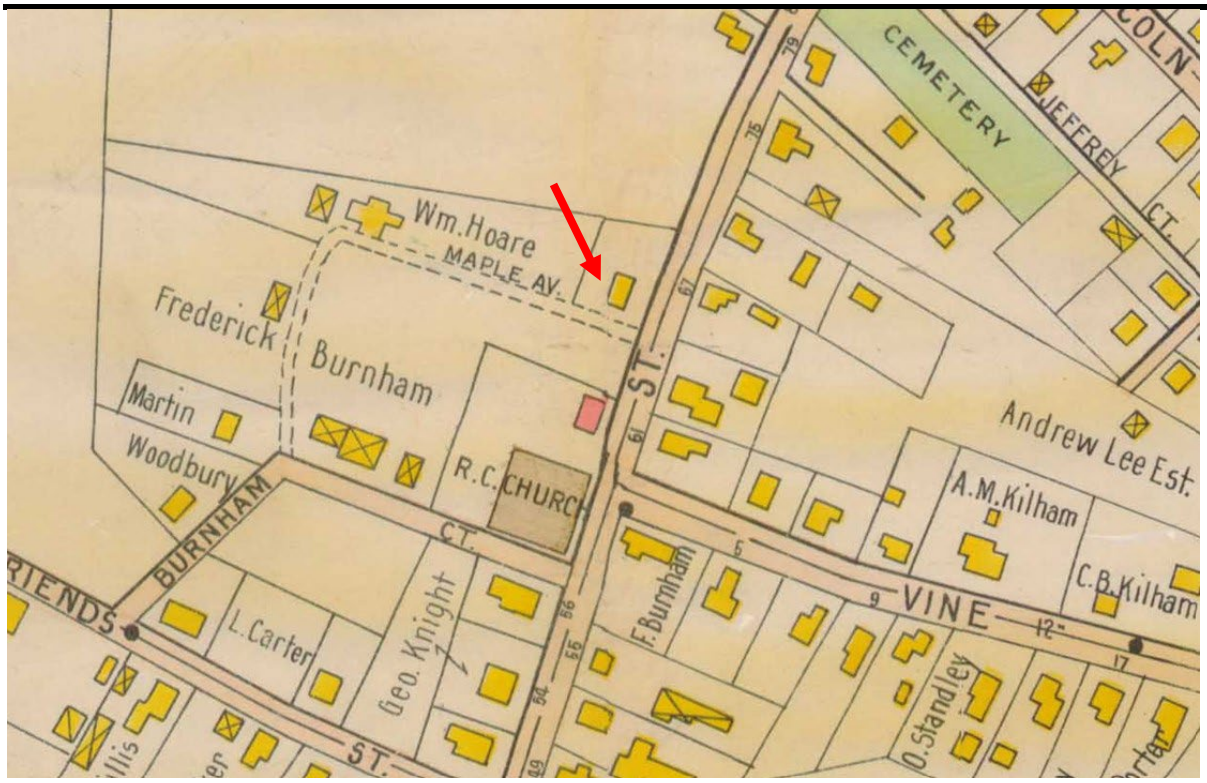
[3] Ancestry.com: vital records, birth, marriage; 1880, 1910 Federal Census; 1880 Federal Census non-population schedule for agriculture; US WWI and WWII Draft Registration Cards; *Manchester Cricket*, Aug. 18, 1961, p. 1&5, obituary, William Warrick Hoare.

[4] ECSRD 2254:425 (1914); 2276:283 (1914, mortgage deed); 2745:229 (1927, mortgage deed for an additional $1,500); 3024:575 (1935, possession by Manchester Trust Company); 3038:353 (1935, records a partial release; this instrument appears to record a refinancing of the debt so that the Knoerrs could retain ownership of the property); Ancestry.com: US World War I Draft Registration Card; Mason membership card; 1880, 1920 through 1940 Federal Census, inclusive (these returns valued the house at $15,000 in 1930 and $8,000 in 1940, reflecting the impact of the Great Depression); 1933 town directory (Beverly); *Cricket*, Jan. 28, 1972, p. 3, obituary, Mrs. Bertha E. Knoerr.

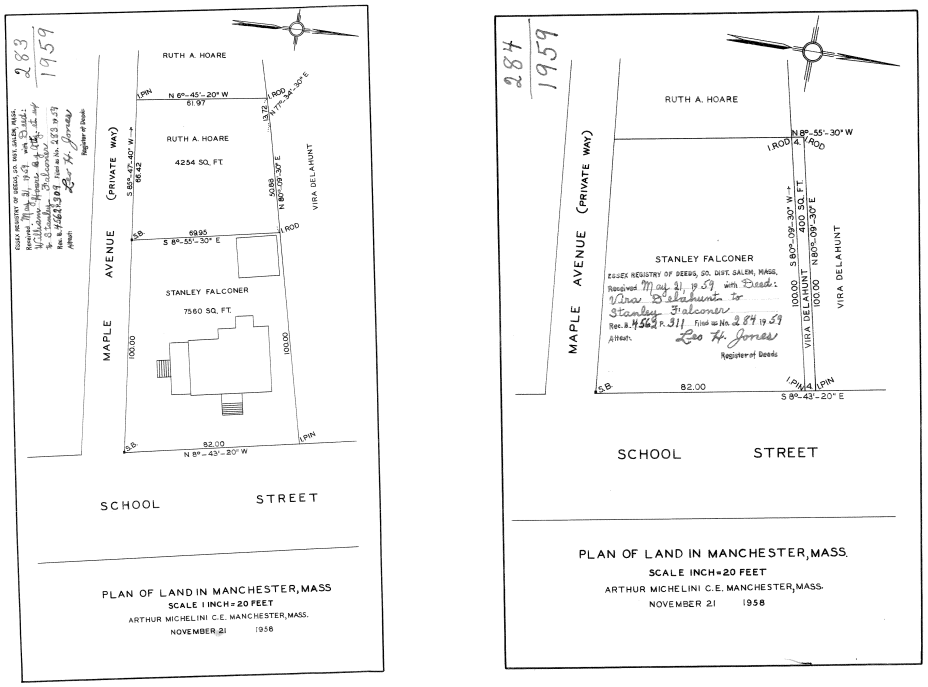
[5] *Cricket*, Sep. 16, 2016, p. 3, obituary, Stanley Falconer.

[6] ECSRD 3435:392 (1945); 3574:125 (1947); 3833:425 (1951); 4210:400 (1955); 4562:311 (1959, acquisition of rear parcel); 16288:374 (2000); 24306:178 (2000); 28331:87 (2009); 36077:192 (2017); 40938:560 (2022).

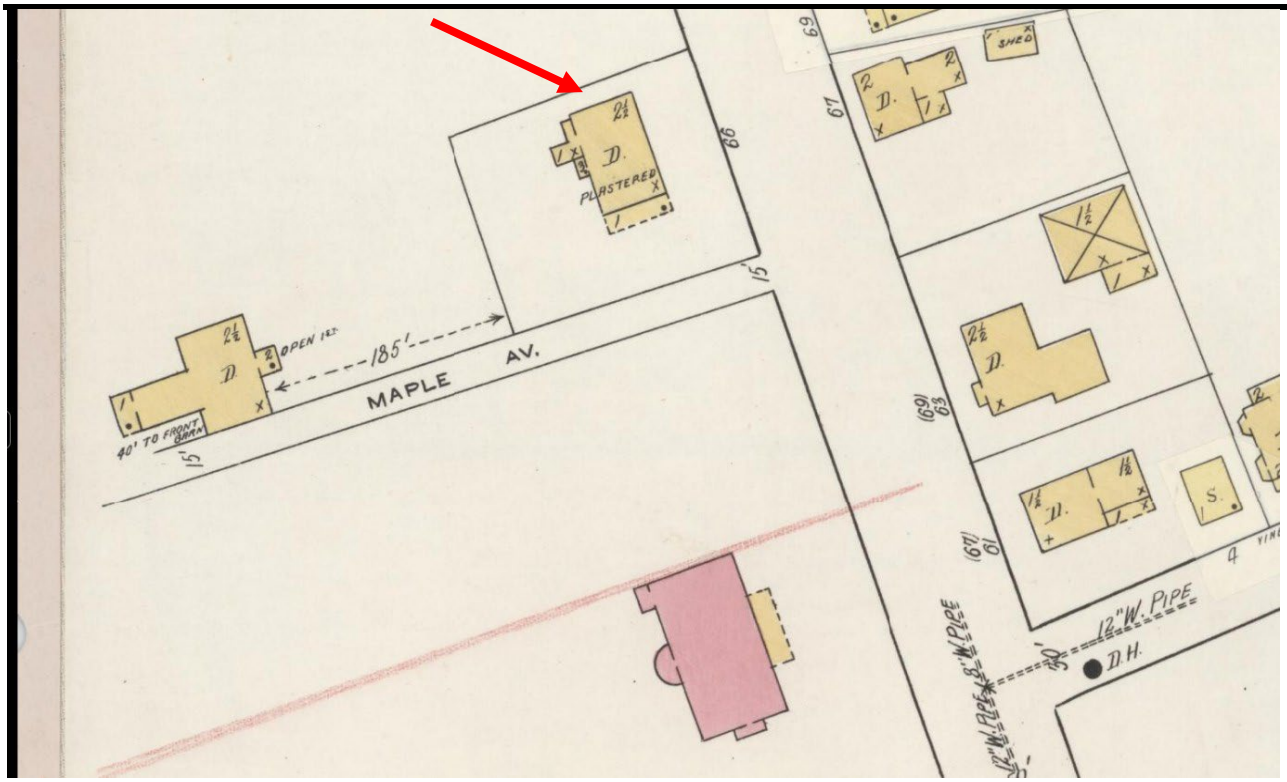
Continuation sheet 2



1919 Yeager-Kinge Co county atlas showing the initial depiction of the Knoerr House indicated by a red arrow. North is up.



ECSRD Plan 283 of 1959, left, and 284 of 1959, right, depicting the enlargement of the property through purchases by Stanley Falconer of 4,254 square feet from Ruth A Hoare and 400 square feet from Vera Delahunt.



1941 Sanborn map depicting the house labeled “plastered.” The lack of entrance porch is likely an inaccuracy.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Bertha E and Gustav A Knoerr House at 68 School Street, built ca 1914, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 35	Marblehead North		MAN.237

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 69 School Street

Historic Name: Mary C and Ivory P Fears House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1928

Source: deeds, maps

Style/Form: Craftsman/ bungalow

Architect/Builder: unknown

Exterior Material:

Foundation: poured concrete

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Porch enclosure and sash replacement, recent decades.

Condition: fair

Moved: no ☐ yes ☐ **Date:**

Acreage: 0.05 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Fears House, built ca 1928, is an example of the bungalow type in a style that reflects a mainly Craftsman aesthetic but with a mix of classicism. The origins of the bungalow are not clear but are thought to have emerged from the colonial experiences of northern Europeans during the 19th century, when native dwellings were adopted by colonizers in Southeast Asia and brought back to the homeland.[1] The type also became popular in North America by the turn of the 20th century and is generally associated with the Craftsman style movement, as is the case here. This example is massed under a moderately pitched side-gable roof that descends, with a break along the front plate, to cover an engaged full front porch. This kind of generous liminal space combined with a low, ground-hugging profile are characteristics of the bungalow form. Like many New England examples of the style, this one accommodates a nearly full second story expanded by large shed dormers on both the front and rear slopes. Dimensions of 22 feet wide by 27 feet deep, with the 7-foot-deep porch, likely provide space for a foursquare or Progressive Era plan, but the porch enclosure, with a central door, obscures the main entry sequence, making speculation on a possible interior plan challenging.[2]

Although the porch has been enclosed with sliding picture windows and the sash was replaced, likely during the late 20th century or recent decades, the house retains abundant original building fabric. It is sheathed entirely in wood shingles with deep reveals, a device that conveys rusticity and informality. The porch, decorated by exposed rafter tails, is supported by Tuscan columns resting on a solid shingled parapet. Edge molded casings and molded rake boards also survive. All of these features are associated with the Craftsman style movement except for the porch columns, whose classicism was generically popular during this period.

The house is centered on its minimal lot at the crest of an embankment retained by a low stone wall of recent vintage across the frontage. Granite steps connect to a wood stoop centered on the porch. Front garden landscaping includes open lawn, ground cover, foundation, and specimen plantings. There does not appear to be off-street parking.

HISTORICAL NARRATIVE

The Fears House, ca 1928, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

This house was likely constructed after a larger property filling the southeast corner of School and Flatley Avenue was subdivided in 1928 by heirs of Alhanan Babcock, who had owned the larger property since 1901 (see 71 School Street, MAN.238). Both the grantor and grantee in this conveyance were children of Alhanan Babcock: his son John F Babcock and daughter Mary C Fears (born ca 1901), the wife of Ivory Prescott Fears (1899-1947). Ivory Fears, a native of Rockport, worked as a bank clerk in Boston between ca 1917 and 1933 at the Old Colony Trust Co at 17 Court Street and later, by the early 1940s, for the First National Bank of Boston. General coverage in the *Manchester Cricket* indicated he was active in both the Knights of Columbus and Companions of the Forests of America, for both organizations serving as secretary. Mary Fears, later

[1] Clay Lancaster, *The American Bungalow, 1880-1930* (Dover, 1985) ch. 1.
[2] A foursquare plan is defined by its name: four equally proportioned spaces, a popular design during the first quarter of the 20th century (see Lincoln Street area MAN.H). Progressive Era plans as defined by Thomas C Hubka in *Houses Without Names* (University of Tennessee Press, 2013) p. 57, which he calls Bungalow Plans, defined by two ranks of rooms with public spaces on one side and bedrooms and bath on the other. This house likely uses a foursquare plan with bedrooms separated on the second level.

known as Mary C Cutler, the widow of Wallace Cutler, resided here until selling the property in 1980. The Fears household included one son, Russell P Fears. The subsequent owner was Ethel Febiger Hall, who sold to the current owners of record in 2010.[3]

BIBLIOGRAPHY and/or REFERENCES

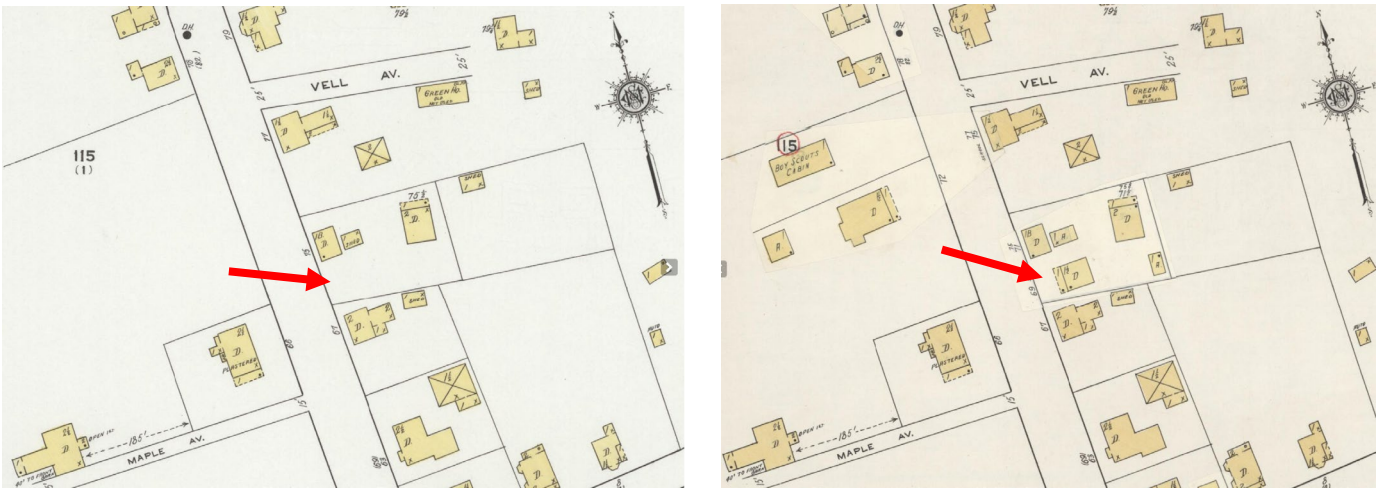
Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

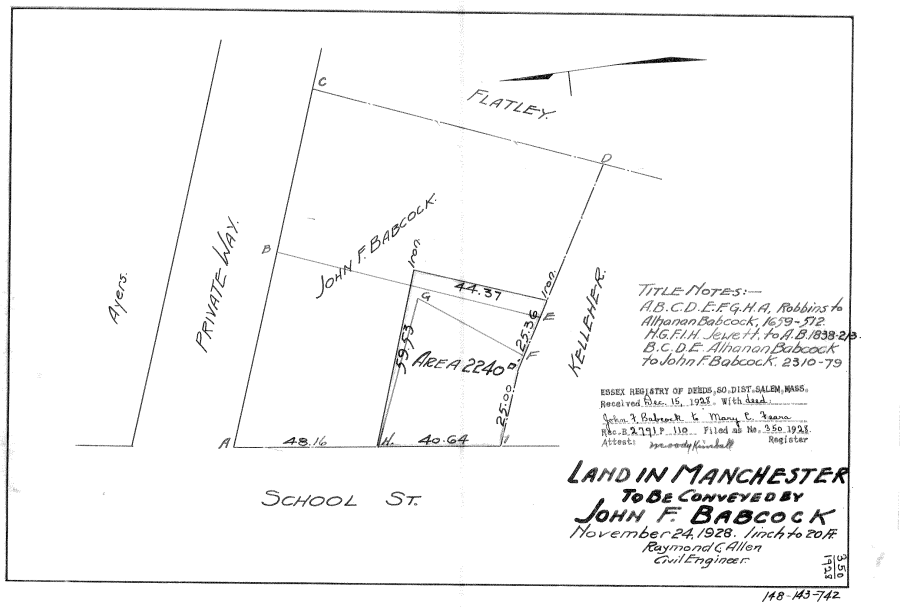
Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).



1921 and 1941 Sanborn maps, left and right, depicting the property and the addition of the subject house by the later date indicated by red arrows.

[3] ECSRD 1659:512 (1901); 2310:79 (1913); 2791:110 (1928); 6719:306 (1980); 26310:186 (2006); 30120:534 (2010); Ancestry.com: US World War I and World War II Draft Registration Cards; 1930 Federal Census; 1933 town directory (Beverly); *Manchester Cricket*, Mar. 14, 1947, p. 12, obituary.



ECSRD Plan 2791:110 (1928) depicting the subdivision of the Fears lot from the Babcock lot. North is left.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Mary C and Ivory P Fears House at 69 School Street, built ca 1928, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 34	Marblehead North		MAN.238

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 71 School Street

Historic Name: Charles and Sally Morgan Willmonton House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1820

Source: deeds, maps

Style/Form: no style/ cape

Architect/Builder: unknown

Exterior Material:

Foundation: stone and brick

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Evident multiple layers of change and renewal.

Condition: fair

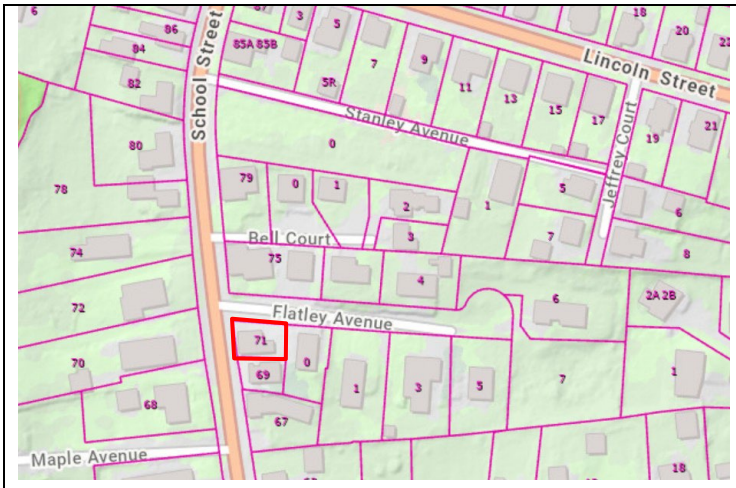
Moved: no ☒ yes ☐ **Date:**

Acreage: 0.07 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Likely built as early as ca 1818 after a building lot in this location was acquired by the initial owner and occupant of the house, mariner Charles Willmonton, the Willmonton House is an example of a minimal dwelling known as a Cape Cod Cottage. Commonly massed in a three-to-five bay, double-pile plan of a full single story under a steep side-gable roof (variants include gambrels and bows), Capes were the most common house form during the 18th through early 19th centuries in New England, though few period examples survive. This example is a variant that displays massing commonly associated with the Federal period, with a single-pile depth. The rear expansion is, according to Sanborn maps reproduced below, a recent addition. With dimensions of 28 feet wide by 18 feet deep within the main gabled body, this example likely originally enclosed two main rooms separated by circulation or a central chimney bay, though there is currently no chimney stack present. Placed into a steep embankment that rises toward the rear, the house is currently entered through a stone and brick cellar off-center to the left (north) in a three-bay pattern. A shed-roofed ell across the back of the building is 12 feet deep, providing space for one or two additional rooms. A rear porch not visible from a public way expands the rear-right corner.

Although the entry and other opening patterns appear to have been altered, the house retains renewed wood clapboard siding and trim, including plain water table and corner boards and molded rake boards. Casings, with recent two-over-two sash, are unembellished. The main entrance is sheltered by a stoutly bracketed open-gabled door hood that appears to be a reproduction in a Craftsman aesthetic.

The house is sited almost directly on the frontage, which is wrapped in a dry-laid stone wall around the north side yard that appears to have considerable age. A newer planter retains a planting bed in front of the right two bays of the façade. The side yard is landscaped in open lawn, and an asphalt drive off Flatley Avenue fills the northeast corner of the lot, where a garden shed of recent vintage is located. It is tempting to speculate that this building, based on its appearance and siting, served as a commercial or work space originally, but circumstantial evidence supports its use as a dwelling as early as the 1830s based on census returns.

HISTORICAL NARRATIVE

The Willmonton House, ca 1820, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Based on general appearance this diminutive cottage dwelling was likely built ca 1818 shortly after a quarter-acre lot in this location with 43 feet of frontage was acquired by mariner and fisherman Charles Willmonton (aka Wimbleton, Wilmington, Willmanton) from John Knight, trader, for $100.[1] Buildings were not included in the description and the consideration suggests an unimproved condition. Subsequent deeds present a complex history of inheritance and shared and consolidated ownership by heirs over a long period. Willmonton (1780-1857) was a native of Somerset, England, naturalized as a US citizen in 1840. He was married to Manchester native Sally Morgan (1776-1860). The 1850 Federal Census, based on a comparison of neighbors to the 1856 Walling map of Manchester, demonstrate Willmonton resided in this location, at the time age 70 with the occupation mariner, with Sally, age 73. Earlier census returns from 1830 and 1840 identified one and later two generations named Charles Willmonton in close proximity, but the location of these households is not certain. Willmonton’s probate

[1] ECSRD 246:176 (1818)

identified heirs that included his widow, Sally, and children Charles, Samuel, Jacob, Thomas, Mary E Stone, Lydia Morse, and the legal representatives of Sally Morgan, a daughter, deceased. The will listed assets of $788 in real estate and $1,890 in personal property, which was listed in an inventory.[2]

In 1859 Isreal Morgan, widower of Sally Willmonton Morgan, acting as guardian to his children, listed as heirs to their grandfather Charles Willmonton, conveyed his share of this property, described as 1/7th part of a ¼ -acre lot with a dwelling house thereon, to Mary E and William Stone, his in-laws.[3] The Morgan family resided at 67 School Street (MAN.235) and the history of both properties suggests multiple generations of the Willmonton and Morgan families intermarried. William Stone (1806-1892), cabinet maker, married Mary E 'Wilmington,' aka Willmonton, another heir to the property, in 1838. The 1870-1880 Federal Census, when compared to abutters listed on period maps, demonstrates the Stone family resided here. Three children were listed in the 1850 census, when Stone and his wife resided in the household of his brother-in-law Benjamin Morgan next door at 67 School.[4] Deeds demonstrate that the ownership of this house was divided by 1855, possibly when another heir, Charles Willmonton (1806-1893), a son and namesake of the original owner and also a mariner ("one of Manchester's old time skippers"), sold "a certain lot of land with the half of a dwelling house" to tanner Isaac Parsons for $15. A decade later Isaac Parsons sold his interest in the property to teamster John James Parsons for $80. This interest was subsequently acquired by William Stone in 1877, which again evidently consolidated the property under single ownership.[5]

In 1901 the property was acquired by Alhanan Babcock from Thomas A Robbins. It is not clear how Robbins acquired the property; both he and his wife, Mary G Robbins, were natives of Canada, he a carpenter, residing elsewhere in Manchester. Alhanan Babcock (1844-1924), married to Mary Adelaide Crombie (1851-1898), worked as a tin peddler at the time of his marriage but later as an undertaker and superintendent of cemeteries. The family resided at 60 Pleasant Street throughout their period of ownership, suggesting it was held in the nature of an investment and rented to tenants or used as a work space. His children, John F Babcock and Mary C (Babcock) Fears (born ca 1901), evidently inherited the property, which was conveyed to Mary Fears in 1928. At this time the property was subdivided and Mary Fears and her husband, Ivory P Fears (1899-1947), a clerk with the Old Colony Trust Company and later First National Bank of Boston, built a house for themselves at 69 School Street (MAN.237) and rented this house to Abby F Lee, age 85, no occupation, for $10 per month. An heir, Russell P Fears, sold the subject property to the current owners of record in 1986.[6]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

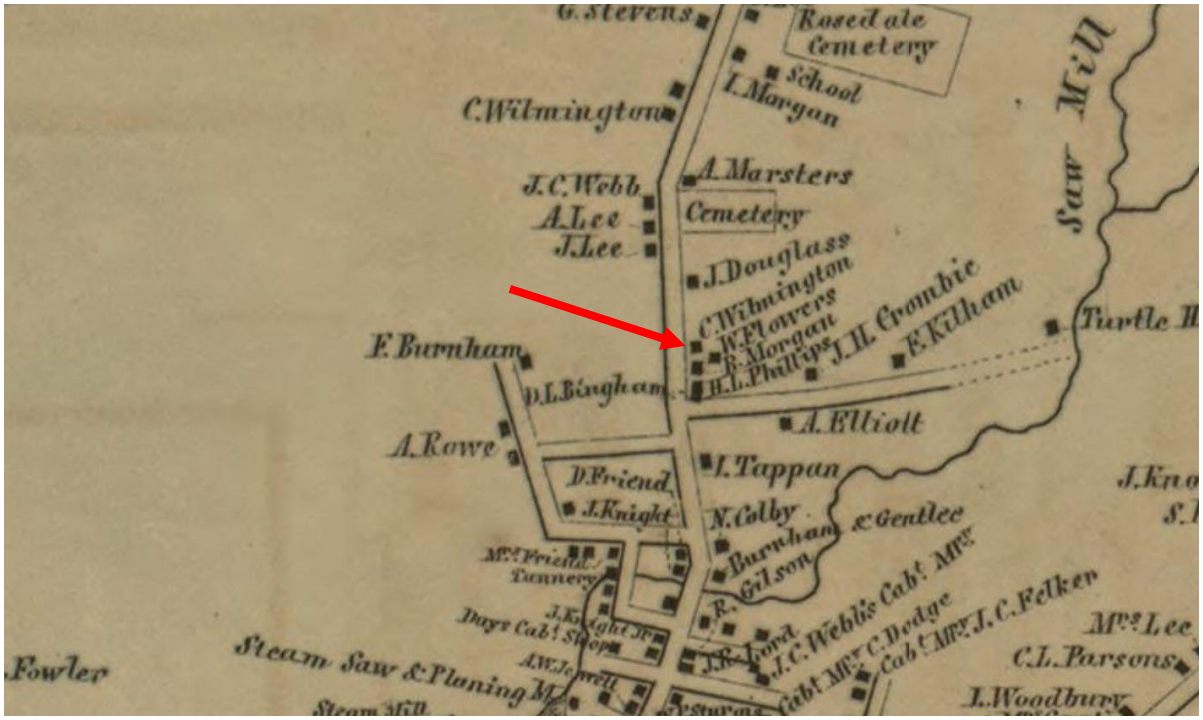
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

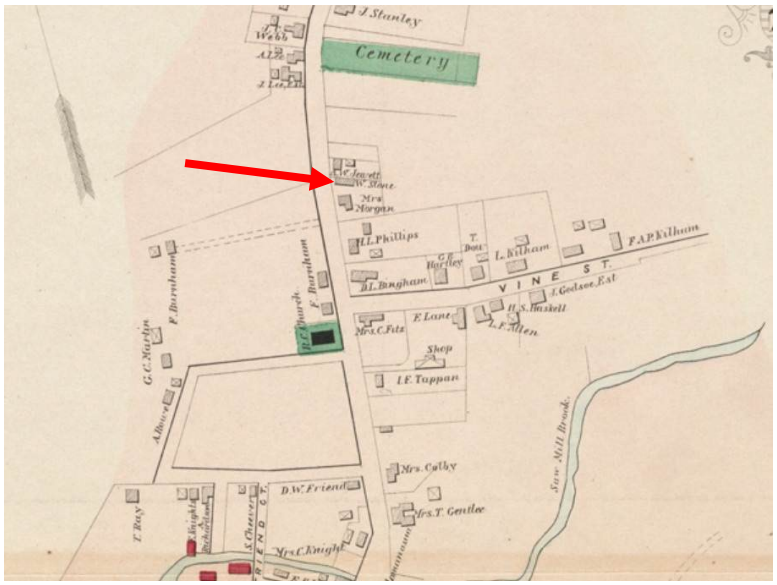
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[2] Ancestry.com: Mass US Wills and Probate Records https://www.ancestry.com/search/collections/9069/records/3308095.
[3] ECSRD 672:145 (1859).
[4] Ancestry.com: vital records, birth, marriage; Death Certificate, daughter Mary E Stone Morgan (married to Lewis Morgan, a son of Benjamin Morgan, see MAN.235).
[5] ECSRD 657:78 (1855); 657:79 (1863); 722:36 (1867); 986:224 (1877). The 1867 and 1877 deeds identify intervening owners: Aaron L Danforth, jobber, and Henry L Phillips, carpenter. The quotation comes from the *Manchester Cricket*, Mar. 29, 1908, p. 5, "What Was Happening in Manchester Fifteen Years Ago."
[6] ECSRD 1659:512 (1901); 2310:79 (1913, Alhanan Babcock to John F Babcock); 2791:110 (1928); 6719:435 (1980, Mary C Babcock Fears Cutler to Russell P Fears); 8212:383 (1986); regarding Robbins: Ancestry.com: 1900 Federal Census; regarding Babcock: Ancestry.com: vital records, marriage; 1900-1930 Federal Census, inclusive; 1902 town directory (Gloucester); US WWI and WWII Draft Registration Cards.

Continuation sheet 2



1856 Walling map of Manchester depicting the subject building in the ownership of "C. Wilmington" indicated by a red arrow. North is up.



Left: 1884 Walker county atlas depicting the building in the ownership of "W. Stone," with a large rear extension; Right: 1899 Stadly regional atlas, labeled "Robbins." North is upper left.

Sanborn maps: 1899, left, and 1904, right, depicting other dwellings on the site that have disappeared. In both images the building is labeled "D" for dwelling, two stories, "BR 1st" (brick first story).

1909, 1921 and 1941 maps showing reconfigurations of outbuildings at the site and the construction of "Vell," now Bell Court. In 1909 the four outbuildings are labeled "sheds." In 1921 the single outbuilding closer to the house is labeled "shed" and in 1941 "A" for auto. In all three images the main building is labeled "1B:" one story with basement.

North side elevation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Charles and Sally Morgan Willmonton House at 71 School Street, built ca 1820, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 94	Marblehead North		MAN.239

Photograph

Locus Map

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 72 School Street

Historic Name: Beryl R and Cornelius M MacDonald House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1931

Source: deeds, maps

Style/Form: Craftsman/ bungalow

Architect/Builder: unknown

Exterior Material:

Foundation: rusticated concrete block

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Porch enclosure and sash replacement, solar array installation, recent decades.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.47 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The MacDonald House, likely built shortly after the property's acquisition by its namesakes in 1930, is an example of the bungalow type in a Craftsman idiom. The origins of the bungalow are not clear but are thought to have emerged from the colonial experiences of northern Europeans during the 19th century, when native dwellings were adopted by colonizers in Southeast Asia and brought back to the homeland.[1] The type also became popular in North America by the turn of the 20th century and is generally associated with the Craftsman style movement, as is the case here. This example is massed under a moderately pitched side-gable roof that descends, with a break along the front plate, to cover an engaged full front porch. This kind of generous liminal space combined with a low, ground-hugging profile are characteristics of the bungalow form. Like many New England examples of the style, this one accommodates a smaller second story expanded by a large shed dormer on the front slope. The building is expanded by a small gabled wing that extends from and wraps the left- (south) rear corner. Generous dimensions of 30 feet wide by 40 feet deep suggest a "Progressive Era" or "Bungalow" plan characterized by two ranks of rooms; living, dining and kitchen on one side and bedrooms and bath on the other. An alternative, as may be the case here, is a central or side entrance (location obscured by the porch enclosure) opening into a full-width living room with dining, kitchen and bedrooms toward the rear.

Despite minor alterations that include a porch enclosure and sash replacement, this example retains character-defining trim, including exposed rafter tails. The porch is supported by Tuscan columns resting on a solid parapet with scuppers. Diamond-paned "piano" windows light what is likely a full-width living room also indicated by an outboard chimney at the left end. Elsewhere paired and single windows are filled with six-over-six reproduction sash. Another striking Craftsman feature is the foundation of rusticated concrete blocks, a new material introduced at the time this house was built.

The house is sited at a deep setback on its narrow, deep, nearly half-acre lot. Landscaping includes open lawn, foundation, and border plantings along the frontage. A mature deciduous tree is centered on the left half of the front garden. A narrow asphalt drive leads along the south side of the property toward the rear. A detached garage is depicted on the 1941 Sanborn and current assessor's maps but is barely visible from the public way.

HISTORICAL NARRATIVE

The MacDonald House, built in 1930, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The subject property was assembled through two purchases of land from heirs of the Lee family in 1930. The grantors were heirs of Andrew Lee II (1829-1896), including his widow, Abby, and children Mary E Blaisdell, the wife of George W Blaisdell, Sarah E Crombie, the wife of Enoch Crombie, and Emma F Prest, the wife of Robert Prest, Jr. A history of this originally larger agricultural property is included with 78 School Street (MAN.241). The grantee was Beryl R (Heath) MacDonald (born ca 1893), the wife of Cornelius M MacDonald (1883-1950), who married in 1915. Beryl Heath, a native of Manchester, was a daughter of Edward and Carrie L (Sanborn) Heath. Cornelius MacDonald was a native of Guysborough, Nova Scotia, and spent his career at Standley Garage, which was located at the corner of Union and Summer streets during the early 20th century, as an auto mechanic and later as assistant manager. Standley's garage, according to directory advertisements, was, in addition

[1] Clay Lancaster, *The American Bungalow, 1880-1930* (Dover, 1985) ch. 1.

to a facility for automobile storage, supplies, and repairs, a dealership for Ford products. The MacDonald household included two daughters, Mildred (born ca 1919) and Phyllis (born ca 1926). After their daughters married the MacDonalds housed a lodger, Priest School teacher Ruth E Dickey (born ca 1904, married George Johnston Williams, born ca 1895, in 1965).[2]

In 1961 Beryl MacDonald's heirs and executors, her daughters Mildred L Andrews and Phyllis K Hawley, sold the property to the current owners of record, two generations of the Lowe family.[3]

BIBLIOGRAPHY and/or REFERENCES

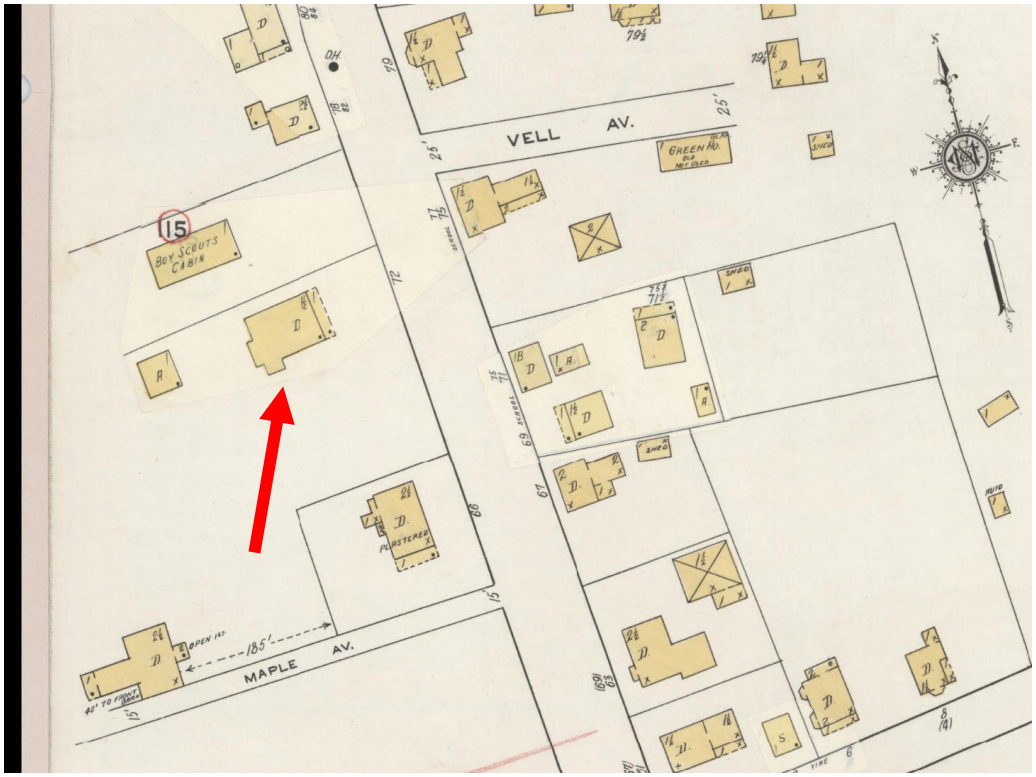
Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).



1941 Sanborn map showing the initial depiction of the property. The garage to the rear may survive but is barely visible from the public way.

[2] ECSRD 1186:269 (1886); 2866:86 (1930); Ancestry.com: vital records, marriage, death; 1933, 1946 town directory (Beverly); 1920, 1940, 1950d Federal Census; Mass US State and Federal Naturalization Records, application; regarding Ruth E Dickey: Ancestry.com: vital records, marriage; 1952, 1955 town directory (Beverly).
[3] ECSRD 4758:242 (1961); 9583:114 (1988); 9583:104 (1988); 15042:280 (1998); 17779:172 (2001); 30160:159 (2011).

View from SE.

View from NE.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Beryl R and Cornelius M MacDonald House at 72 School Street, built ca 1931, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 55	Marblehead North		MAN.240

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 75 School Street

Historic Name: John Douglass House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1853-1856

Source: deeds, maps

Style/Form: Greek Revival/ classical cottage

Architect/Builder: unknown

Exterior Material:

Foundation: stone and granite block

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: Dormers possibly added, late-19th or early 20th century; evident recent comprehensive renovation with sash replacement.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.18 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Douglass House, built between 1853 and 1856, is an example of the classical cottage type, related to and enlarged from the earlier, well-known Cape Cod type. Classical cottages were commonly built during the revival of Grecian architecture during the second quarter of the 19th century. They generally employ knee-wall framing, characterized by a main plate located a half story above the second floor in order to accommodate a deep entablature and expand the upper level, as is the case here. This example is expanded by large hipped wall dormers that interrupt the main cornice of the façade and a full-two-story rear ell centered on the rear elevation. An open porch has been added to the rear-right (south) re-entrant angle. 34-foot-wide by 24-foot-deep dimensions of the main body and 22 by 30-foot-deep ell dimensions suggest a generous 9- or 10-room plan filling both stories.

Despite minor alterations, the Douglass House retains considerable original building fabric. This includes, most prominently, a trabeated main entrance framed by a deep entablature and cornice supported by pilasters with molded capitals and lit by full sidelights. The main cornice with a deep entablature and overhang with eave returns is supported by proportionately stouter pilasters at the corners. Both features are characteristic of the Greek Revival style. The body is covered in renewed wood clapboards. Although the sash has been replaced by two-over-two configurations, heavily edge-molded casings and a circular-lit original door survive.

The house is sited near the frontage on its minimal residential lot landscaped in open lawn, mature foundation plantings, and border plantings along the south side bound. The narrow frontage is filled by a double-loaded stoop descending to either side. A broad asphalt drive accessed off Flatley Avenue leads to a detached, front-gabled, story-and-a-half, two-bay garage of recent vintage with a habitable loft.

HISTORICAL NARRATIVE

The Douglass House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as “The Plains.” The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In 1853 “a certain piece of land for a house lot” was acquired by mariner John Douglass of Philadelphia from yeoman John Lee for $275 with 66 feet of frontage on the east side of School Street. Grantor John Lee (1813-1841) is associated with 78 School Street (MAN.241). Grantee John Douglass (1813-1866) was a native of Maine with the occupation of mariner and master mariner, indicating he was associated with the regional fishery and/ or maritime trade, but further details regarding his career could not be ascertained. By 1856 the house with an ell, labeled “J. Douglass,” was depicted on that year’s Walling town map. He was married to Charlotte Carleton, date unknown, and period census records listed as many as six children born between 1842 and 1857 and one domestic servant, Belgian native Mary Dendorren (born ca 1840). Son Albert Cole Douglass (born ca 1840) served in the Civil War in the Salem Light Infantry Company and later settled in Sacramento, California, where he worked as a paint salesman. Douglass’ probate included a will, listing his wife as sole heir but stipulating she support their two daughters until age 18 or marriage, and that his widow’s death or remarriage would result in the estate going to his children in equal shares and to the support of the daughters. The estate was valued at $5,100 worth of real and personal property. An

inventory identified five rooms including a parlor, sitting room, kitchen, two bedrooms and a cellar, contributing to an understanding of the house's original plan.[1]

In 1866 the property was sold by John Douglass to Alfred W Jewett. Newbury native Alfred Washington Jewett (ca 1816-1886) held the occupation of cabinet maker and cabinet manufacturer in Manchester. He was a son of Thomas Jewett of Georgetown (1776-1866), farmer, who graduated from Harvard College in 1797. Alfred Jewett married Abigail S Sargent in 1837. Genealogical records identified five surviving of a total of six children born between 1839 and 1849. A son, Orin Waite Jewett (1845-1901) was a Harvard-educated physician.[2]

In 1888 the property was acquired by Albert H Crowell from the heirs of Alfred Jewett, including five children and their spouses. Albert Henry Crowell (born Apr. 1850) worked as a house painter. His household included his wife, Lillian (born ca 1860), one daughter (born ca 1899), one servant, and boarder John W Montgomery, age 54, also a painter and presumably an employee.[3]

Crowell sold the property to Edward W Ayers in 1911. Edward Warren Ayers (1866-1932) was a successful retailer of ice with his brothers Frank and George. He resided elsewhere in Manchester at 92 Summer Street with his wife Clara J (Crawford) Hall Ayers (born ca 1872). In 1920 his tenants were two households: grammar school principal Paul Cloves, age 27, his wife, Elizabeth B, age 27, and infant daughter; and grain and hay bookkeeper Arthur E Olson, age 42, his wife, Ada, age 29, and two infant daughters.[4] Between 1949 and 1985 the house was owned by two generations of the Bell family named Gordon S Bell, Sr and Jr. Bell, Sr (1905-1979) worked as a school custodian; Bell, Jr (1930-2018) was a veteran of the Korean War, serving as a survival instructor and staff sergeant. He was employed by Sylvania, ITT and Eaton Corp.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

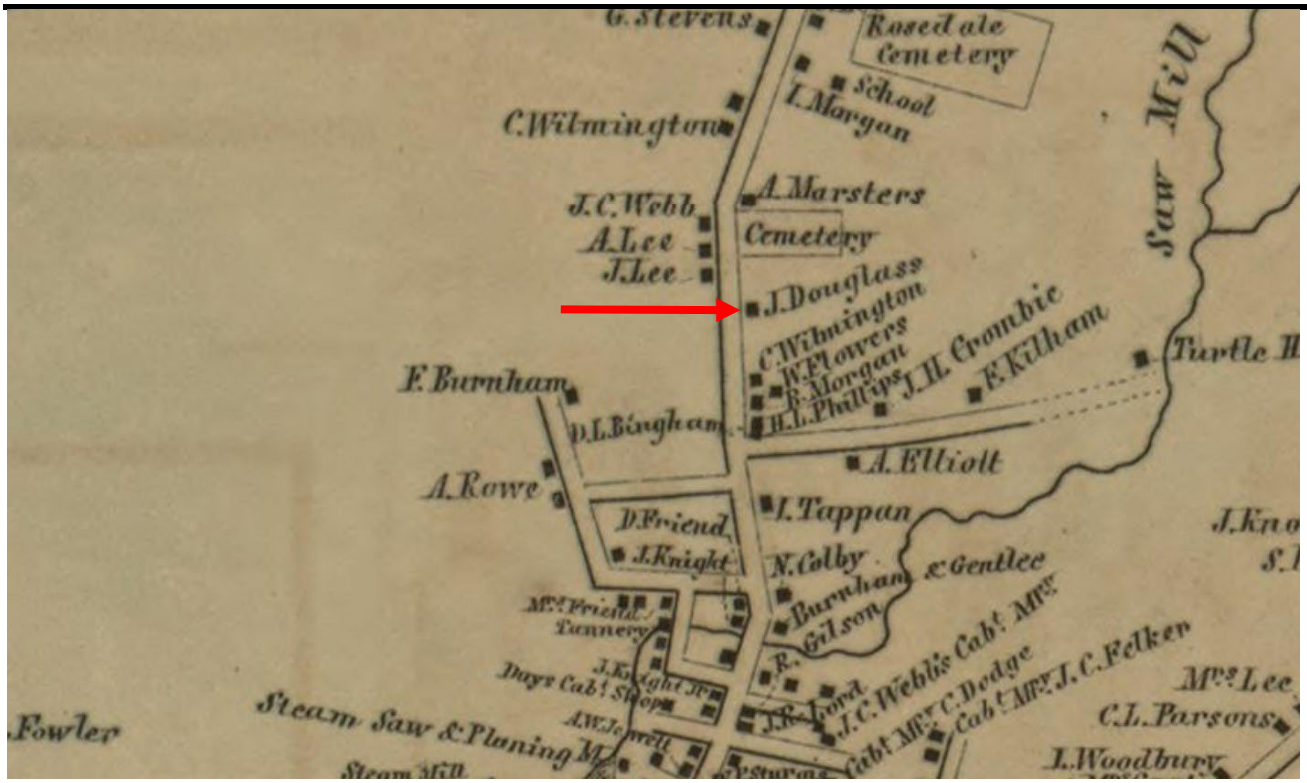
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

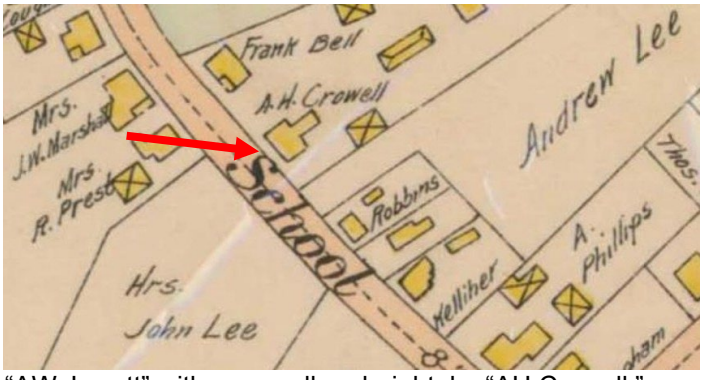
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[1] ECSRD 481:89 (1853); Ancestry.com: vital records, death; 1855, 1865 Massachusetts State Census; 1860 Federal Census; Mass US Probate Records https://www.ancestry.com/search/collections/9069/records/3263373, the will listed, in addition to household goods, personal property worth $4,000 in notes and government bonds; John E. Morris, comp., *The Felt Genealogy, A Record of the Descendants of George Felt of Casco Bay* (Lockwood & Brainard Company, Hartford, CT, 1893) p. 297.
[2] ECSRD 710:195 (1866); Ancestry.com: vital records, death; 1850-1880 Federal Census, inclusive; Frederick Clarke Jewett, *History and Genealogy of the Jewetts of America, Vol. I* (The Grafton Press, 1908) pp. 297 and 522.
[3] ECSRD 1228:384 (1888); Ancestry.com: vital records, birth; 1900, 1930 Federal Census.
[4] ECSRD 2084:108 (1911); Ancestry.com: vital records, birth, marriage; 1920 Federal Census; *Manchester Cricket*, Aug. 12, 1932, p. 5, obituary, Edward W Ayers.
[5] *Manchester Cricket*, Sep. 28, 1979, p. 3, obituary, Gordon S Bell, Sr; May 1, 2018, obituary, Gordon S Bell, Jr.

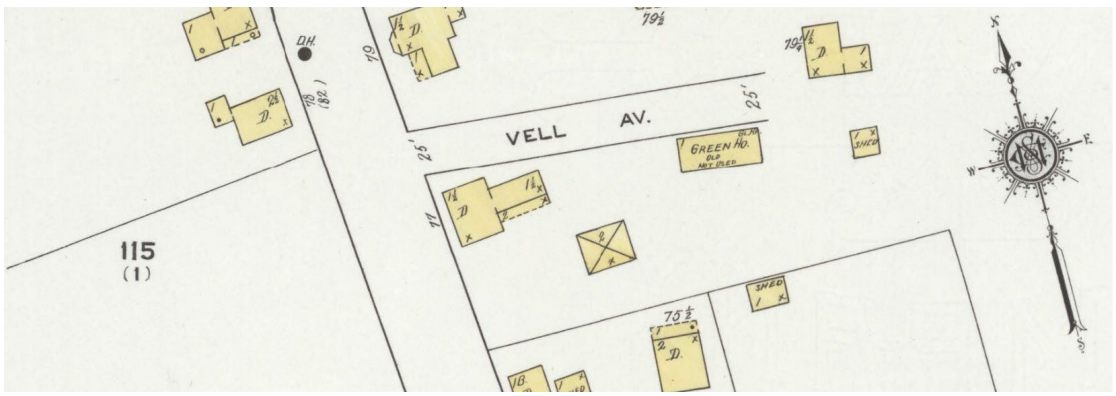
Continuation sheet 2



1856 Walling town map depicting the subject house labeled “J. Douglass” indicated by a red arrow. North is up.



1872 Beers county atlas, left, depicting the house owned by “AW Jewett” with a rear ell and, right, by “AH Crowell.”



1921 Sanborn map providing an accurate footprint with outbuildings (not extant).

View from NW.

View from S.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The John Douglass House at 75 School Street, 1853-1856, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 92	Marblehead North		MAN.241

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 78 School Street

Historic Name: Lee House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 18th century

Source: deeds, genealogy, architecture

Style/Form: Colonial/ New England center chimney house

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: attached garage

Major Alterations *(with dates):* The gambrel "raised" and a second story inserted, 19th century? (See description). Dormers possibly added, late-19th – early 20th century; west wing addition, 20th century.

Condition: Good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.54 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): January 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Lee House, built during the 18th century based on a history of ownership combined with its physical form, is an example of the New England center chimney type, enclosed by two-and-a-half stories under a high gambrel roof. Gambrels were fashionable during this period in the prosperous mercantile ports of the Boston area and elsewhere and reflected a degree of affluence of the builder due to the higher cost of framing this type of roof. This example has an off-center side entrance in the right (east) bay in a three-bay façade and is oriented to one side, facing south rather than toward the north-south highway, School Street, a not uncommon siting for the period and in denser urban ports of the North Shore such as Salem and Marblehead. On this example the large attic made possible by the gambrel is expanded by a pair of shed dormers on the front and a single opposite the chimney on the rear. The proportions of these dormers suggest they are possibly 19th- or 20th-century additions.

The house appears to be framed in three bents, with a narrower entrance bay on the right (east) end of the main façade and a broader bay to the left housing a large room. The location of the chimney, however, is unusual: rather that centered between rooms filling the left side, which at 22 feet may not be deep enough for two spaces, or, more commonly, within the entrance bay beyond a shallow lobby entrance, it appears to be located in its own rear bay centered on a large front room. This location may have resulted from a desire for a wide, deep entrance and stair hall running front-to-back through the house typically found in the highest class of dwelling during this period.

An interior inspection in April of 2025 revealed a distinctive plan. The right- (east) bay entrance opens into a shallow latitudinal hall that fills half the width of the house with a 7-foot depth. A stair runs right-to-left from a lower landing. The hall feeds into a parlor that fills the west half of the house, heated by a fireplace filling a deep bay against the rear (north) elevation. The northeast quadrant of the plan is filled by a dining space that is also heated in its west elevation that vents into the main stack. Visible framing suggests a square-frame structure, but a binding summer runs front-to-back across the parlor between the chimney and front girts; their does not appear to be a horizontal member where the parlor is divided from the dining room. A lowered ceiling in the dining room obscures any structure there. Splayed posts in both the first and second levels of the southeast corner suggests the possibility that the house was expanded from single- to two-stories at some point early in its history. A 1944 account by then-owner Grace M Prest confirms this but does not provide a date. She explains: “Tradition has it, and the interior would bear this out, that in the beginning, it consisted of the present lower floor and the top floor, but at some time the upper floor was raised and the middle floor put in. As the first and third floors are put together with the wooden trenails, showing in all the corners and corner beams, while the second floor does not have them, but does have plastered walls, it is reasonable to think tradition in this case is true.”[1] The roof appears to be framed by principal rafters with collar ties, but much of this structure is covered. Interior finishes include hand-planed paneling at the chimney breasts with later mantel shelves.

The crispness of the house’s finishes suggests ongoing renewal, but the wood clapboard siding and plain trim are consistent with its period of construction. The Greek Revival door surround, consisting of a deep, smooth entablature and thin cornice supported by stout pilasters with molded capitals, is a common mid-third-of-the-19th-century update for houses of this era. The regular and symmetrical window arrangement, with upper-story façade windows against or integrated with the eave and main plate, is also consistent with period design and building techniques. The wood eight-over-eight sash with wood storms appear to have substantial age and are period appropriate.

Barely visible from the public way is a low wing under a low-pitched gable that extends 25 feet to the rear parallel to the main gambrel. This ell overlaps with the main body, where a rear entrance is located. To the right, extending from that side of the ell, is an attached single-bay garage under a perpendicular gable. The west wing, which includes the garage extension to the rear (north) was added by the current owners since 1979. The shallow setback along the frontage and to the front and rear

[1] Research by MHC staff Robin Fordham: Grace M. Prest, “Old Houses,” Ch. 10, Frank L. Floyd, *“Manchester-by-the-Sea”* (Floyd’s News Store, 1945) pp. 98-99. Prest’s description suggests that the gambrel garret was original but “raised,” or suspended on cribbing, and a full second story was inserted between, possibly during the 19th century, but the evidence she provides is inconclusive.

is landscaped with foundation and mature border plantings, with mature trees filling the property on its east side. A narrow asphalt drive leading to the garage is demarcated by a granite hitching post.

HISTORICAL NARRATIVE

The Lee House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

It has been possible to establish a history of ownership for this property to 1857 with a high degree of certainty. This history indicates the property, for many decades described as 4 poles square (1,089 square feet) in earlier deeds, evidently just enough to accommodate its footprint, was expanded somewhat to 4,214 square feet by 1884.[2] Today the property includes "lot C," depicted on a plan recorded in 1923 reproduced below, for a total of just over a half acre. Until 1959 the property was owned by members of the Prest family, who were descendants of the likely original owners, multiple generations of the Lee family, going back as early as the late 17th century.[3]

In 1857 what was almost certainly this property, based on a comparison of census returns and period maps, at the time described as one acre "with all the buildings thereon," was acquired by John Lee (1813-1879) from his brother Andrew Lee (1829-1896), sons of cordwainer (shoemaker) Andrew Lee, Sr (1790-1841) and Fanny (Babcock, 1790-1841). The father's 1841 will left thirds of his estate to son Andrew and daughter Adeliza Tinemouth Lee (1826-1856), whose early death was due to consumption (tuberculosis), the same disease that killed her father. Another third, under the "management" (trust) of John Knight, Sr, was set aside for the benefit of his elder son, laborer and farmer John Lee, and his descendants. After Adeliza Lee's 1856 death her brother, Andrew, conveyed his share of the estate to his older brother, John, as described in this deed. Census records and maps placed Andrew, who worked as a cabinet maker and later a druggist, next door to the north at 80 School (MAN.243).[4]

Genealogical records indicate that Andrew Lee, Sr was a son of John Lee (1761-1818) and a grandson of Downing Lee (born ca 1726).[5] Grantee indexes indicate that members of the Lee family named John were actively acquiring property in Manchester beginning in 1697 and continuing throughout the 18th century. Although descriptions do not generally permit a positive identification of the precise location of the Lee holdings, much of it lay in "The Plains," the period name for the area of south School Street, and that many of the acquisitions were for smaller parcels amounting to a few acres or less, often with "buildings" or "dwellings," suggesting this neighborhood was densely settled very early in Manchester's history. These circumstances support the construction of this house for the Lee family during the 18th century. Grace M Prest asserts the Lee House was "[b]uilt in 1720, for Edward Lee and Hannah Allen, it at some time passed out of the direct family, but later came back into it, and since 1782 has been in our branch, from father to son, and so on down to my mother." Further research may substantiate some of this history. A plaque attached to the east elevation reads "Ezekiel Knowlton, cordwainer and mariner, 1725," but the source of this information is unknown (a private history by Robert Booth for this property has not been located in the Manchester-by-the-Sea Museum collection).

Interior observation took place in April of 2025, and physical evidence generally confirms a second-half-of-the-18th-century provenance (see description).[6] According to the current and previous owners, a closet in the dining room served as a

[2] Deeds dating to the first decade of the 19th century consistently describe a property of "4 rods (or poles) square" traded among members of the Lee family and others, possibly in-laws: ECSRD 175:56 (1804); 230:113 (1822).
[3] ECSRD grantee indexes, 1640-1799, to John Lee.
[4] ECSRD 553:29 (1857); Ancestry.com: vital records, birth, marriage, death; Mass US Wills and Probate Records, Andrew Lee, born 1790; 1850-1870 Federal Census, inclusive.
[5] Ancestry.com: vital records, birth, marriage, death.
[6] A plaque affixed to the School Street-facing side of the house reads "Ezekiel Knowlton House, cordwainer and mariner, 1725." The source of this information may be a deed from Samuel Lee, housewright, to Ezekiel Knowlton, cordwainer (45:199), describing a two-acre property

Continuation sheet 2

hiding place on the Underground Railroad; evidence of a ladder and ceiling trapdoor survive on its interior. Without documentation this aspect of the house's history, like many stops on the Underground Railroad, must remain speculative. The Fugitive Slave Act of 1850 generally discouraged any documentation of these activities.

In 1884, an 86 foot-square lot was acquired by Emma F Prest, the wife of Robert Prest, Jr. The grantors were Andrew Lee II and his wife Abby, Sarah E and Enoch Crombie, Mary E and George W Blaisdell, and Robert Prest, Jr, the sons, daughters and sons-in-law of John Lee (1813-1879) and his wife Sarah E, who had resided in this house since as early as 1850, comparing census records with period maps.[7] Robert Prest, Jr, (born ca 1849), a native of Essex, married Emma F Lee (born ca 1863) in 1879. The 1900 Federal Census placed them in this house based on neighbors compared to the 1899 Stadly regional atlas. Robert Prest worked as a baker at the time of his marriage and as a shoe nailer by 1900. By this time their household included three children born between 1879 and 1886. Son John L Prest (born May 1879) worked as an apprentice baker and daughter Grace M (born May 1881) as a bookkeeper for a grocer. In 1923 Grace M Prest acquired additional acreage to the west from Ada E Marshall, the widow of John W Marshall, totaling 27,119 square feet ("lots B and C"); lot C remains part of the property. These lots can be observed on the 1923 plan reproduced below.[8]

In 1959 granddaughters of Robert and Emma Prest, Ruth A and Dorothy B Prest, sold the property out of the Lee family. For two decades it underwent frequent changes of ownership with the exception of the current owners of record, who have owned it since 1979.[9]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

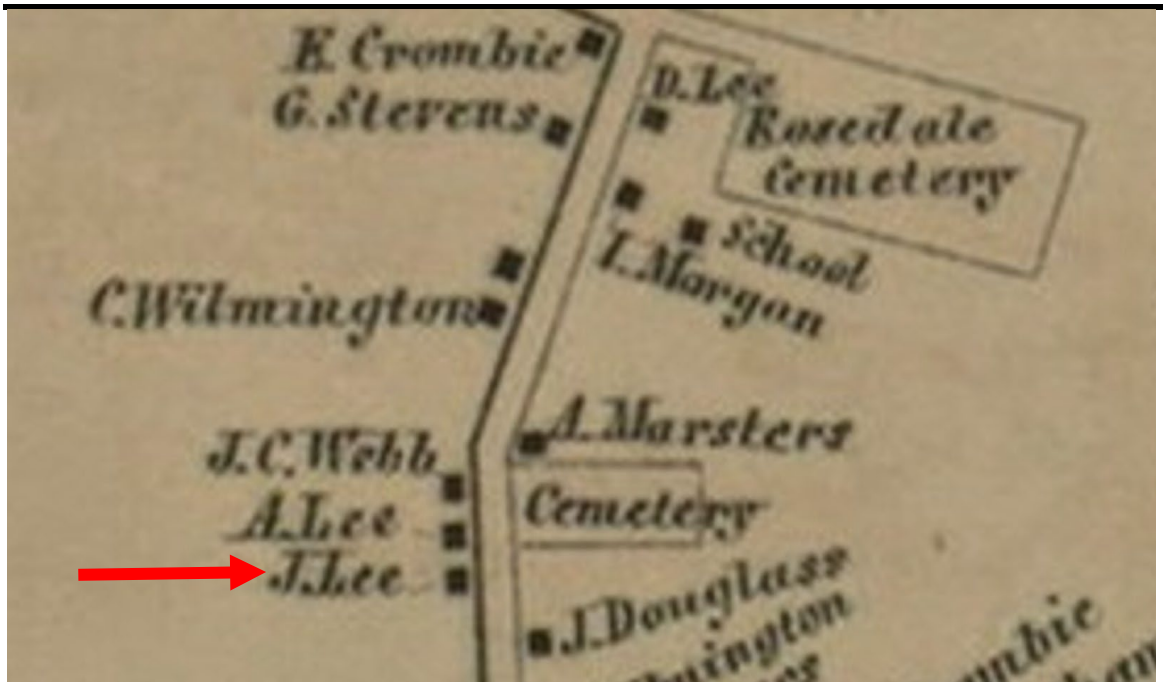
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

"…and a certain dwelling house & orchard standing thereon and half the well on the other side of the way…" It is possible this describes the subject property; the detail of rights to a well opposite the way matches later descriptions, but this deed cannot be definitively linked based on the description.

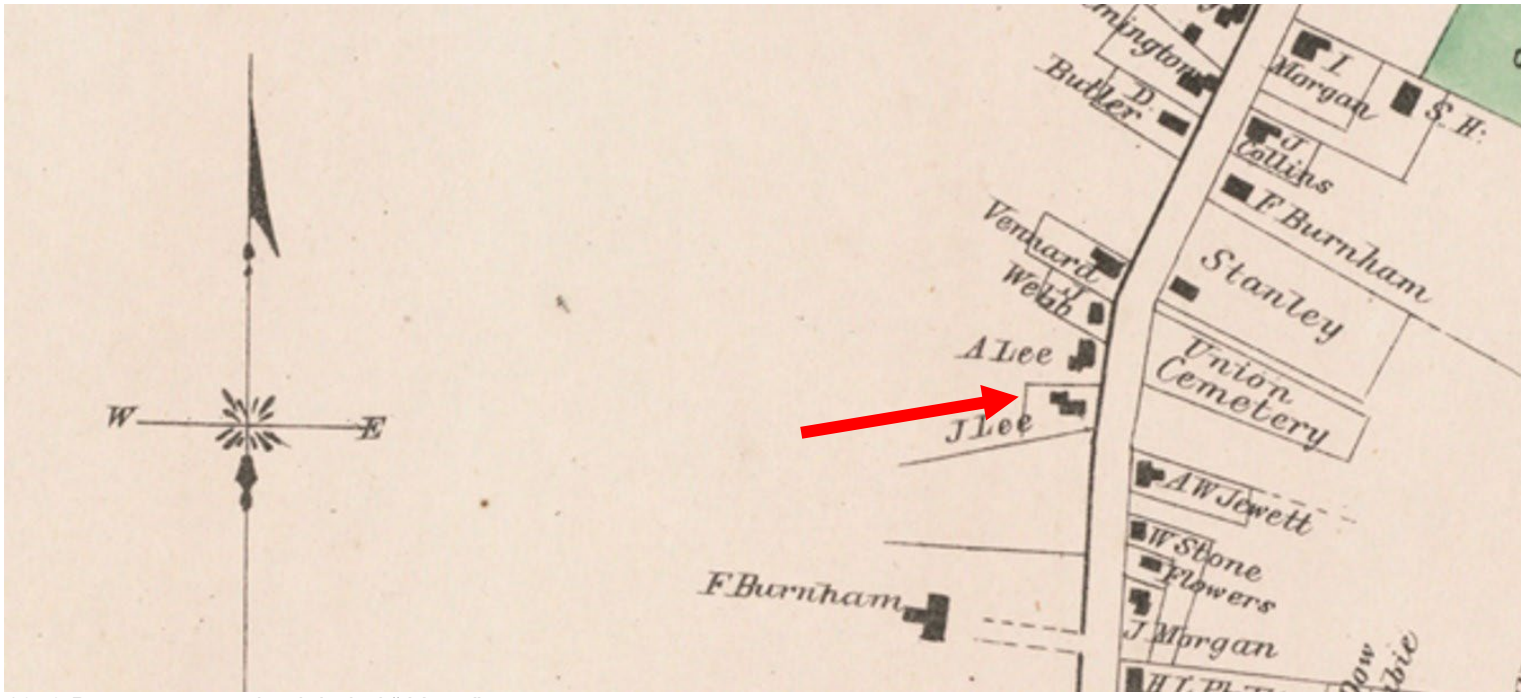
[7] ECSRD 1125:45 (1884).

[8] Ibid, 1850-1900 Federal Census, inclusive (excluding 1890).

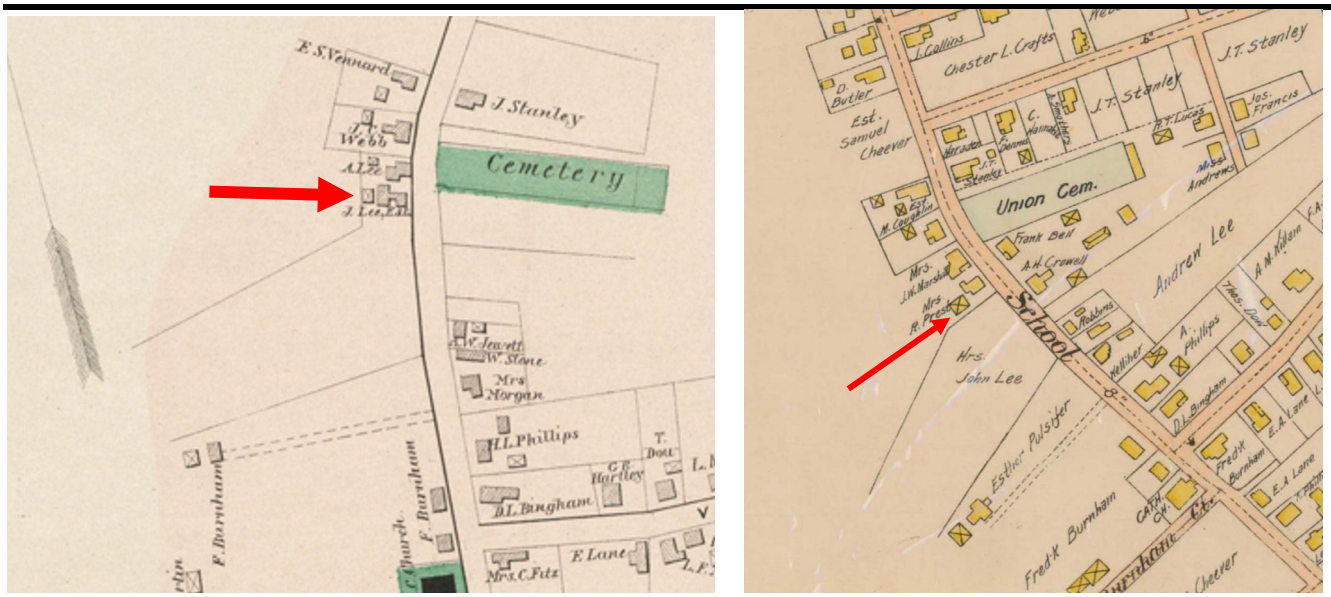
[9] 2580:277 (1923); 3661:28 (1949); 4592:380 (1959); 4686:206 (1960); 5114:492 (1963); 5655:776 (1969); 5702:598 (1970); 6666:397 (1979); 18413:115 (2002); 28461:298 (2009).



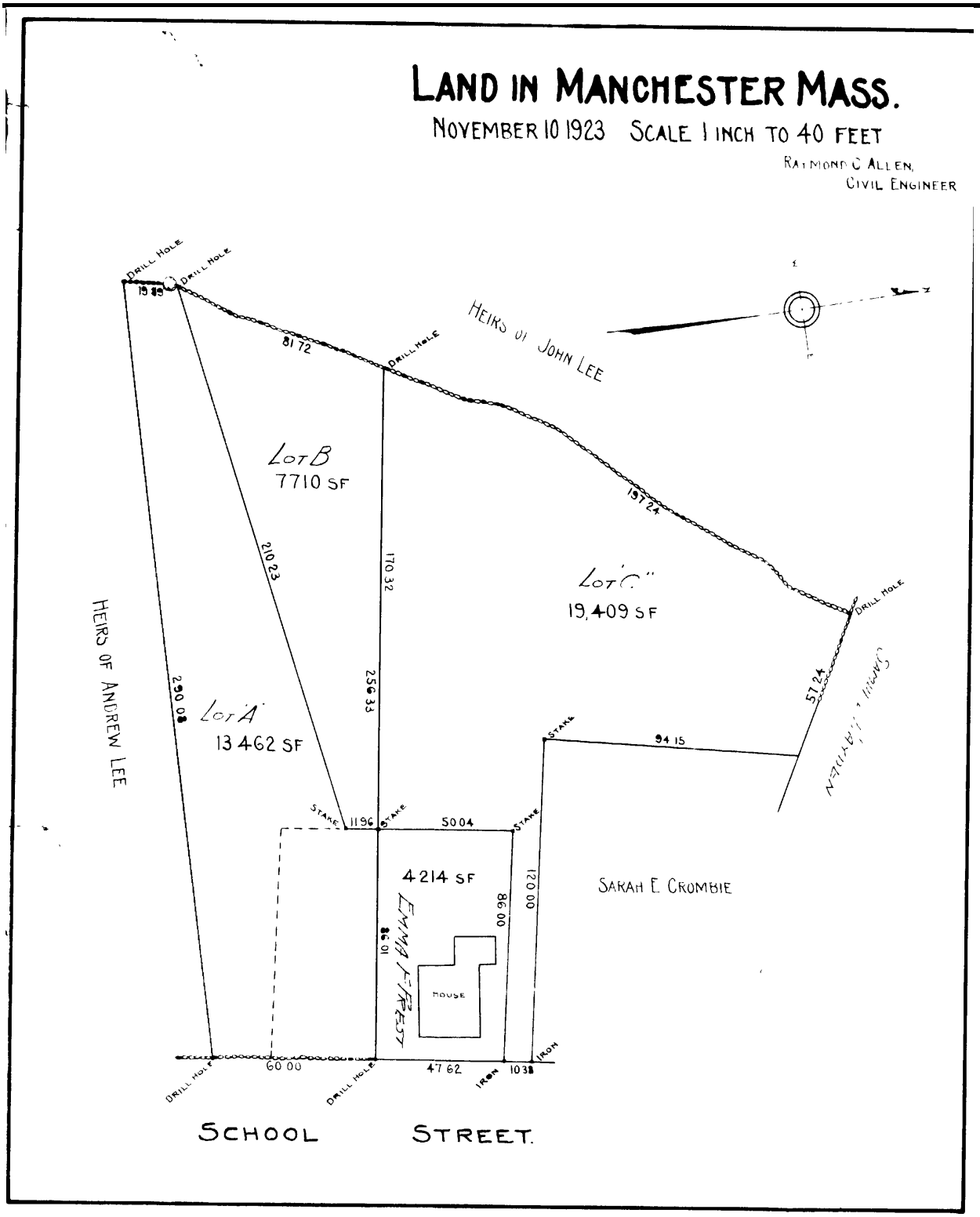
1856 Walling Manchester map depicting the subject property in the ownership of "J. Lee" indicated by a red arrow. North is up.



1872 Beers county atlas labeled "J Lee."



1884 Walker county atlas, left, and 1899 Stadly regional atlas, right. Note that each image depicts a different ell (left, west). In 1884 the owner is "J Lee Est." and in 1899 "Mrs. R. Prest."



ECSRD Plan 2580:277 (1923). The property currently includes the house lot labeled “Emma F Prest” and Lot C. Note that north is right.

View of east and north elevationsbooth

Entry hall, left, filling the right-front half of the plan; left-front parlor, right, facing north.

Dining room filling the northeast quadrant of the plan showing period paneled elevation and chimney breast. The mantel shelf is a later alteration.

Left: SW chamber facing north showing enclosed hearth, right, period paneling and door, and tying summer; right: SW garret chamber showing roof framing: principal rafters and tie beams.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Lee House at 78 School Street, built during the 18th century, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

The Lee House may be eligible for individual listing for the integrity of its interior and exterior architecture and for its association with the locally and regionally influential Lee family.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 22	Marblehead North		MAN.242

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 79 School Street

Historic Name: Frank W and Harriet M Bell House

Uses: Present: multi-family residential

Original: single-family residential

Date of Construction: 1890-1899

Source: deeds, maps

Style/Form: Queen Anne/ complex

Architect/Builder: unknown/ Lewis Killam, builder, 1901 addition

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Addition, 1901; possible porch rebuild and sash replacement, recent.

Condition: good

Moved: **no** ☐ **yes** ☐ **Date:**

Acreage: 0.14 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Bell House, built between 1890 and 1899 but likely immediately after the property was acquired by its namesake in 1890, is a complex building massed in an L of two intersecting gabled wings with story-and-a-half knee-wall massing (a knee-wall is defined by a main plate placed a half story above the second-floor level). The house is expanded by an open front porch filling the re-entrant angle in the front-right (southwest) corner, a single-story canted bay off-center in the projecting front gable, and a gabled dormer centered above the porch in the right wing. The side-gable roof of the right wing forms a concave curve where it extends to cover the porch. Each of these asymmetrical, picturesque massing features contribute to the house's Queen Anne styling. An image of the left elevation and footprint depict a single-story rear ell which, evidence outlined below in the narrative, indicates was built in 1901. Dimensions of 20 feet wide by 30 feet deep in the left-side, main gabled section and 15 feet wide by 16 feet deep in the right wing, combined with the entry sequence centered on the forward face of the right wing, make an analysis of the interior plan challenging but suggests the building houses up to eight rooms. The 1901 rear addition is 20 by 12 feet.

The house retains considerable original articulation, including wood clapboard siding, corner boards supporting a deep eave with returns, and molded rake boards. The porch, now supported by plain square columns, appears to have been rebuilt from the cornice down, including balustrade and deck. Although sash has recently been replaced, original casings and a cottage sash with stained glass next to the canted bay in the main façade survives.

The house is sited at a modest setback on a minimal residential lot that was subdivided and improved with three additional dwelling by 1909. The property as currently configured is therefore a fraction of its original 3/5-acre. The lot is mulched with foundation plantings, is raised several feet above School Street and Bell Court, and is retained by a mortared stone wall with obvious age.

HISTORICAL NARRATIVE

The Bell House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

This property was acquired by local merchant Frank W Bell from heirs of the abutter to the south, Alfred W Jewett, in 1890 (see 75 School Street, MAN.340). The consideration was $600 and the description did not include buildings. Although map evidence doesn't initially depict this house until 1899, it was likely built immediately for its new owner in ca 1891. Frank Walter Bell (1857-1943), a native of Beverly, conducted a number of businesses and resided in Manchester for 62 years. He initially operated an express business established ca 1886 known as the Manchester and Salem Express. In 1896 he established a shoe store and later added men's furnishings. In 1917 the business moved to the Post Office Block. He later brought in his son, Walter R Bell, as a partner, who carried on the business for decades, known as FW Bell & Son. This building survives as 7 Beach Street (assessor's address, MAN.109, no form, recorded in MAN.A and MAN.B). Bell was active in the Sons of Union Veterans and Oddfellows. Census returns between 1900 and 1940 place him at this location, where his household included his second wife Harriet Maria Allen (1859-1944, married 1887) and three sons from two marriages born between 1878 and 1888 (his first wife was Georgiana A Munson, 1856-1883). Reporting by the *Manchester Cricket* in 1901

indicates an addition was constructed by Lewis Killam. It is not clear how the addition was configured but period maps depict a rear expansion at this time.[1]

By 1943 Frank and Harriet Bell had subdivided their originally 3/5-acre property into four lots accessed by Bell Court. In 1949 her evident heirs, Gordon S and Lucy A Bell, sold the residual lot fronting School Street, the site of the subject house, to John A Milner. (Although a genealogy has not been completed, Gordon S Bell was likely a nephew, see 75 School Street, MAN.240). The property was owned between 1949 and 1966 by John A Milner and later his widow, Doris. John Alvah Milner (1918-1964) was a native of Beverly who worked as a carpenter and painter for Connolly Brothers of Beverly but at the time of his death was working as a Post Office clerk. Milner was a veteran of World War II, serving "as a member of General Patton's famed 4th Armored Division" between 1941 and 1945. He earned both a Bronze Star and Purple Heart. Other long-term subsequent owners included Nick and Janet M Filias (1966-1980) and the current owners of record since 1987.[2]

BIBLIOGRAPHY and/or REFERENCES

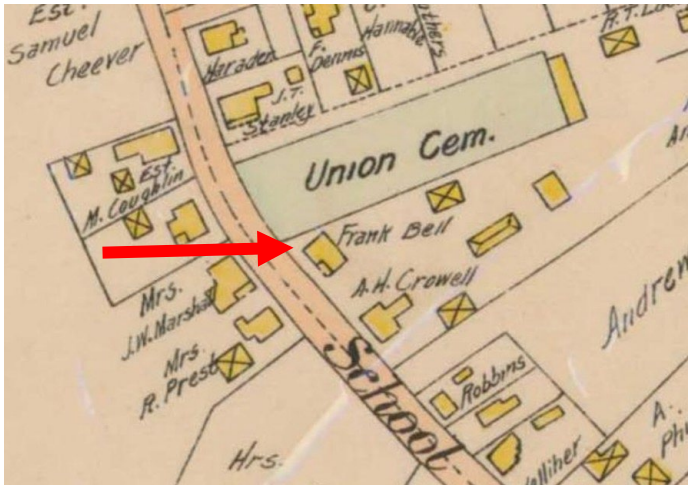
Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

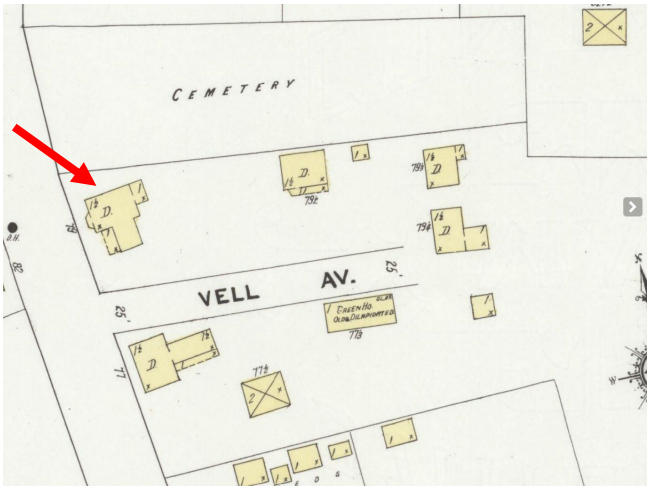
1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).





Left: 1899 Stadly regional atlas showing the initial depiction of the Bell House labeled "Frank Bell" with a red arrow. North is upper left. Right: 1909 Sanborn maps depicting three additional dwelling added to the property by that date. The Sanborn map also depicts the 1901 addition to the rear, see narrative.

[1] ECSRD 1292:150 (1890); Ancestry.com: vital records, marriage, death; 1880, 1900, 1920-1940 Federal Census; 1933 town directory (Beverly); *Manchester Cricket*, Nov. 23, 1901, p. 1, "Frank W Bell is having an addition built on his house on School street…;" Mar. 12, 1910, p. 4, "Business Change;" Nov. 20, 1917, p. 5, "Frank W Bell To Change Business Location;" Jan. 22, 1943, p. 4, obituary.
[2] ECSRD 3666:382 (1949); 5334:410 (1966); 6769:277 (1980); 7469:164 (1984); 8818:403-404 (1987); 10936:91 (1991); 40338:153 (2021); Ancestry.com: 1950 town directory (Beverly) and Federal Census; US Headstone Applications for Military Veterans; *Manchester Cricket*, Jul. 3, 1964, pp. 1&8, obituary, John A Milner.

Continuation sheet 2

View from NW. The emergency egress in the forward bay of the left elevation indicates current multi-family use.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Frank W and Harriet M Bell House at 79 School Street, built between 1890 and 1899 but evidently ca 1891, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 91	Marblehead North		MAN.243

Photograph

Locus Map

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 80 School Street

Historic Name: Andrew Lee House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1846

Source: deeds, maps

Style/Form: Greek Revival/ classical cottage

Architect/Builder: unknown

Exterior Material:

Foundation: not visible, likely granite block

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Side porch (left), late-19th century; sash replacement, recent.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.21 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Andrew Lee House, likely built ca 1846, is an example of the classical cottage type in the Greek Revival style. Classical cottages represent an evolution of the Cape Cod type, the most common and basic form of building during the 18th through early 19th centuries. Like capes, classical cottages are three- or five-bay, as is the case here, single-story dwellings under steeply pitched side-gable roofs, usually with center entrances. However classical cottages were enlarged by knee-wall framing, whereby the main plate at the eave is raised a half story above the second floor. This device provided comfortable spaces in the garret more economically than a full second story but also provided room for the deep entablature fashionable with Greek Revival designs. Like many classical cottages, this example also conforms closely to the "ell house" types that emerged during the early national era. Ell houses are characterized by single-pile rather than double-pile planning, moving and separating service and work spaces further rearward into the ell in order to reserve the front of the house for refined and genteel uses such as parlor and dining. This was made possible through improvements in heating technology, indicated here by stove chimneys centered on each half of the rear elevation instead of a large central stack common to the previous century. Dimensions of 34 feet wide by 18 feet deep within the main body, with a lower 24-foot-deep rear ell (not visible), suggest a center hall plan opening into two main rooms in front with a kitchen and other spaces such as a pantry or wood shed in the ell. A detail photograph of the main entrance on sheet 5 reveals, however, a shallow lobby entry with what appears to be an elaborate curving stair, a common planning alternative in houses of this class and period. A comparison of period maps and the 1907 plan reproduced below suggest the ell was enlarged during the 20th century.

This example of Grecian fashion includes clapboard siding framed by stout pilasters and entablature with an overhanging cornice that wraps the sides with eave returns. A prominent center entrance is framed by trabeated pilasters, entablature and cornice of similar design with sidelights. A shallow side porch framed by an arcade of full arches supported by paneled pilasters, added by the end of the 19th century, fills the front-left (south) re-entrant angle where the rear ell is off-set several feet on that side, and a rear porch is barely visible off the ell on the same side. Although sash has been replaced, vigorously molded casings remain.

The Lee House is sited at a modest setback on its historically 5-acre lot, although map and other records suggest it was part of larger Lee family holdings before the middle of the 19th century (see 78 School Street, MAN.241). The property is somewhat obscured by a high, solid wood fence that runs across the frontage. A narrow asphalt drive skirts the right elevation and is lined by a dry-laid retaining wall on that side of the property where the topography rises toward the north. This house is a near twin of its neighbor to the north. Although the ownership histories are unrelated, circumstances suggest a common designer and builder that is unknown.

HISTORICAL NARRATIVE

The Andrew Lee House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

Although it has not been possible to establish a complete history of ownership, the history of the adjacent property to the north, 82 School Street, a near twin in terms of massing and articulation, with a firm construction date of ca 1846, provides circumstantial evidence for this building's construction date. The history of the subject house is complex, remaining in the ownership of several branches of the Lee family and its in-laws well into the 20th century. Its ownership history has been traced

to 1896, when the heirs of Andrew Lee II (1829-1896), including his children Jennie T (Lee) Saunders, the wife of Daniel D Saunders, Charles O Lee, and Frank E Lee, conveyed the property to their sister Ada (Lee) (Winchester) Marshall (born ca 1849).[1]

Their father Andrew Lee was a son of Andrew Lee (1790-1841), a cordwainer. It has not been possible to locate a deed to either generation that describes this property; the elder Andrew Lee evidently resided at 78 School Street (see MAN.241). The younger Andrew Lee was married to Jane Elizabeth Bailey (1832-1893) and evidently resided at this property by 1850 and with greater certainty by 1870 (a lack of numbering on School Street until 1900 makes positive identification challenging, but abutters in census returns and maps generally place him in this location; this house is labeled "A. Lee" in 1856).[2] Lee's 1896 obituary provides a detailed history of his peripatetic but successful business career. He began as a cabinet maker, "the common pursuit of all Manchester people at that time," at the age of 14, working for AE Low and later SP & HP Allen. He operated a grocery in Lowell for a brief period, then returned to chair making for CB Hoyt in Manchester. He then went into business with Dr George A Priest as a druggist, eventually taking over the business. Between 1870 and late in life, in partnership with his sons Charles O and Frank E Lee, he expanded, opening, closing, and moving branches between Beverly on Railroad Avenue and Cabot Street, Boston on Green Street, and Lynn. He later opened a 99-cent store in Gloucester.

> …he became interested in the Union Web Hammock Co…after moving [his business] there [Gloucester] he began the manufacture of hammocks on a large scale, buying the Tresillian property on Duncan Street and rented the Rust & Marshall mill building in Manchester as a factory and in a short time the sales were enormous and today the name of Union Web Hammock is known all over the world…[Lee and his sons] built the present fine block on the corner of Union and School streets, and occupied it in 1880, and it is a model store in every respect. Mr. Lee's home adjoins the store which has been modernized but the original house is over 200 years old. [According to MACRIS maps these properties are 2 Union Street, Lee Block, 1875 (MAN.106) and 3 School Street, Lee House, 1730 (MAN.125). Both are in the NR District but without individual documentation.][3]

This account suggests that by 1880 the subject house at 80 School Street was rented to tenants, who have not been identified.

The grantee in 1896, Lee's daughter, Ada, or Addie, was born ca 1848. She married Reed Winchester of Chelsea, a mariner and engineer, in 1870. In 1883 she married Beverly slipper manufacturer John W Marshall (1846-1910). Like her father, she lived elsewhere in Manchester, on Central Street.[4] In 1908 the Marshalls sold the property to Larah F Wheaton, the wife of real estate brokerage clerk Percy A Wheaton, who resided here with two infant children. In 1915 the property reverted to Ada Marshall, by then a widow, and a mortgage held by Augusta E Tappan was discharged, suggesting the Wheatons could not meet the obligations of a mortgage, but this is not entirely clear.[5] Ada Marshall's tenants in 1920 were the family of house carpenter James P Reed, a native of Scotland, including his wife, Louise, a native of Germany, and four children.[6] By 1924 the subject property had come under the ownership of Rita F Mitchell, married to Essex Agricultural and Technical Institute landscaping instructor Robert A Mitchell; she was a daughter of Enoch and Sarah E (Lee) Crombie, who were abutters as well as relatives by marriage, so likely heirs (Sarah E Lee Crombie, 1852-1924, was a daughter of John Lee, ca 1813-1879, so a cousin of Andrew Lee II). At this time the property was conveyed to Seddie Lee Follett (1870-1956), the wife of William Follett, and another daughter of Sarah Lee Crombie. William Follett (1864-1948) was a native of Ramsdell, Hampshire, England and worked as a landscape gardener, in 1933 at the estate of Elliot Sumner on Smith's Point, where Follett resided during the summer. Two generations of the Follett Family, including Enoch S Follett, owned the property until 1980. In 1996 it was acquired by the current owners from intervening owners, husband and wife Randolph C Carr and Gabrielle Barzaghi.[7]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

[1] ECSRD 1479:9 (1896).
[2] Ancestry.com: 1850, 1870 Federal Census.
[3] *Manchester Cricket*, Mar. 21, 1896, p. 8, obituary, Andrew Lee.
[4] Ancestry.com: vital records, marriage, death (John W Marshall died of cirrhosis); 1870, 1900-1920 Federal Census.
[5] ECSRD 1907:165 (1908); 1911:551 (1908, mortgage deed, Wheaton to Augusta E Tappan); 2293:573 (1915)
[6] Ancestry.com: 1920 Federal Census.
[7] ECSRD 2609:89 (1924); 6761:780 (1980); 12891:79 (1994); 13351:576 (1996); Ancestry.com: vital records, marriage; 1910 Federal Census; 1910, 1920 Federal Census; World War I Draft Registration Cards (Mitchell); vital records, marriage; 1933 town directory (Beverly) (Follett).

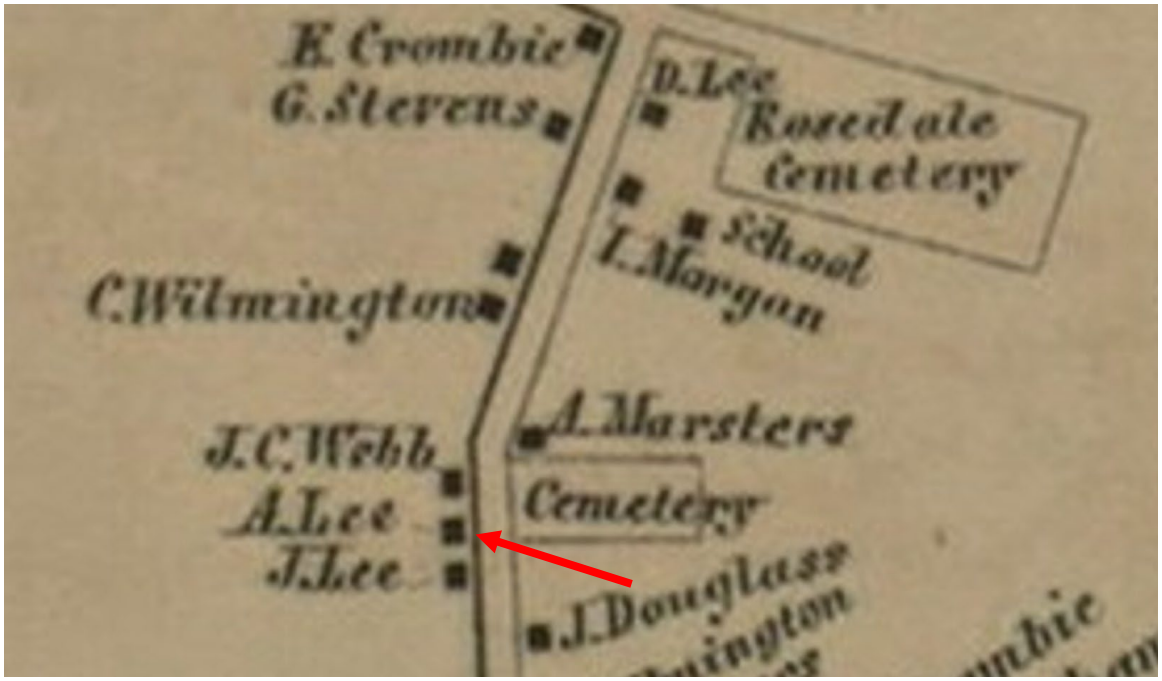
Continuation sheet 2

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

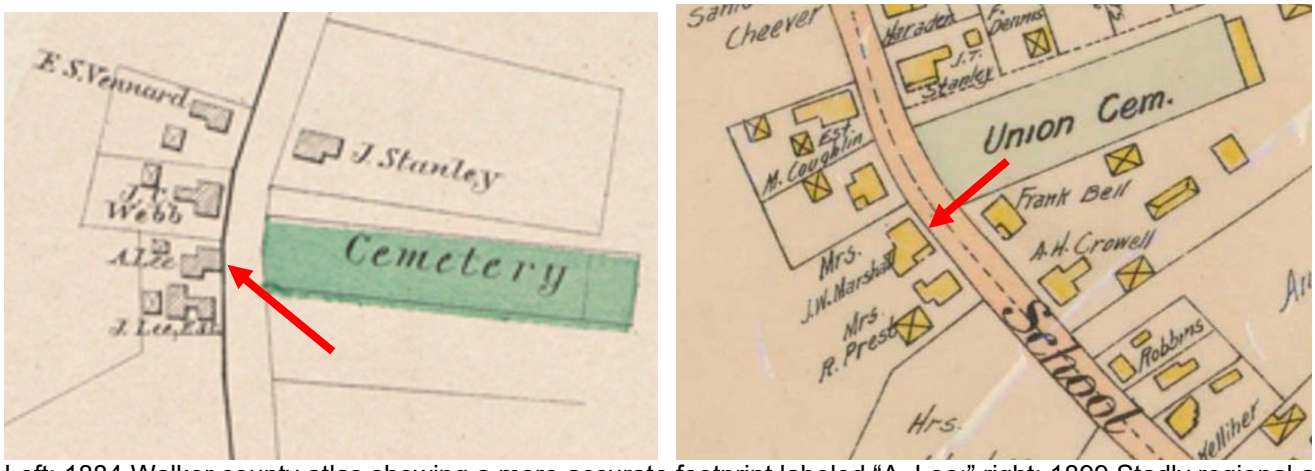
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

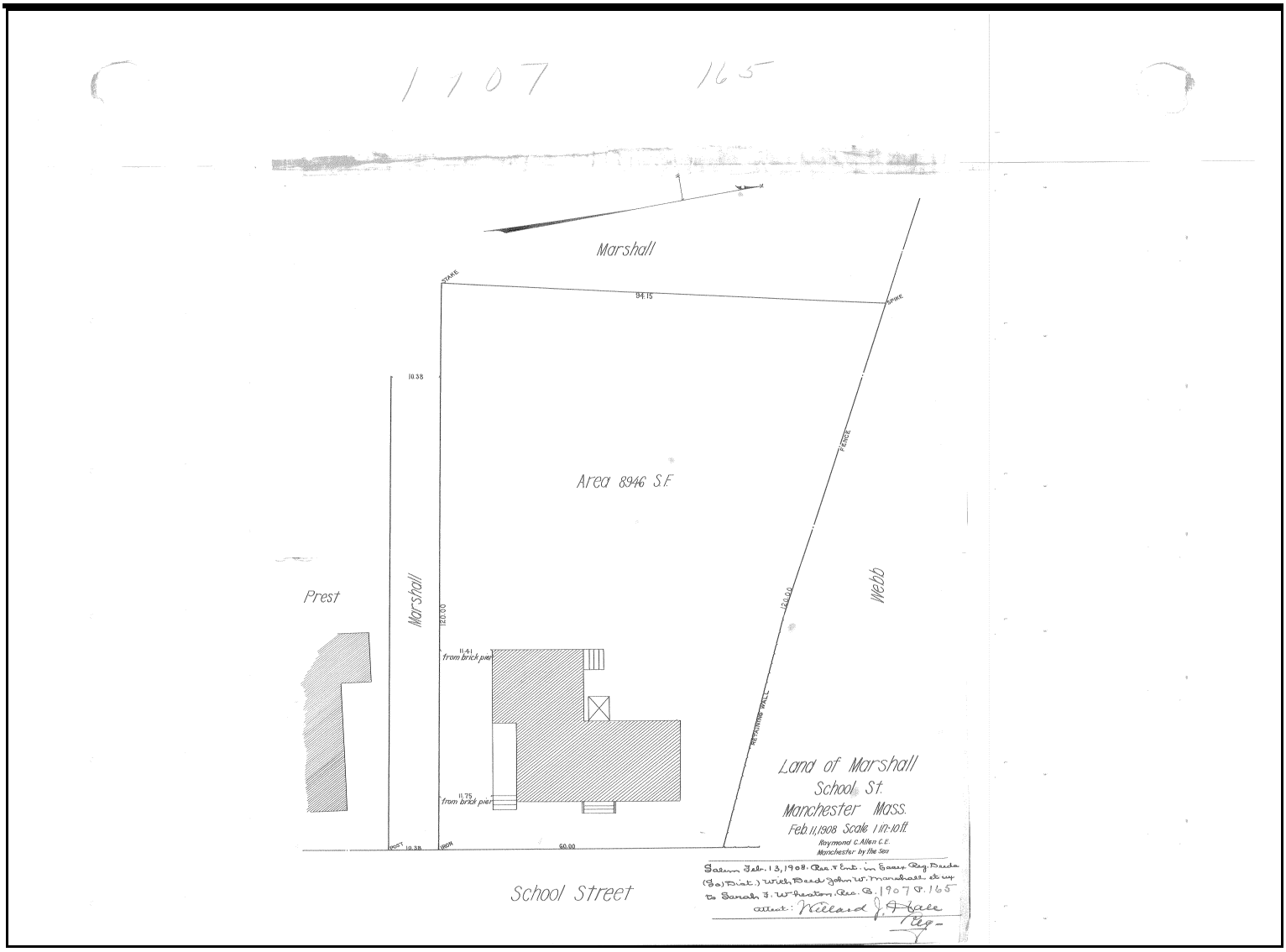
Town Records of Manchester, 1636-1736 (Salem Press, 1889).



1856 Walling town map showing the initial depiction of the Lee House labeled “A. Lee” indicated by a red arrow. North is up.



Left: 1884 Walker county atlas showing a more accurate footprint labeled “A. Lee;” right: 1899 Stadly regional atlas labeled “Mrs. JW Marshall” depicting a new porch in the left-front (south) re-entrant angle.



ECSRD Plan 165 of 1907 depicting the property in its current configuration. Note the original configuration of the rear ell and side-porch addition by this date. The plan was evidently prepared in preparation for its 1908 sale by John and Ada Marshall to Larah F Wheaton (see narrative).

Trabeated entrance and casing detail.

Northeast corner and north elevation detail.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Andrew Lee House at 80 School Street, built ca 1846, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 90	Marblehead North		MAN.244 MAN.245

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 82 School Street

Historic Name: John C and Lucy Procter Webb House and carriage house

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1846

Source: deeds, maps

Style/Form: Greek Revival/ classical cottage

Architect/Builder: unknown

Exterior Material:

Foundation: granite block

Wall/Trim: wood clapboards/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached carriage house

Major Alterations *(with dates)*: Sash replacement, recent.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.19 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Webb House, evidently built ca 1846, is an example of the classical cottage type in the Greek Revival style. Classical cottages represent an evolution of the Cape Cod type, the most common and basic form of building during the 18th through early 19th centuries. Like capes, classical cottages are three- or five-bay, as is the case here, single-story dwellings under steeply pitched side-gable roofs, usually with center entrances. However classical cottages were enlarged by knee-wall framing, whereby the main plate at the eave is raised a half story above the second floor. This device provided comfortable spaces in the garret more economically than a full second story but also provided room for the deep entablature fashionable with Greek Revival designs. Like many classical cottages, this example also conforms more closely to the "ell house" types that emerged during the early national era. Ell houses are characterized by single-pile rather than double-pile planning, moving and separating service and work spaces further rearward into the ell in order to reserve the front of the house for refined and genteel uses such as parlor and dining. This was made possible through improvements in heating technology, indicated here by stove chimneys centered on each half of the rear elevation instead of a large central stack common to the previous century. Dimensions of 34 feet wide by 18 feet deep within the main body, with a lower 24-foot-deep rear ell (not visible), suggest a center hall plan opening into two main rooms in front with a kitchen and other spaces such as a pantry or wood shed in the ell.

This example of Grecian fashion includes clapboard siding framed by stout pilasters and entablature with an overhanging cornice that wraps the sides with eave returns. A prominent center entrance is framed by trabeated pilasters, entablature and cornice of similar design with sidelights. A shallow side porch framed by an arcade of full arches supported by paneled pilasters, added by the end of the 19th century, fills the front-left (south) re-entrant angle where the rear ell is off-set several feet on that side, and a rear porch is barely visible off the ell on the same side. Although sash has been replaced, vigorously molded casings remain.

The Webb House is sited at a modest setback on its historically two-tenths-of-an-acre lot. Its ownership history suggests it was earlier part of the farm of Samuel Cheever (see narrative). An open lawn with foundation plantings is retained by a low concrete wall across the frontage where the grade of School Street dips toward the south. A newer granite stoop accesses the main entrance where a low earthen embankment elevates the house above street grade. A narrow asphalt drive skirts the right elevation, leading to a period carriage house. This outbuilding, a rare survivor, is two-stories with a knee-wall loft lit by a steep façade gable in the Gothic Revival style, suggesting it is part of the original build. Although converted to a two-bay garage with articulated doors, likely during the 20th century, it is well preserved and retains a pedimented window in the façade gable. Wood clapboard and simple finishes match the main houses. The Webb house is a near twin of its neighbor to the south at 80 School Street. Although the ownership histories are unrelated, circumstances suggest a common designer and builder that is unknown.

HISTORICAL NARRATIVE

The Webb House, ca 1846, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In June of 1846 John C Webb acquired a building lot from Samuel Cheever for $130. Buildings were not included in the description; this, including the consideration, suggests this house was built shortly afterward. The grantor, Samuel Cheever,

was likely a farmer by that name who resided nearby. Cheever (1814-1892) farmed on a modest scale producing peas and beans, barley, potatoes, corn, and hay on 20 improved acres. According to census returns Cheever also worked as a cabinet maker. By 1870 his occupation had changed to clergyman, and according to other records he was "a minister in the Baptist denomination." "Mr. Cheever [was licensed] minister" in Manchester and "labored chiefly as an evangelist; he retired from work some years before his death in 1892." He was married to Susan Hannah Friend in 1840 and maps and census returns indicate they resided on Friend Street at number 10 (MAN.152, NR). There is no record of any children. Susan Cheever inherited all of her husband's property, but the family had begun selling off residential lots before and after his death.[1]

Grantee John C Webb (1816-1883) was a native of Beverly but resided in Manchester for most of his life. His occupation was cabinet maker at a time when Manchester was well known for quality furniture manufacturing. He married Lucy Ann Procter (1819-1905) in 1840, and by 1850 their household included two sons, John C, Jr, (born ca 1841) and William A (born ca 1849). Map evidence and census returns placed the family in this location during the 1850s through 1919, when heirs sold the property. William A Webb became a wood carver and never married; he resided at the property with his parents for his entire life.[2]

In 1919 the property was acquired by James B Gray from Webb heir Charles A Webb. James Boyd Gray (1863-1922) was a native of Blythe, England, immigrating at the age of 17 and trained and worked as a carpenter. He settled in Manchester and worked for HL Phillips and later Roberts & Hoare, one of the premier builders of resort cottages in Manchester (see Lincoln Street Area, MAN.H, sheet 3). He married Maggie McGinnis, a native of Ireland working as a domestic servant; their household eventually included six children. In 1924 Gray's heirs, his six children, conveyed the property to their mother. It remained in the ownership of descendants until sold by the executor of the estate of Mary E Decker, nee Gray, a daughter, in 1971, to the current owners of record.[3]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

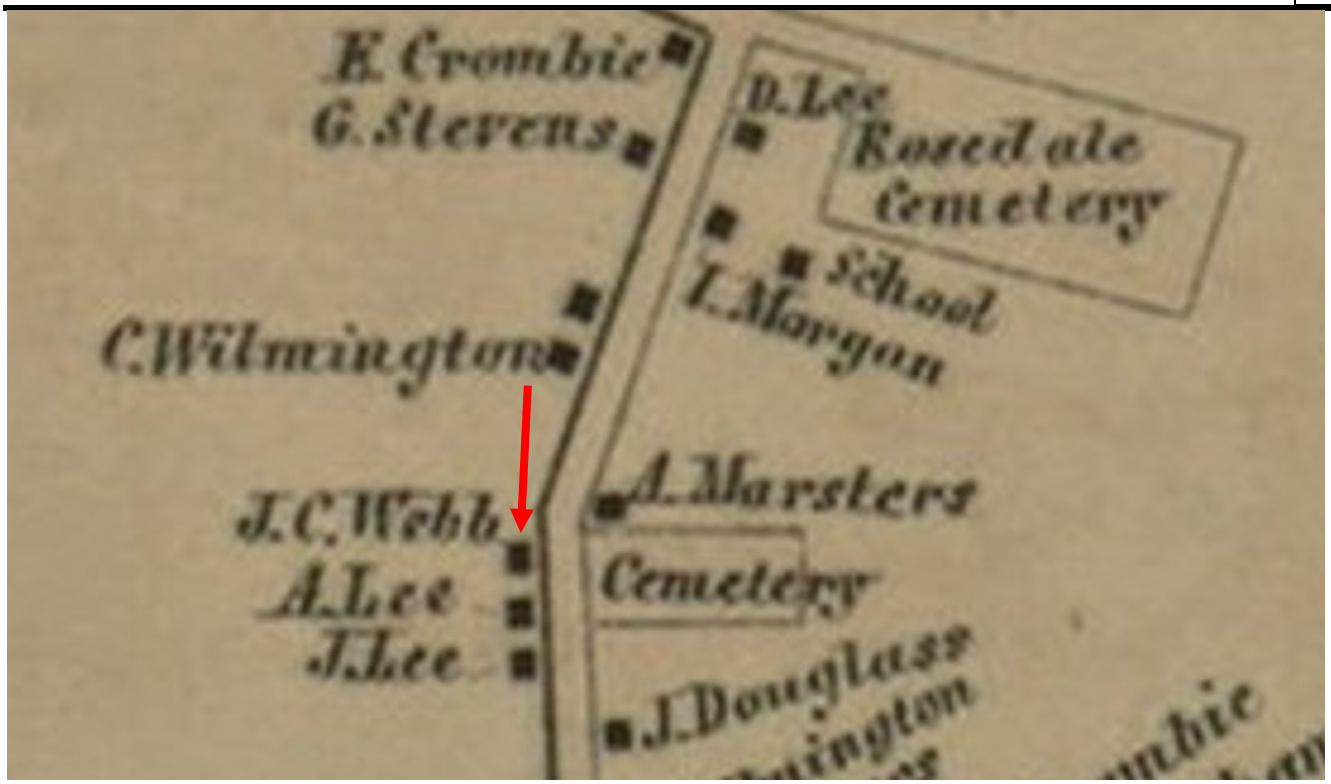
Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

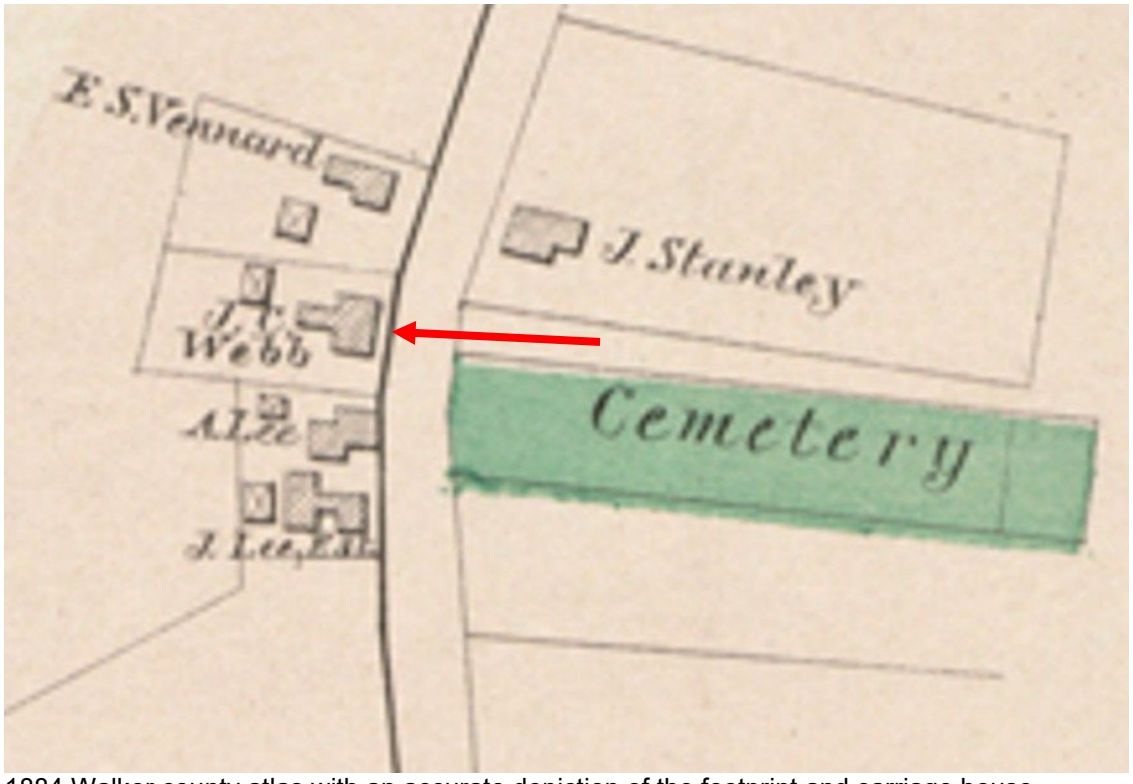
[1] James M. and Willim F. Crafts, comp., *The Crafts Family, A Genealogical and Biographical History of Griffin and Alice Crafts of Roxbury, Mass., 1630-1890* (Gazette Printing Company, Northampton, Mass, 1893) pp. 438-439; Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895), p. 249; Ancestry.com: vital records, birth, death; 1850, 1860 Federal Census non-population schedules for agriculture; 1850-1880 Federal Census population schedule, inclusive; 1899 Manchester (Salem) directory. Regarding litigation over the estate of Samuel Cheever see: *Manchester Cricket*, Oct. 27, 1906, p. 8, "Will of Samuel Cheever Causes Litigation:" this dispute was between his widow, whom he left an estate for life, and several Baptist charitable organizations that were to inherit the remainder of the estate at her death; her will left the remainder to her niece and nephew.

[2] ECSRD 368:204 (1846); 877:88 (1873, conveyance from John C Webb to Lucy Webb through RC Lincoln); Ancestry.com: vital records, marriage, death; 1850, 1870, 1880 Federal Census; 1855 Massachusetts State Census; 1905 town directory (Salem); *Manchester Cricket*, Apr. 8, 1905, p. 5, obituary, Mrs. John C Webb. John C Webb, Jr (born ca 1841) resided in Rockingham with a wife and two children; his son, Charles A Webb, who had inherited the property from his uncle, William, sold it in 1919 (2462:2, 1919).

[3] ECSRD 2462:2 (1919); 2614:92 (1924); 5806:365 (1971); 13925:603 (1997); *Manchester Cricket*, Feb. 11, 1922, p. 4, obituary, James B Gray.



1856 Walling town map depicting the house in the ownership of "J.C. Webb" indicated by a red arrow. North is up.



1884 Walker county atlas with an accurate depiction of the footprint and carriage house.

View from SE.

Carriage house, east-facing façade.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The John C and Lucy Procter Webb House and carriage house at 82 School Street, built ca 1846, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 88 41 0 89	Marblehead North		MAN.246 MAN.247

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 84-86 School Street

Historic Name: Edward BS and Louisa A Lee Vennard House and carriage house

Uses: Present: multi-family residential

Original: single-family residential

Date of Construction: ca 1860

Source: deeds, maps

Style/Form: Second Empire/ end house

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle (scalloped)

Outbuildings/Secondary Structures: detached carriage house

Major Alterations *(with dates)*: Possible sash replacement and conjectural window label detail, recent.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.18 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Vennard House, likely built shortly after its namesake acquired the property in 1858, is a three-story end house in the Second Empire style with a character-defining mansard roof at the third level. The end house type is defined by a re-orientation of the roof ridge from parallel to perpendicular to the frontage with a three- or two-bay façade and an entry to one side, as is the case here, on the right (north). This kind of siting, with the narrower dimension parallel to the street, was a reflection of both architectural fashions, thought to accommodate temple fronts favored during the Greek Revival period of the second quarter of the 19th century, and an accommodation to increasing density and development on narrow lots during the century's second half. The Second Empire style, popularized by the major rebuilding in Paris during the reign of Napoleon III, is characterized by high hip-on-hip mansard roofs lit by dormers. This style was a revival of Renaissance-period Baroque designs whose distinctive roofs are named for 17th-century court architect Francois Mansart (1598-1666). The formal rectangular massing of this example is expanded on the façade by two canted bays; one filling the left half opposite the entrance and a second oriel jutting over the entrance on the second story. A full-height rear ell, barely visible, is in line with the right elevation. Dimensions of 24 by 32 feet within the main body, with the 11-foot-deep rear ell, combined with the left-side bay and fenestration pattern on the left, suggests an enfilade of rooms fills the left side with a generous circulation and stair hall on the right beyond the entrance and service spaces in the ell on each of three levels. The location of the stair is suggested by an expanse of solid wall in the forward pile of the right elevation.

This example is elaborately articulated with exuberant trim surrounding a body of wood clapboarding. The overhanging main cornice is supported by paired brackets with drop finials, a characteristic shared by the related Italianate style. Although most of the cornice and its entablature appear to be original, the plain fascia may have lost some moldings or invisible gutters. Other articulation includes corner quoining and segmental-arched window labels in the first story and flat labels above. The canted oriel above the entrance is supported by canted, curving brackets and decorated by lace-like trim along its base. The enclosed pediments above the dormers and canted-bay cornices are supported by brackets as well. Some of this articulation, particularly the window labels, appears to be a recent conjectural addition. Six-over-six double-hung sash may have replaced what would likely originally have been two-over-two, but the original double-leaf front doors with large opaque lights survive. The roof is covered in asphalt fish-scale shingle that may mimic an earlier wood surface.

The property, currently configured as two 30-foot-wide lots but sharing ownership, houses multiple residences. The main house is sited near the frontage landscaped with foundation plantings. All sixty feet of frontage is lined with a retaining wall of dressed granite blocks, interrupted just south of the house to access a pea-stone parking area, beyond which is an elaborate carriage house that has been converted to a second dwelling. This outbuilding is enclosed by a mansard matching the main house above a single high-studded story so, despite minor alterations such as an entrance porch and opening alteration in the façade, remains a rare legible example of its type. A lack of cornice bracketing on this building may be an alteration or may be its original finish.

HISTORICAL NARRATIVE

The Vennard House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In May of 1858 Edward S Vennard acquired a building lot from Samuel Cheever for $400 with 60 feet of frontage on the west side of School Street. Buildings were not included in the description, consistent with the amount of consideration, suggesting this house was built shortly afterward. It was initially depicted on the 1872 Beers county atlas. The grantor, Samuel Cheever, was likely a farmer by that name who resided nearby. Cheever (1814-1892) farmed on a modest scale producing peas and beans, barley, potatoes, corn, and hay on 20 improved acres. According to census returns Cheever also worked as a cabinet maker. By 1870 his occupation had changed to clergyman, and according to other records he was "a minister in the Baptist denomination." "Mr. Cheever [was licensed] minister" in Manchester and "labored chiefly as an evangelist; he retired from work some years before his death in 1892." He was married to Susan Hannah Friend in 1840 and maps and census returns indicate they resided on Friend Street at number 10 (MAN.152, NR). There is no record of any children. Susan Cheever inherited all of her husband's property, but the family had begun selling off residential lots before and after his death.[1]

Grantee Edward S (also known with the middle initials BS) Vennard (1820-1896) was a successful cabinet maker, a common occupation in Manchester at this time, when furniture making was a major local industry and employer. A native of Portsmouth, NH, in 1841 he married Louisa A Lee, a daughter of Joseph Lee, Jr (1793-1846) and Lydia Ayers, members of a large clan by that name who were long-term landholders in The Plains. The size of Vennard's estate suggests he was a major manufacturer of furniture. By 1870 he commanded assets valued at $18,000 worth of real estate and personal property. Vennard subsequently married in 1885 Sarah E Waters (born ca 1844). According to his obituary, "he came to Manchester when quite a young man and engaged in the manufacture of chairs and amassed quite a fortune." His will recognized his widow and children Charita Vennard, Edward Shannon Vennard, Martha J Seaver, and grandchildren Alice V, Edward E, and Mildred L Seaver, with bequests totaling $13,200 in cash, not including the residue.[2]

For a short period between 1892 and 1903 the property was owned by Michael Coughlin and later his widow Annie Coughlin. It was during this period that the property was divided into multi-family occupation. In 1900 the property was occupied by the family of Irish native Michael Coughlin (born Jul. 1846), gardener, wife Annie (born Jul. 1860), their three children, and a second family headed by Irish native Patrick Corrigan (born Aug. 1860), gardener, wife Annie (born Oct. 1863) and one child.[3]

Between 1903 and 1946 the property was owned by Isaac M and Nellie A Marshall. Isaac May Marshall (1865-1951) was a Manchester native and son of furniture manufacturer Nehemiah C Marshall. In 1888 he founded the *Manchester Cricket*, where he served as editor and publisher until late in life. "The former Cricket editor was so well liked in New England journalistic circles that he was named president of the Suburban Press Association of New England for six consecutive years. He was also a past president of the Massachusetts Press Association and its historian for many years…An obituary about Mr. Marshall would never be complete without reference to his easy way of accepting life, and his marvelous sense of humor." He married Nellie A Hodgkins of Gloucester in 1890. With one daughter the Marshalls resided elsewhere in Manchester at 77 Bridge Street, holding the subject property in the manner of an investment and renting to tenants. In 1920 their tenants were three families totaling 10 occupants, confirming that by this time the carriage house had been converted to a dwelling, this conversion was also confirmed by the 1909 Sanborn map reproduced below. Heads of household included house painter George T Cleveland, house carpenter Edwin F Preston, and machinist Myles O Burnham; Preston's daughter Ruth worked as a knitter and his boarder Bertha A Stone worked as a seamstress.[4]

In 1946 the property was acquired by Robert Cecil Ball and Katherine M Ball from Marshall. The Balls subdivided the property within three months by selling the main house to Benedykt S and Jean H Zielski; the Zielskis later consolidated ownership of both properties. In 1950 Robert Ball worked as a barber; his tenant was the four-member family of municipal

---

[1] James M. and Willim F. Crafts, comp., *The Crafts Family, A Genealogical and Biographical History of Griffin and Alice Crafts of Roxbury, Mass., 1630-1890* (Gazette Printing Company, Northampton, Mass, 1893) pp. 438-439; Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895), p. 249; Ancestry.com: vital records, birth, death; 1850, 1860 Federal Census non-population schedules for agriculture; 1850-1880 Federal Census population schedule, inclusive; 1899 Manchester (Salem) directory. Regarding litigation over the estate of Samuel Cheever see: *Manchester Cricket*, Oct. 27, 1906, p. 8, "Will of Samuel Cheever Causes Litigation:" this dispute was between his widow, whom he left an estate for life, and several Baptist charitable organizations that were to inherit the remainder of the estate at her death; her will left the remainder to her niece and nephew.

[2] ECSRD 571:27 (1858); 582:111-584:173 (1859, conveyance from Edward BS Vennard to Louisa A Vennard through Addison P Burnham); Ancestry.com: vital records, birth, marriage, death; 1850-1880 Federal Census, inclusive; Probate: https://www.ancestry.com/search/collections/9069/records/6833940; *Manchester Cricket*, Dec. 5, 1896, p. 1, obituary, "ES Vennard" (sic).

[3] ECSRD 1356:286 (1892); 1558:102 (1898, conveyance of heirs to Annie Coughlin, widow); Ancestry.com: 1900 Federal Census.

[4] ECSRD 1708:36 (1903); Ancestry.com: 1900-1950 Federal Census, inclusive; *Manchester Cricket*, Sep. 14, 1951, p. 1, "Isaac M. Marshall, Cricket Founder and Former Editor End Earthly Pilgrimage, Succumbs to Lengthy Illness at Age 86" (source of quotation).

Continuation sheet 2

laborer Patrick T Hannon, a native of Ireland, and his wife Elizabeth. The Zielski household included his wife, Jean (Maijenski, 1911-1997) and sister- and brother-in-law Josephine and Walter B Maijenski. Benedykt Zielski (1913-1963) was a Naval veteran of World War II (machinist's mate 2nd class) and later worked at Standley's Garage on Beach Street.[5] Subsequent owners included Meredith B Browne (1998-2008), Maureen McCarthy (2008-2013), and since then two limited liability corporations evidently controlled by McCarthy.[6]

BIBLIOGRAPHY and/or REFERENCES

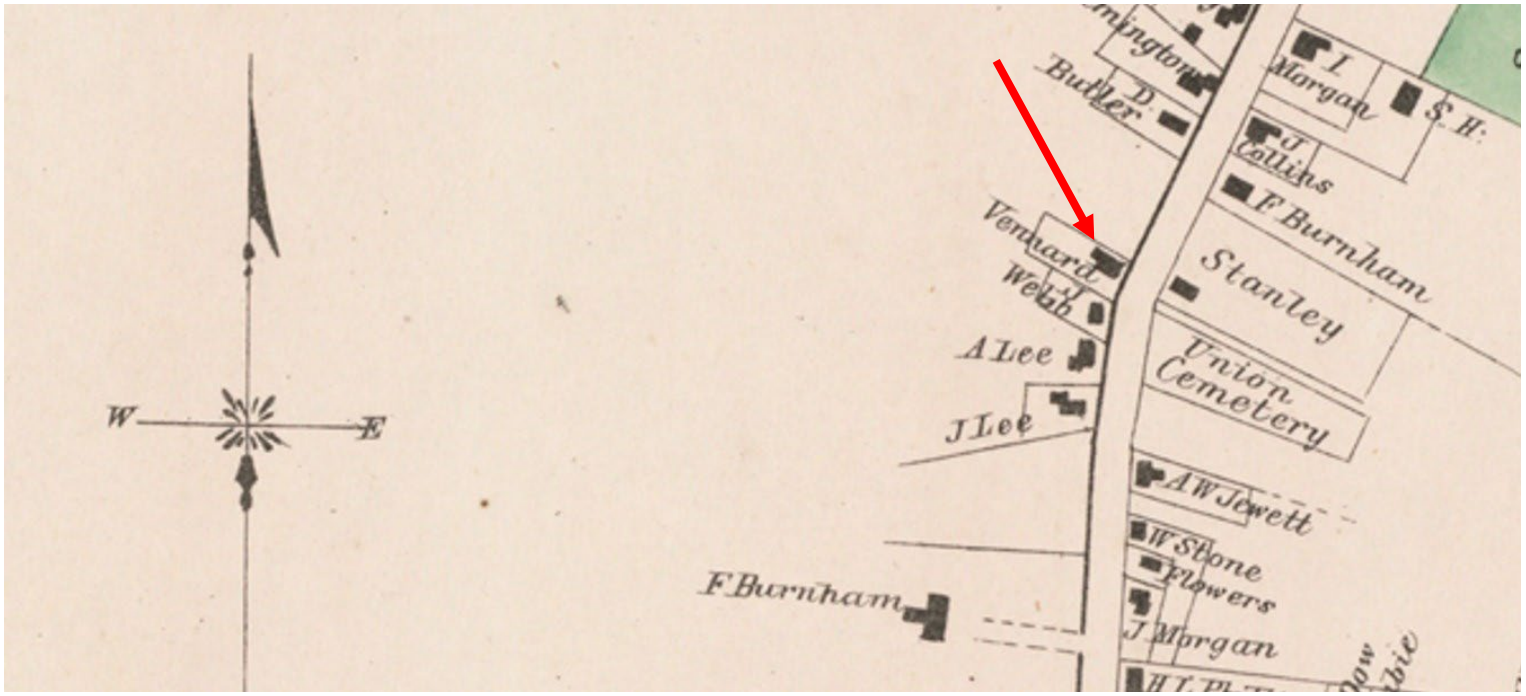
Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

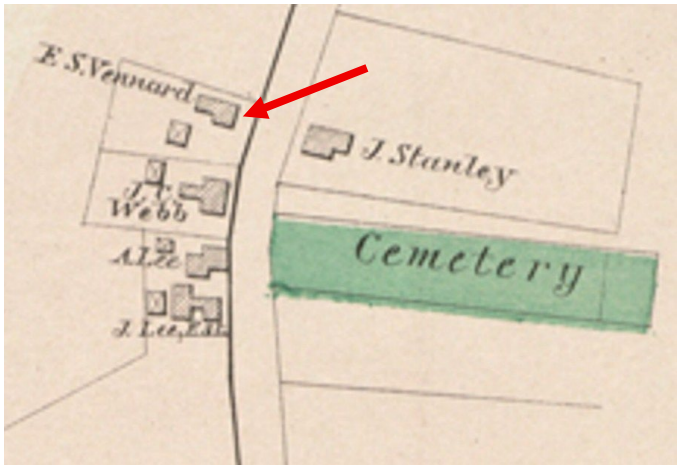
Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

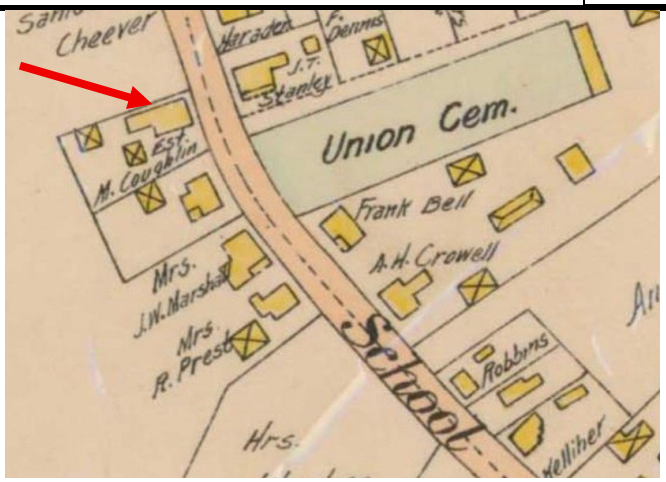
Town Records of Manchester, 1636-1736 (Salem Press, 1889).



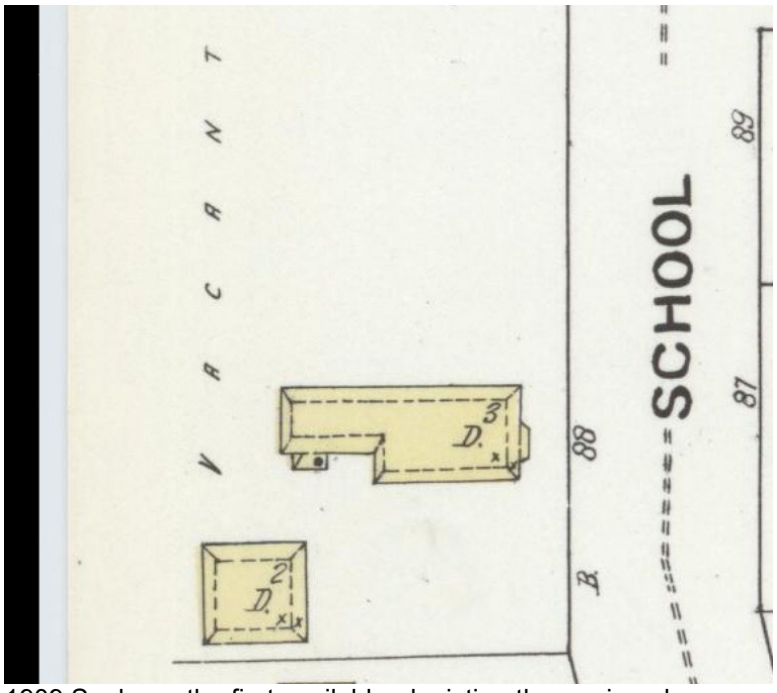
1872 Beers county atlas showing the initial depiction of the Vennard House indicated by a red arrow, north is up.

[5] ECSRD 3477:580 (1946, Marshall to Ball); 3517:453 (1946, Ball to Zielski); 11493:125 (1992, conveyance); Ancestry.com: World War II Draft Registration Cards; US Headstone Applications for Military Veterans; 1940, 1950 Federal Census; *Cricket*, Jan. 4, 1963, p. 3, obituary, Benedykt Zielski; Sep. 26, 1997, p. 2, obituary, Jean H Zielski.
[6] ECSRD 14729:371 (1998); 27664:232 (2008); 32315:66-67 (2013); 40228:545 (2021).





Left: 1884 Walker county atlas providing a clear depiction of the carriage house; right: 1899 Stadly regional atlas depicting a second outbuilding, not extant.



1909 Sanborn, the first available, depicting the carriage house as a dwelling by that time.

View showing the east-facing façade and north elevation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Edward BS and Louisa A Lee Vennard House and carriage house at 45-46 School Street, ca 1860, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
49 0 1 49 0 2	Marblehead North	MAN.H	MAN.249 MAN.250

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 87 School Street

Historic Name: Albert and Minnie Barnes Haraden House

Uses: Present: single-family residential

Original: single-family residential and carpentry shop, later grocery

Date of Construction: ca 1892

Source: deeds, maps

Style/Form: Queen Anne/ end house, complex

Architect/Builder: likely Albert Haraden

Exterior Material:

Foundation: brick

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: large carpentry shop, later grocery, subdivided from the property in 1949 and converted to residential use.

Major Alterations *(with dates)*: Sash replacement, recent.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.09 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): March 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Haraden House, built ca 1892, is a distinctive, complex example of Queen Anne design. The façade is composed in part of a narrow, two-bay-wide, story-and-a-half gabled end house, but a larger wing flush with the facade extends to the right under a higher cross gable that rides over the ridge of the lower façade gable on the left, ending in a lit gable landing midway on the left roof slope of the façade gable. This kind of complex roof structure is observable on many large, elaborate Queen Anne examples. This broadening of the building creates a wide façade that houses an off-center entrance sheltered by an open porch and a canted bay on the right. The façade gable runs under the higher cross gable rearward to form a rear ell. Centered on the left-side elevation is a half-round, cornice-height bay capped by a cone. This element is lit by between-stories windows, indicating the location of the main stair. The overall dimensions of this L-shaped building are 28 feet wide and 34 feet deep, suggesting a three-room plan on each level. The back of the house has been expanded by an open side porch, rear left (facing front) and an addition filling the rear-right re-entrant angle covered by a continuation of the main gable. These additions, according to the 1909 Sanborn map reproduced below, date to that year.

The end house type, of which this building is a variant, was popularized during the second half of the 19th century and is defined by a re-orientation of the main roof ridge from parallel to perpendicular to the frontage. This adaptation is thought to have originated with temple-fronts related to Grecian fashions beginning in the 1820s, but is also associated with other 19th century styles such as Second Empire, Italianate, and Queen Anne, as is the case here. This building is also framed with knee walls, which place the main eave a half-story above the second floor. Also associated with deep decorative entablatures associated with Grecian fashions, this was a common design that provided expanded loft space more economically than a full second story.

This example is generously elaborated by rich trim. The entrance porch is supported by turned, bracketed posts. A pediment on the porch's hipped roof is decorated by a bas relief carved panel in a stylized floral pattern. The main gable above is decorated by a queen post supported by curved brackets and its heavily molded rake includes denticulation. The stair tower and overhanging cross-gable face are covered in elaborately shaped shingles with punched corners that create half-round gaps, creating a rich texture characteristic of the Queen Anne style.

The house is centered on a flat, minimal lot landscaped in open lawn with foundation and specimen plantings. It is a fraction of an originally larger, 100-foot-deep property that included an outbuilding constructed as a carpentry shop ca 1909, later converted to a grocery shop by the late 1920s, and currently a residence subdivided and converted in 1949. This outbuilding is gable-front with knee-wall massing and a left-side entrance. A surviving early 20th-century door suggest it is the original entrance location. This building has been comprehensively renovated during recent decades with wood clapboards and plain trim. The loft has been expanded by large shed dormers on both sides.

HISTORICAL NARRATIVE

The Harraden House, ca 1892, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The House was evidently part of a small subdivision developed by Jeffrey T Stanley and depicted on the 1899 Stadly regional atlas reproduced below. Jeffrey Thissel Stanley (1826-1910) resided at the abutting property to the south at 85 School (MAN.248). Although no subdivision plan has been located and none is referenced in deeds related to the properties within, the 1899 Stadly regional atlas clearly illustrates his development efforts. Stanly had purchased a 1 1/3-acre property in 1870, where he shortly afterward likely constructed his own house at 85 School. In addition to late-in-life real estate development Stanley was involved in the local furniture manufacturing business with his brother Rufus. A more detailed account of his life and activities is included with MAN.248.

A history of ownership has determined that carpenter Albert Haraden purchased the property in 1892 from Stanley, described as a 60- by 100-foot lot at the corner of School and a new street later called Pulsifer Ave, but soon after renamed Lincoln, for nominal consideration. When Haraden mortgaged the property to Benjamin C Marble in layered transactions the following May and August, totaling $2,000, the property was described "with buildings thereon," thereby dating the house with a high degree of accuracy and strongly suggesting Haraden was the builder.[1] Albert Haraden (1856-1932) was a native of Lanesville, Gloucester, where he was living with his parents at the age of 15 in 1870, when he was listed, along with his father, Elias (born ca 1816) and brother, George (born ca 1843) as a fisherman. Brother Edward (born ca 1848) was working as a carpenter, suggesting he mentored Albert. In 1903 Haraden married for a second time Minnie Barnes, a native of Iowa and a daughter of Richard B Barnes and Jane Hill. Their household included one son, George (born ca 1907).[2] Albert Haraden's obituary further describes his activities and accomplishments as a carpenter/ builder.

> …an esteemed resident of Manchester for many years…hid early life was spent in Gloucester, learning the carpenter's trade and when about 21 years of age he came to Manchester and entered the employ of Roberts & Hoare, subsequently working for Mr. Ober at Beverly Farms and later went into business for himself and built several private residences in town. Retiring from the carpentry business about ten years ago [ca 1922] he opened a neighborhood grocery on Lincoln st which he conducted up to the time of his death. Mr. Haraden was of a rather retiring nature and never sought political honors. He was a member and past grand master of Magnolia Lodge of Odd Fellows.[3]

Other reporting in the *Manchester Cricket* identified at least one other house on Lincoln built by Haraden at number 9 for Arthur Smothers, who also bought a lot from Jeffrey T Stanley (see Lincoln Street Area MAN.H).[4] Period maps reproduced below demonstrate that Haraden built a carpentry shop behind the house in 1909 ("being built"); by 1921 this building was labeled "carpr. shop" and by 1941 "s." for shop, suggesting its conversion to a grocery by that time.

In 1947 George Albert Haraden sold the property to Richard B and Ethel E Murren, who in 1949 recorded a subdivision separating the shop building, creating a 37-by-60 foot lot, which they sold to Peter A Brown. This building was later converted to residential use. A typographical error in a deed created a gap in the chain of title between 1949 and 1997, but recent owners included members of the Magno and Geoffrion families, who sold to the current owners in 2012.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

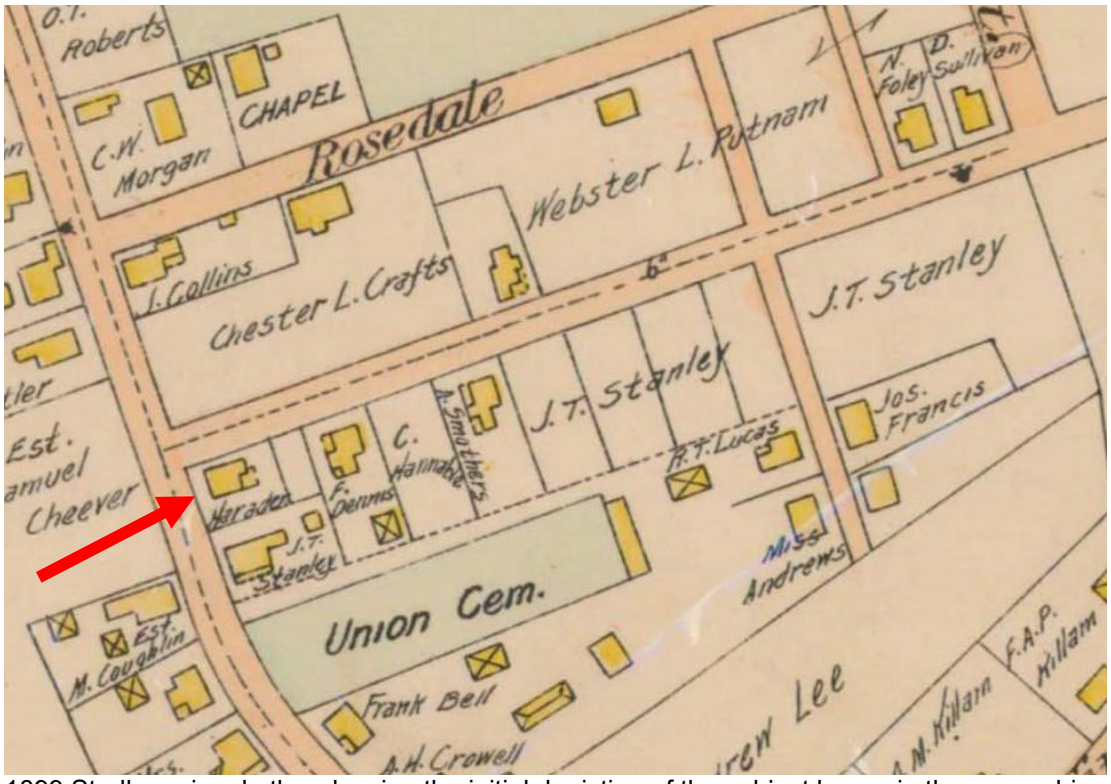
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

[1] ECSRD 1359:579 (1892); 1376:359 (1893); 1420:430 (1894).
[2] Ancestry.com: vital records, marriage; 1870 and 1910 through 1930 Federal Census, inclusive.
[3] *Manchester Cricket*, Dec. 2, 1932, p. 5, obituary. Roberts and Hoare were prominent Manchester builders associated with the town's development as a key resort of Boston during this period (see Lincoln Street Area MAN.H).
[4] Ibid, Aug. 8, 1896, p. 8; Jun. 27, 1896, p. 4, both indexed under "Lincoln Street."
[5] ECSRD 14059:240 (1997); 22594:245 (2004); 31748:584 (2012).

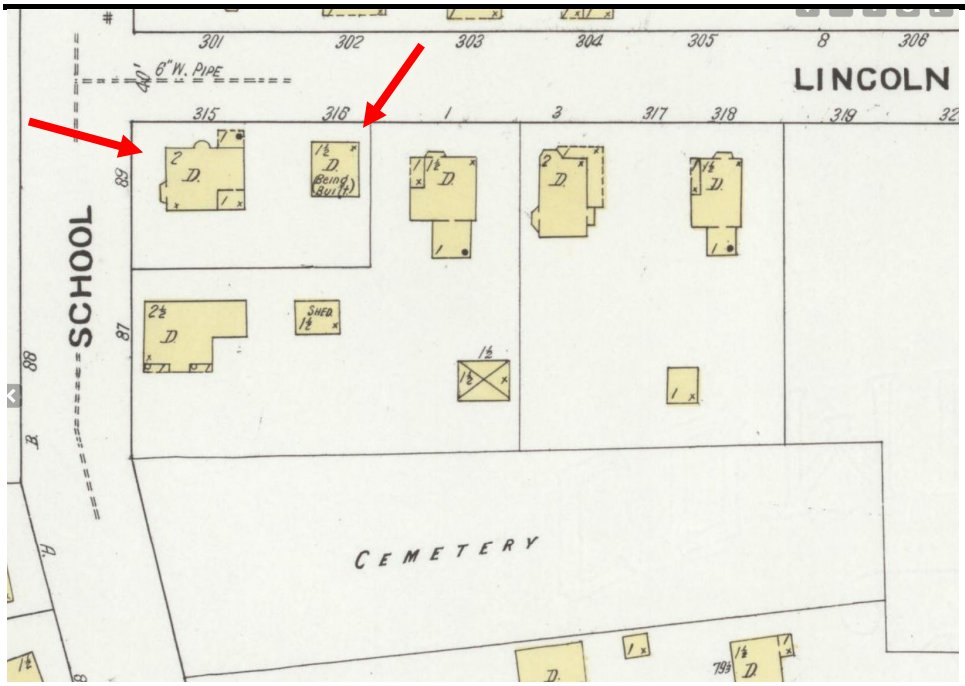
Continuation sheet 2

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

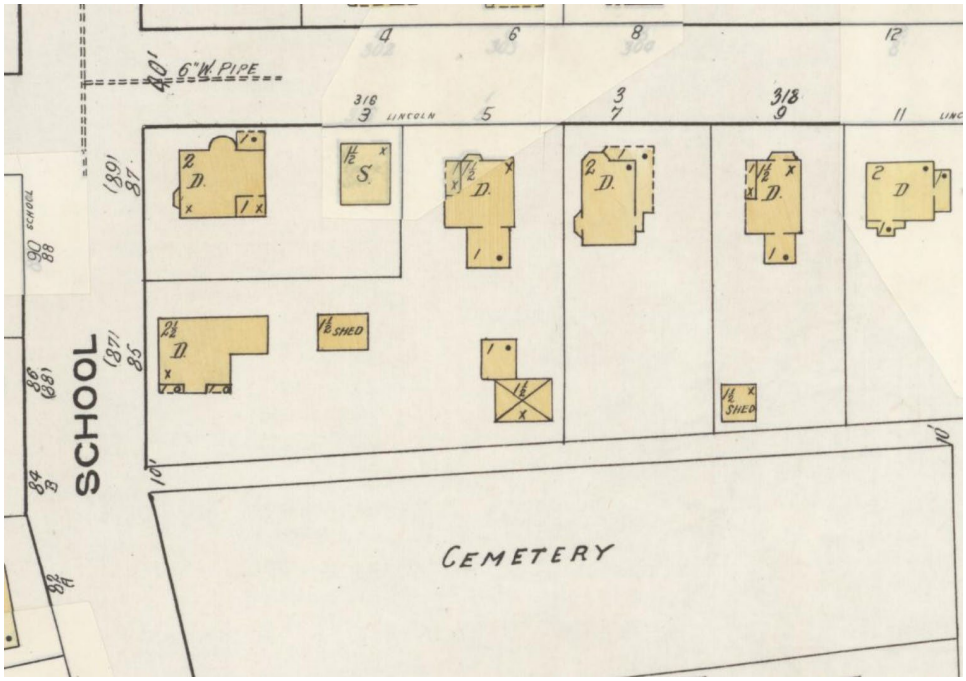
Town Records of Manchester, 1636-1736 (Salem Press, 1889).



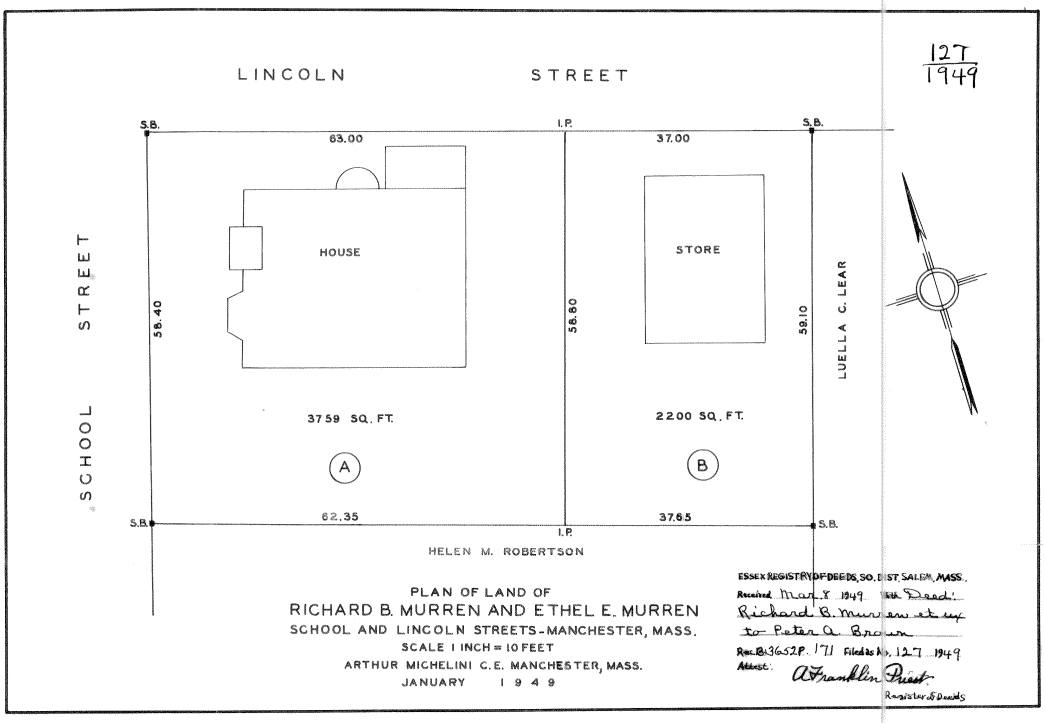
1899 Stadly regional atlas showing the initial depiction of the subject house in the ownership of "Haraden" indicated by a red arrow. North is up. Note the lots lining the south side of Lincoln labeled "J.T. Stanley" depicting the eponymous subdivision and Stanley's house to the immediate south.



1909 Sanborn map depicting the main house and outbuilding labeled "(being built)."



1941 Sanborn map depicting the outbuilding labeled "S." – shop.



ECSRD Plan 127 of 1949 depicting the subdivision of the property by then-owners Richard B and Ethel E Murren.

Left (north facing) elevation.

3 Lincoln Street, former workshop and grocery of Albert Haraden.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Albert and Minnie Barnes Haraden House at 87 School Street, ca 1892, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
48 0 13	Marblehead North		MAN.251

Photograph

Locus Map

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 89 School Street

Historic Name: Elizabeth Glover and James Beaton House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1900

Source: deeds, maps

Style/Form: Shingle/ gambrel block

Architect/Builder: Chester L Crafts, builder

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard and shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: Evident recent comprehensive renovation with sash replacement.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.21 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Beaton House, completed by 1900, is a modestly scaled but elaborate example of the Shingle style, a nomenclature developed by architectural historian Vincent Scully, Jr, to distinguish this design movement, originally known as "Modern Colonial," from the related Colonial Revival.[1] Shingle architecture is characterized by large asymmetrical gabled and gambrel volumes covered in a uniform skin of wood shingles, hence the name. The Shingle style is associated with the North Shore's elite resort culture of the late-19th century and its use here appears to have been consciously adopted to appeal to well-heeled seasonal tenants (see narrative). This example is massed in a high side gambrel above a full single story with multiple projecting elements. The left (north) half of the façade is filled by a partially enclosed entrance porch. Its flat roof accommodates a balcony accessed by a broad gabled wall dormer recessed into the lower slope of the gambrel. On the first level canted bays expand the right side: in the right half of the façade recessed under the eave, and in the rear pile on the same side. Overall dimensions of 34 feet square likely enclose a foursquare plan, defined by four generous equal spaces on each level. In this house the left-front corner likely houses a generous entrance hall with a stair, the right half reception rooms that expand into the bays, and behind the hall and stair a kitchen and other service spaces.

Like many examples of the Shingle style, this house displays classical and other distinctive articulation. Although evidently comprehensively renovated during recent decades, including sash and siding replacement, the house retains wood singles and clapboards, molded porch trim and casings, and a balcony balustrade of turned balusters held in place by piers capped with ball finials. An eyebrow window, associated with both the Shingle and Richardsonian Romanesque styles, is centered on the right half of the upper front roof slope. Paired windows in the right side complement the canted bay there. The tripart window lighting the left-front wall dormer appears to retain distinctive vertical muntins framed by diamond panes.

The house is sited near the northeast corner of School and Lincoln behind a garden of ground cover and mature evergreen foundation planting that partially obscure the façade. A pile of natural boulders at the southwest corner are an evident traffic defensive measure. In 1999 then owners acquired the lot at 4 Lincoln Street, demolished an existing house, and built a large, detached, two-bay, gambrel garage facing Lincoln with habitable space in the loft.

HISTORICAL NARRATIVE

The Beaton House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

In 1900 local house carpenter, prolific builder and developer Chester L Crafts sold a residential lot with 70 feet of frontage on School Street "with buildings" to Elizabeth Beaton, the wife of James Beaton. Circumstances indicate Crafts built the house. A subdivision plan reproduced below demonstrates that he was developing a short section at the west end of Lincoln Street at this time. The land was subject to a mortgage he had given to the former owner Esther Pulsifer, the wife of coal and lumber merchant James K Pulsifer and a sister of Frederick Burnham, whose family had farmed in this neighborhood during the previous century (see 64 School, MAN.232 and Lincoln Street area MAN.H).[2]

[1] Vincent J. Scully, Jr., *The Shingle Style and the Stick Style* (Yale University Press, 1955, 1971, revised ed), passim. This and other scholarship suggests the style was influenced by picturesque profiles observed in early Colonial Era houses of Essex County characterized by what is commonly known as the "saltbox" by architects such as HH Richardson, McKim, Mead and White, William Ralph Emerson, and others.
[2] ECSRD 1570:78 (1899, mortgage deed from Crafts to Pulsifer noting multiple partial releases).

Grantee Elizabeth (Glover) Beaton (1860-1924) was a native of Leicester, England, immigrating at the age of 10 with her father, Daniel Glover, a stone mason, and mother, Elizabeth (Hawkins) Glover. In 1886 she married James Beaton (1858-1943), a native of Yarmouth, Nova Scotia. The Beatons moved to Manchester in ca 1898 and James Beaton operated a grocery located in the Rabardy Building on Central Street that was active between ca 1915 and 1939, afterward operated by his great nephew John A Eaton (sic). Newspaper accounts indicate the Beatons resided elsewhere in Manchester near the grocery and regularly rented this "cottage" to seasonal occupants. Their tenants included Pierre de Margerie, Charge de Affairs of the French Embassy (1901), "members of the Italian legation" (1902), "a wealthy Chicagoan" (1905), Charles Nichols of Salem "Mr. Nichols is thinking seriously of summering in Manchester this coming season," and the organist at the Henry Clay Frick estate in Beverly identified only by the name Gibson, "most of us consider ourselves lucky to have an organ, to say nothing of a professional player at $35 per day" (1907).[3]

Between 1914 and 1921 the property was owned and occupied by Harry W Purington with his wife Audrey Q. Purington was the secretary and treasurer of the Manchester Trust Company. Between 1921 and 1938 it was owned by Charles Hooper, married to Addie L Hooper, who managed Sheldon's Market at 24 Central Street.[4]

Between 1938 and 1999 the property was owned by members of the Dean family. In 1938 it was acquired by Amy R (Rogstad) Dean (1903-1993), the wife of William J Dean, Sr (1898-1985); William Dean, Sr, was the proprietor of Cape Ann Tool Co of Rockport and this generation of the family resided on Summer Street. The subject house was occupied by William, Jr (1921-1964) and his wife, later widow, Marion (Loeman) Dean Lynch. William J Dean, Jr was a veteran of World War II, serving as an air force captain, earning a bronze star and later worked for his father's company as an executive.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

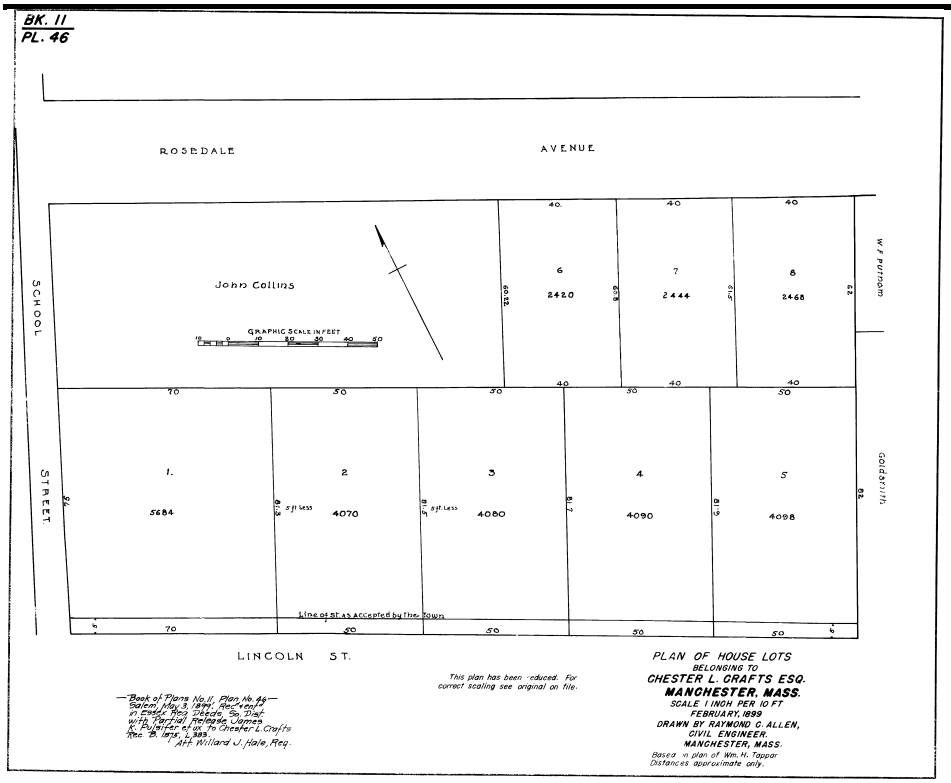
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[3] EDSRD 1601:147 (1900); *Manchester Cricket*, Jun. 8, 1901, p. 1; Nov. 1, 1902, p. 4; Mar. 25, 1905, p. 8; Feb. 17, 1906, p. 1; Oct. 5, 1907, p. 4; Oct. 3, 1924, p. 1&5, obituary, Mrs. James Beaton; Mar. 10, 1939, p. 1, "James Beaton Closes Out His Business;" Jun. 8, 1943, p. 4, obituary, James Beaton. The estate of Henry Clay Frick, known as "Eagle Rock," was located at Prides Crossing, Beverly (not extant), see Pamela W. Fox, *North Shore Boston, Houses of Essex County, 1865-1930* (Acanthus Press, 2005) pp.171-177.

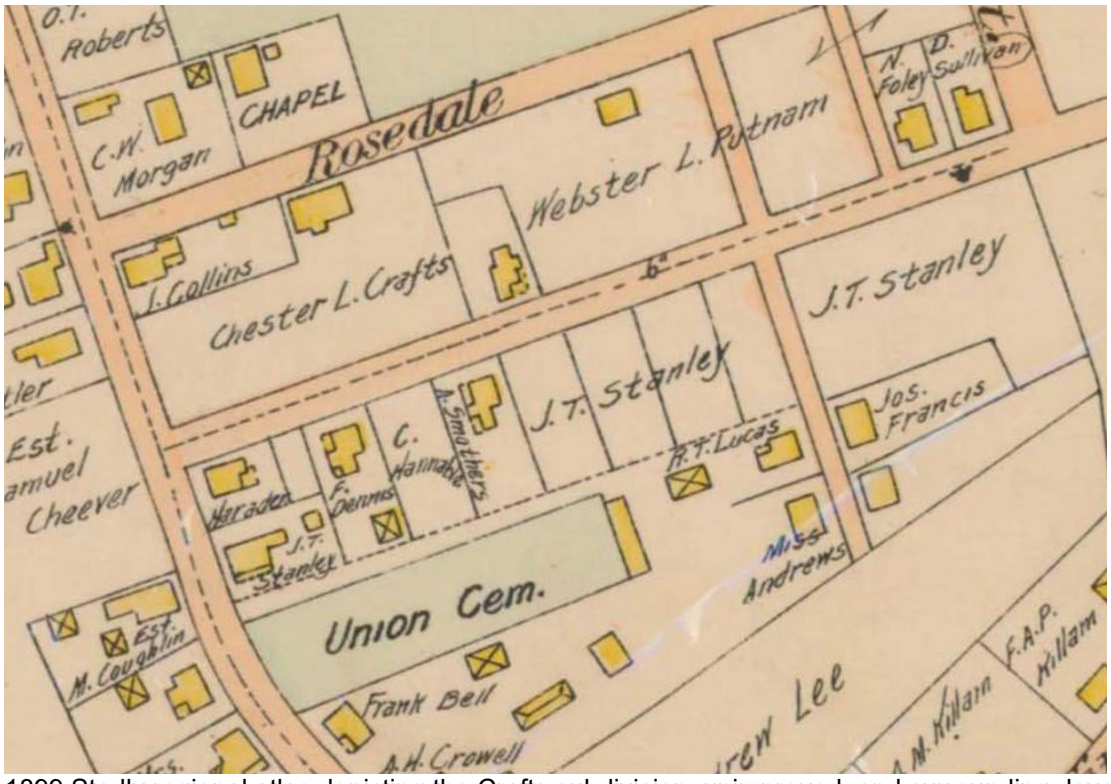
[4] ECSRD 2260:436 (1914); 2487:32 (1921); Ancestry.com: 1915 town directory (Salem), regarding Purington; 1924 town directory (Gloucester) regarding Hooper.

[5] ECSRD 3149:81 (1938); 3562:584 (1947); 3987:378 (1953); 4276:568 (1956); 9831:138 (1988); 13199:231 (1995); 13605:592 (1996); 14856:424-425 (1998); 15783:464 (1999); 34321:99 (2015); Ancestry.com: 1930, 1950 Federal Census; 1933 town directory (Beverly); World War II Draft Registration Card; US Yearbooks (regarding William J Dean, Sr); *Manchester Cricket*, Jan. 28, 1949, p. 9, "Candidate for the Board of Assessors;" Jul. 17, 1964, p. 1, obituary (regarding William J Dean, Jr).

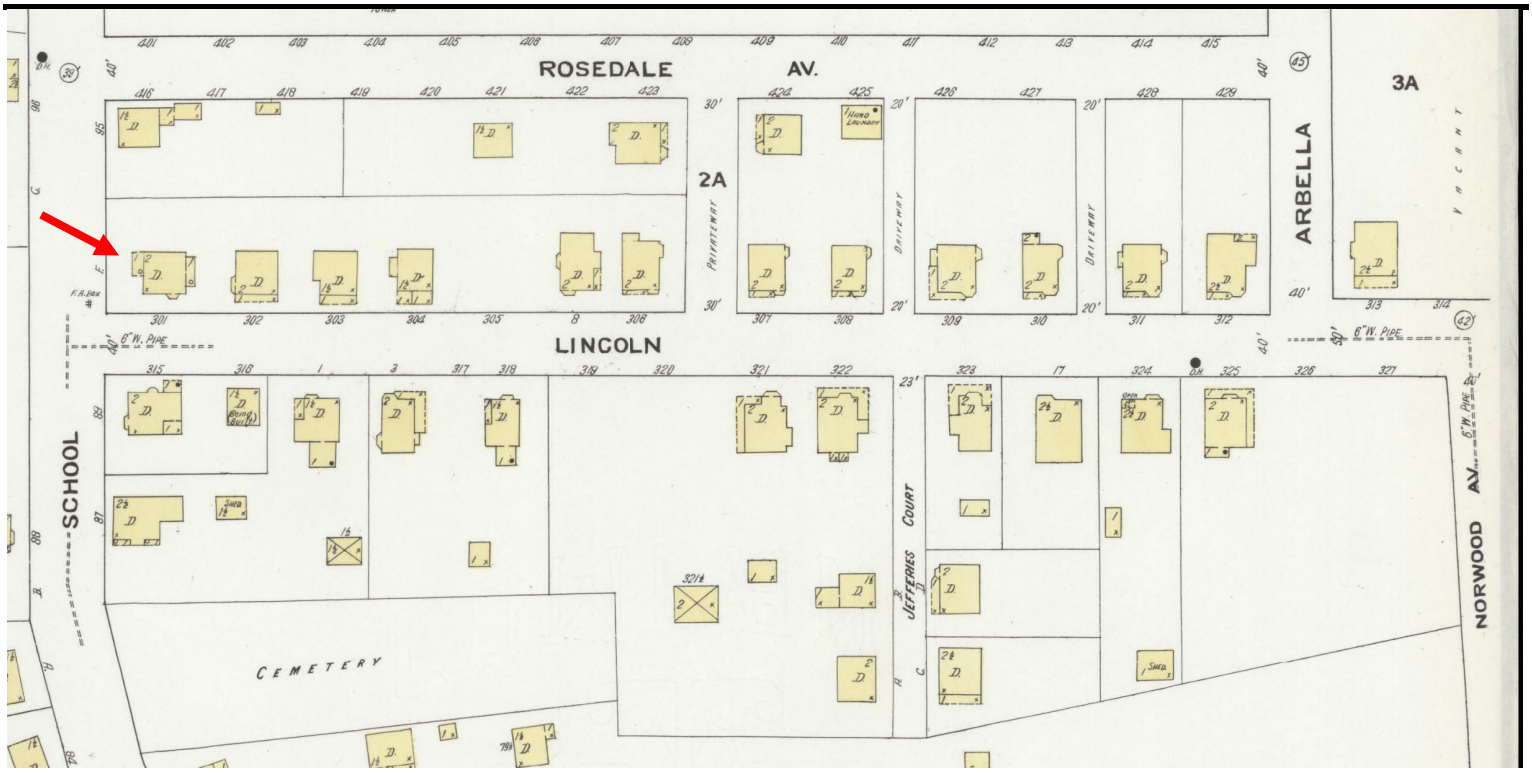
Continuation sheet 2



ECSRD Plan 11:46 (1899) depicting the Crafts subdivision. The subject property is lot 1.



1899 Stadly regional atlas depicting the Crafts subdivision, unimproved, and surrounding development pattern at the time. North is upper left.



1909 Sanborn map showing the initial depiction of the Glover House with the others built by Crafts on the north side of Lincoln. The subject house is indicated by a red arrow. North is up.

West-facing main façade.

North elevation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Elizabeth Glover and James Beaton House at 89 School Street, built in 1900, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 72	Marblehead North		MAN.252

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 96 School Street

Historic Name: Allen-Willmonton-Morgan House

Uses: Present: single-family residential

Original: single- and two-family residential

Date of Construction: late-18th century

Source: deeds, genealogies

Style/Form: Colonial/ two-story gabled half house, New England center chimney

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations *(with dates)*: Layers of ongoing renewal including siding, sash and door replacement.

Condition: good

Moved: no ☐ yes ☐ **Date:**

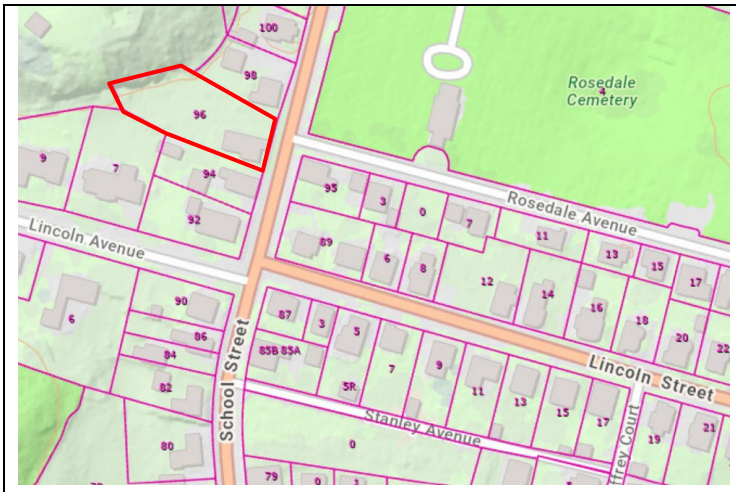
Acreage: 0.38 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

S-facing façade from the SE.

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month / year)*: May 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Allen-Willmonton-Morgan House, evidently built during the second half of the 18th century, is a two-story, New England center-chimney house under a side gable with an asymmetrical three-bay façade and side entrance in the left (west) bay. The house faces due south toward the side of its lot fronting the west side of School Street. It has been expanded, first with what is commonly known as a "Beverly Jog" on the east side during the late-18th – early 19th century, and during the early 1970s with a lower, longer, gabled wing on the west side. The jog, most commonly associated with a lean-to or "saltbox" profile, is here set back several feet from the main roof ridge and terminates under a shed at a plate in line with the full-two-story rear eave. The dimensions of the main body are 24 feet wide by 30 feet deep. The jog is 9 feet wide by 13 feet deep, and the west wing is 25 feet wide and 22 feet deep.

Renewed finishes include wood clapboard siding stopped by plain trim. The boxed eave rests directly on and is integrated with the upper-story window lintels in character with the building's 18th-century provenance. Nine-over-six replacement sash divided on the exterior have all been replaced since 1973, and the trabeated door surround of pilasters, entablature, and cornice appears to be of recent construction but appropriately mimics a Greek Revival treatment.

An interior inspection that took place in April of 2025 revealed structural framing consistent with the late-18th century. The plan consists of a lobby entry with front and back rooms flanking a chimney bay centered on the right two thirds of the building. The entry lobby and stair have been enlarged and opened to the adjacent parlor that fills the right-front corner of the main body. The stair retains turned posts and railings consistent with the period. The parlor space is framed in posts and girts; a binding summer runs from the chimney to front girt and exposed joists support the ceiling. These members are roughly planed and sawn, and the surface suggests the summer was originally boxed and the joists, with lime stains, hidden behind a plaster ceiling. Federal period mantels surround the parlor and kitchen fire boxes. Framing visible in the corners of the upper chambers, with gradually flaired posts suggesting complex joints where the posts tie girts and end rafters together, are consistent with 18th century framing techniques. The attic is framed with principal rafters, common purlins, and a stout ridge pole. All of these elements are pegged together. Secondary purlins have been inserted during the 20th century as some sheathing boards were replaced.

As stated above the siting of the house is oriented to the south and left lot bound. The side of the jog on the right (facing front) nearly reaches the frontage. The front garden is landscaped in open lawn with foundation plantings; mature trees flank the house, and the rear garden is paved for parking. A large open lawn filling the west side of the property is surrounded by a high wood picket fence.

HISTORICAL NARRATIVE

The Allen-Willmonton-Morgan House, evidently built during the second half of the 18th century, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The history of ownership has been established directly to its sale by nine members of the Allen family in 1834, described as a quarter acre with frontage on "the highway" and a dwelling house, for consideration of $550. Although a complete genealogy has not been attempted, several of the grantors have been identified as descendants or are associated through

marriage with Nathan Allen (1769-1837), married to Elizabeth Perry. They included a son, Enoch Allen (1797-1842), widow Hannah Leach, and Benjamin Leach. Nathan Allen's daughter-in-law Lucy Story Allen (1797-1889) married first Nathan Allen, Jr (1794-1826) and second to Benjamin Leach, a son of Benjamin and Sarah (Knowlton) Leach. The identity of grantor Hannah Leach is not clear. Other heirs and grantors included Sally or Betsy (illegible) Leach, Andrew Marsters (relation unknown), Jacob Allen (identity unclear), Amos Hilton, and Hannah Hilton (identities unknown). The will of Nathan Allen, father of some of the grantors, listed three principal beneficiaries: his widow, Elizabeth, son, Isreal, and daughter, Elizabeth Allen. The widow inherited all household furniture, dwelling house, barn, wood house, all outbuildings, the "swamp field" (six acres), and another parcel of 30 acres. Upon her decease the eastern half of the house was devised to Isreal Allen and the western half to daughter Elizabeth Allen "with a privilege to pass and repass through the front entryway and out the front door…also a privilege in the wells; also one half the garden in front of the house; also ten feet of the wood house on the south end…" Other devisees included his other children John P Allen, Forster Allen, Mehitable Allen, Mary Carter, and grandchildren Nathan and George Allen.[1] All of this suggest the house and its residential lot had been in the ownership of the Allen family for decades prior to 1834, but it has not been possible to locate documentation of Nathan Allen's acquisition of the property with any degree of certainty.

The grantee in 1834 was mariner Charles Willmonton, likely the third generation to bear that name (1806-1893). His father (1780-1857) was associated with another property in the neighborhood, 71 School Street (MAN.238). In 1846 a share of 96 School, described as "with all the right and privileges that I had in the cellar, front yard, entry ways, stair ways, with all the chambers belonging to me, with my half of the garret in the house which I had in common with Charles Willmonton, Jr, with a wood house and other outbuildings on the premises" was conveyed by Issachar Morgan, mariner, to Charles Willmonton, Jr, for consideration of $335. A record of the house's division into two households has not been located but Nathan Allen's will provided evidence for it. Issachar Marster's Morgan (1807-1883), a son of Benjamin and Hannah Morgan, was married to Sally Willmonton, possibly a sister of Charles, in 1830, suggesting a connection. His middle name also suggests a connection to another grantor in the 1834 deed: Andrew Marsters; who, however, had no other known connection to the Allen Family.[2]

In 1894 ten heirs of Charles Willmonton and Issachar Morgan sold the property to Mary M Lane of Manchester. They included a son of Charles Willmonton, George, and possibly his sister or sister-in-law, Lydia Ann Morse, the widow of Gorham Morse (married 1841; Willmonton's first wife was Alice Morse, married 1829) and evidently Lydia and Gorham Morse's daughter, Lydia H, the wife of Josiah R Lee of Lynn. Morgan's heirs evidently included sons Charles W and Lewis, also named as grantors.[3] Grantee Mary M Lane (born Aug. 1848), a native of Canada, was the wife of house painter Fred W Lane (born Aug. 1849), a native of Massachusetts. They owned and occupied the property until 1928. Their household included two boarders in 1900: carpenter Otis W Harvey and lawyer Harry A Ramsdell. By 1920 Mary Lane, a widow, continued to take in boarders; that year the four-member family of garage repairman William H Farr and his wife, Katherine, natives of Scotland and Ireland, respectively.[4]

Between 1928 and 1965 the property was owned by Nova Scotia native Alberta M Burgess (born ca 1875), who worked as a nurse and housekeeper and took in boarders during the 1930s, including widow Christina M O'Callahan (born ca 1855) and the four-member family of laborer Henry J and Wilma M Raye. A subsequent owner was Elizabeth G Van Wyck (1966-1973), who sold to the current owners of record.[5]

---

[1] ECSRD 285:115 (1834); Ancestry.com: vital records, birth, marriage, death; Enoch Allen married Elizabeth Peabody of Bradford in 1828, see: Selim Hobart Peabody, LLD, comp.; Charles Henry Pope, ed., *Peabody (Paybody, Pabody, Pabodie) Genealogy* (Charles H Pope, 1909), p. 65; regarding the widow of Nathan Allen, Jr, Lucy Story Allen's second 1830 marriage to Benjamim Leach, see: James M and William F Crafts, comp., *The Crafts Family, Genealogical and Biographical History of the Descendants of Griffin and Alice Craft of Roxbury, Mass., 1630-1890* (Gazette Printing Company, 1893) pp. 291-292. Benjamin Leach's mother was Sarah Knowlton; this links the Leach family to an earlier owner identified by Robert Booth named Amy Knowlton Leach (1728-1811) but it has not been possible to verify this research (see Manchester-by-the-Sea Museum collections, 96 School Street).

[2] Ancestry.com: vital records, birth, marriage, death; 1850, 1880 Federal Census (place Willmonton at this location based on a comparison of abutters to period maps); regarding Charles Willmonton's second marriage in 1869 marriage to Eveline F Hooper, see James M and William F Crafts, comp., *The Crafts Family, Genealogical and Biographical History of the Descendants of Griffin and Alice Craft of Roxbury, Mass., 1630-1890* (Gazette Printing Company, 1893) p. 286.

[3] ECSRD 1407:545 (1894); Ancestry.com: 1850 Federal Census; 1865 Massachusetts State Census.

[4] Ancestry.com: 1900, 1920 Federal Census.

[5] ECSRD 2759:328 (1928); 5321:319 (1965); 5415:517 (1966); 5980:224 (1973); Ancestry.com: 1930 Federal Census; 1933 town directory (Beverly).

Continuation sheet 2

BIBLIOGRAPHY and/or REFERENCES

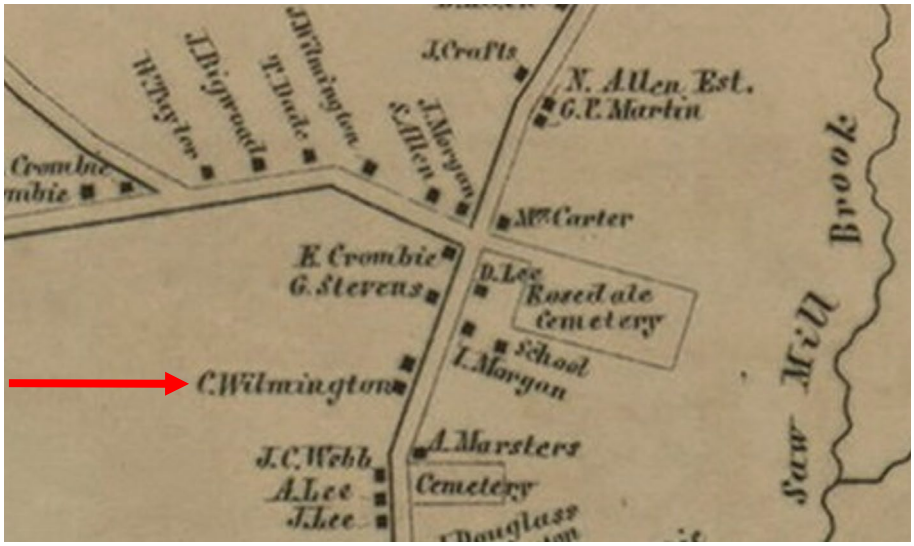
Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

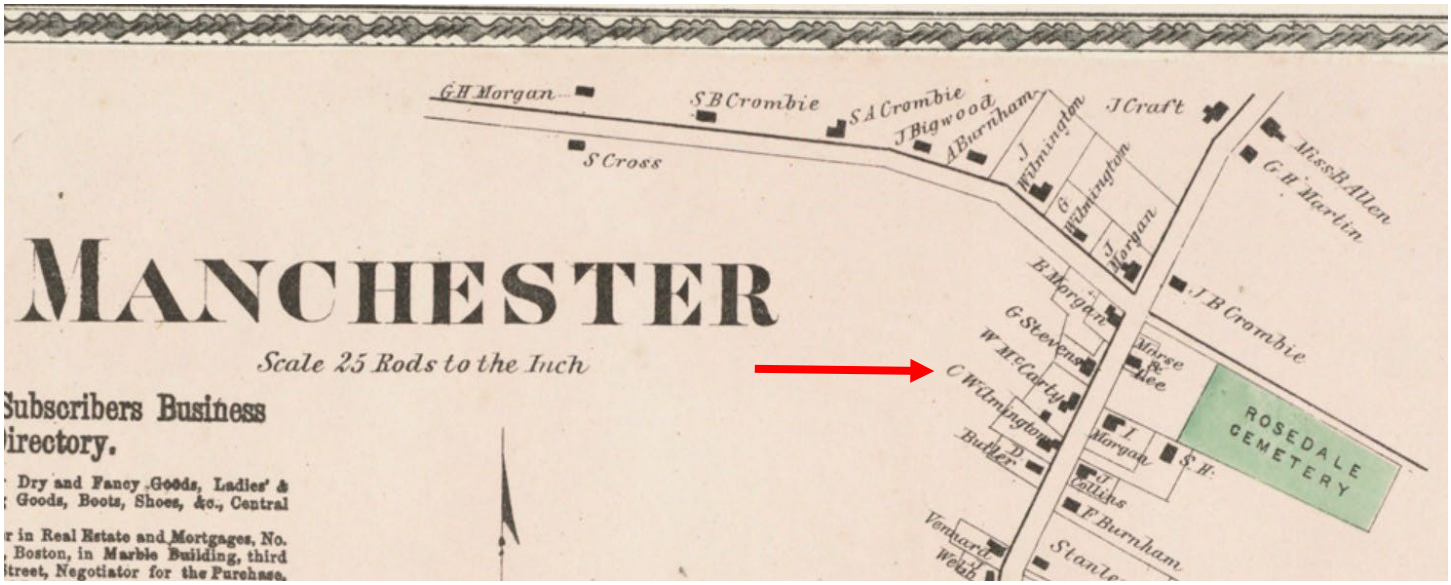
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

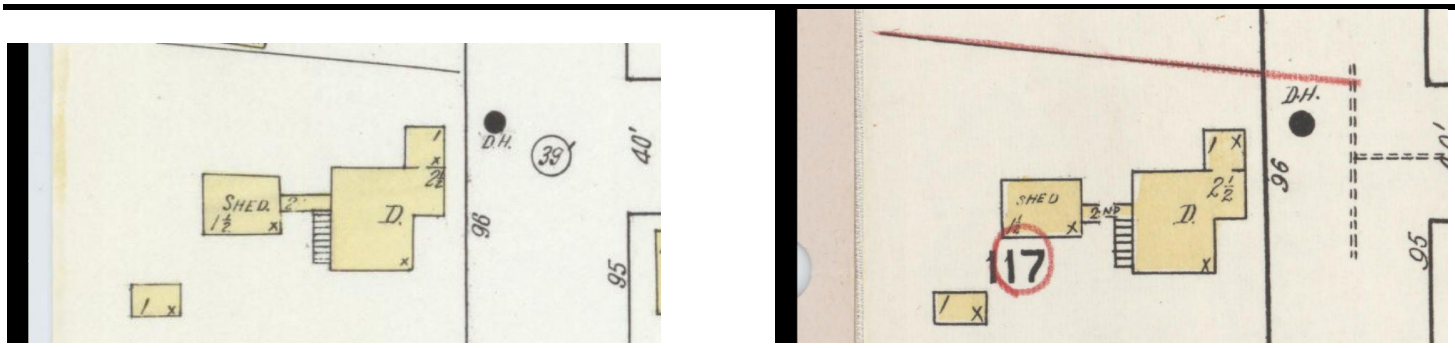
Town Records of Manchester, 1636-1736 (Salem Press, 1889).



1856 Walling town map depicting the house in the ownership of “C. Wilmington” (sic) indicated by a red arrow. North is up.



1872 Beers county atlas.

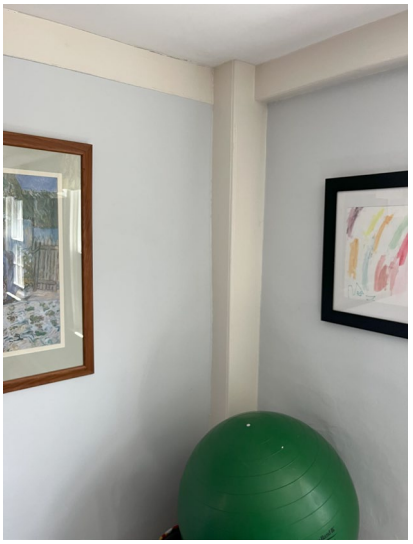


1909 and 1941 Sanborn details, left to right, depicting a one-story rear extension of the jog and a small 1½-story "shed" or stable connected to the main house with an exterior stair. The 1941 image (right) makes clear that the hyphen between the house and shed is in the form of a bridge ("2nd"). The exterior stair may have been put in place to accommodate the two households that occupied the building for much of the 19th century (see narrative).

View facing west from parlor into lobby and opened stair.

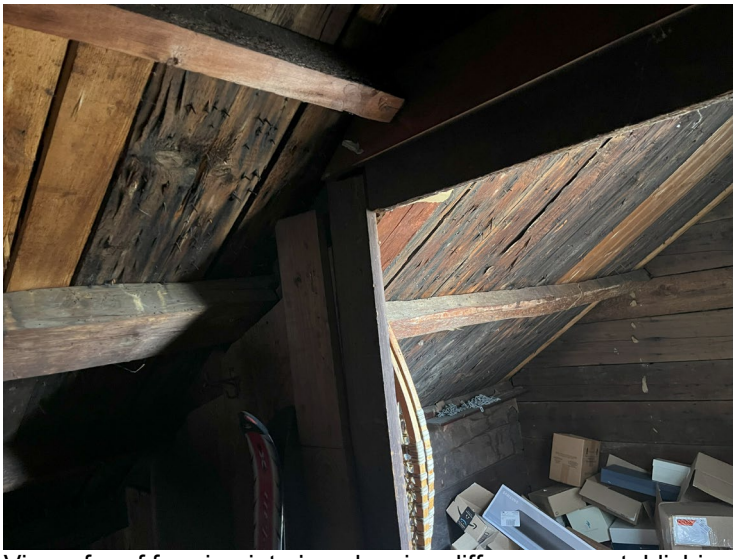
Parlor ceiling and corner framing.

Kitchen fireplace.



Front chamber, NE corner framing.

Attic roof framing.



View of roof framing into jog showing differences, establishing the later build date of the jog.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Allen-Wilmonton-Morgan House at 96 School Street, late-18th century, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

The Allen-Wilmonton-Morgan House may also be individually eligible for its associations with the initial development of the School Street corridor as an agricultural district during the 18th century, for its distinctive late-18th through early 19th century timber-frame architecture, and for its association with three local families who influenced the economic and industrial development of the town during this period.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 70	Marblehead North		MAN.253

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 100 School Street

Historic Name: Joseph C and Mary E (Buckley) Thomas [Lopes] House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1899-1902

Source: deeds, maps

Style/Form: Queen Anne/ end house

Architect/Builder: likely Daniel W Friend, builder

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard and shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: None evident; possible ongoing siding renewal.

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.13 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year*): April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Thomas House is a generously scaled, two-and-a-half-story, gabled end house in the Queen Anne style. The end house type is defined by a re-orientation of the roof ridge from parallel to perpendicular to the frontage with a three- or two-bay façade and an entry to one side, as is the case here, on the right (north). This kind of siting, with the narrower dimension parallel to the street, was a reflection of both architectural fashions, thought to accommodate temple fronts favored during the Greek Revival period of the second quarter of the 19th century, and an accommodation to increasing density and development on narrow lots during the century's second half. This example's entry sequence and shelter are distinctive. Like many examples of the Queen Anne style, liminal space in the form of a porch expands the front of the building. Here a gabled porch is off center and inside the outer edges of the façade. An engaged stoop on the far right leads to the porch deck and off-center entrance that recedes into the plain of the façade. As is also common in Queen Anne design, the house is expanded by projecting elements on the front and side. The façade is expanded by a first-story canted bay on the left, and the rear pile by a canted bay that expands into a gabled rectangle at the second and third levels, also on the left. The attic is expanded by a small hipped dormer on the left and a wall gable on the right. Overall dimensions of 26 feet wide by 36 feet deep likely enclose a five-room plan with a wide side hall beyond the entrance off-set to the right.

The house appears to retain considerable original building fabric. The lower stories are clad in wood clapboards stopped by a molded water table, corner boards, and molded entablature and main cornice. A modest overhang wraps the main and side gables with short eave returns. The gables are clad in a contrasting texture of wood shingles. The crispness of these surfaces suggests some renewal, but the materials are consistent with those of the period. Original two-over-one sash, edge-molded casings, and doors survive. The focus of decoration is on the off-center front porch, where an enclosed, clapboarded gable is supported by turned, vasiform posts with brackets holding a turned balustrade.

The house is sited near the frontage planted in open lawn with foundation and specimen plantings. A wide gravel drive skirts the left side of the house through a gated high wood fence, leading to a detached, two-bay, gable-front garage sited near the southwest corner of the property. Sanborn maps demonstrate the garage was built between 1921 and 1941.

HISTORICAL NARRATIVE

The Thompson House is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The subject property was initially part of a larger lot extending southward owned by William McCartney between 1828 and 1873, who purchased from Isreal Morgan (see 67 School Street, MAN.235). This half-acre parcel was later owned by John Coughlin between 1873 and 1899 (see 84-86 School Street, MAN.246). This property included a dwelling which may survive as 98 School. Although dated 1775 by the assessor, the provenance of this gambrel cape will require additional research to properly date due to questions regarding physical integrity. In 1899 Coughlin sold a house lot on the west side of School Street at the north edge of this property with 60 feet of frontage and a depth averaging 95 feet to carpenter Daniel W Friend (1817-1904). Period census returns placed Friend and his second wife, Hannah, and later third wife, Martha, as a second household in the house of Jeffrey T Stanley at 85 School Street (MAN.248). Friend married three times: first to Loisa H Bingham, a daughter of Delucena L and Louisa Bingham (1821-1845 see 61 School Street, MAN.229), second to Hannah M Haskell (1826-1889) and third to Martha S Burnham (1819-1906), evidently part of the large clan who owned a large amount of acreage in the

neighborhood during the 19th century (see 64 Lincoln, MAN.232 and Lincoln Street Area MAN.H). These unions suggest Friend was well connected within this neighborhood. Three years later, in 1902, Friend sold the property to Joseph C Thomas Lopes. Although buildings were not included in the descriptions and no mortgages were recorded with either transaction, circumstances suggest the house was built by Friend on speculation at this time.[1]

The grantee, identified as Joseph C Thomas Lopes in the deed, was later known simply as Joseph C Thomas. Thomas (1871-1954), a native of Manchester, was a son of Frank T Lopes (born Dec, 1834) and Amelia Silva (born Sep, 1829), both natives of the Azores, Portugal. Frank Lopes worked as a house painter. By 1910 both generations of the family were identified by the surname Thomas according to census returns and the 1954 death register for Joseph. Thomas worked as a brick mason by 1910, a brick and plaster mason by 1920, and as a mason, building contracting, by 1930. Circumstances suggest he had a hand in the construction of this house's foundation and possibly interior finishes. Later, during the 1940s, he worked for the Manchester Department of Public works. His household included his wife, Mary E (Buckley, born ca 1867, a daughter of Michael Buckley and Ellen M Mahoney), and one daughter, Ruth (born ca 1903, Mrs. William McCarthy of Beverly). Thomas was a charter member, past "Sachem," and holder of a 50-year certificate of the Conomo Tribe of Red Men, the fire department, and the Manchester Brass Band. This property was owned by the Thomas family until 1950.[2] Subsequent long-term owners included Peter A and Jean L Paige, aka Sawyer (1967-1996) and Byron L and Laura G Winn.[3]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

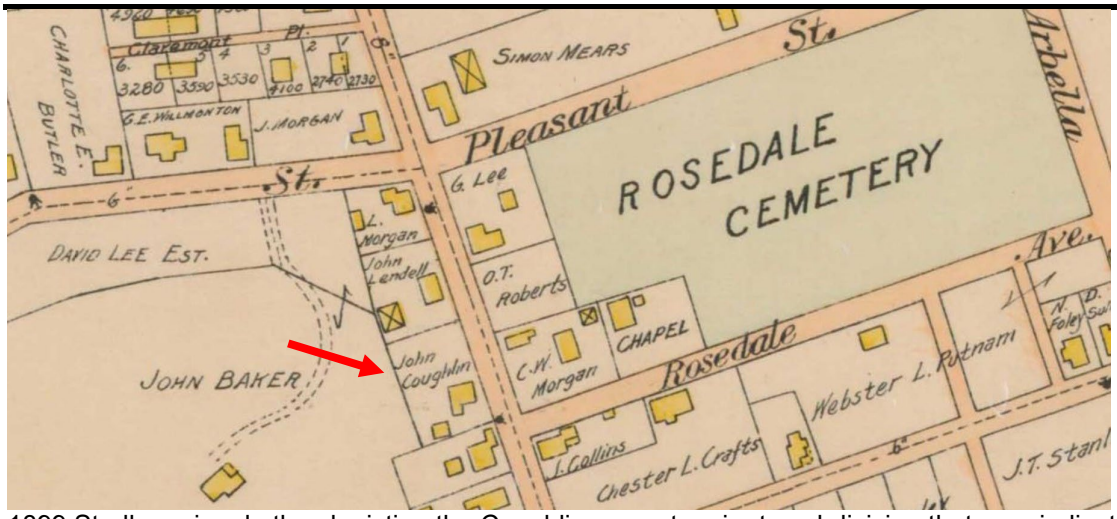
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[1] ECSRD 252:202 (1828); 879:139 (1873); 1568:420 (1899); Ancestry.com: vital records, marriage, death; 1860-1900 Federal Census (incl, ex 1890); 1873 Essex County directory. Daniel W Friend's will (Ancestry.com: Mass US Wills and Probate Records, 1818-1893) included the clause "Believing that the drinking saloon is the greatest curse to the people of the state and nation…$2,000 in trust…the income therefrom…to be annually paid to the person who shall at the time of such payments be the treasurer of the prohibition party of the state of Massachusetts, to be used in the general work of the party for the suppression of the saloon…"

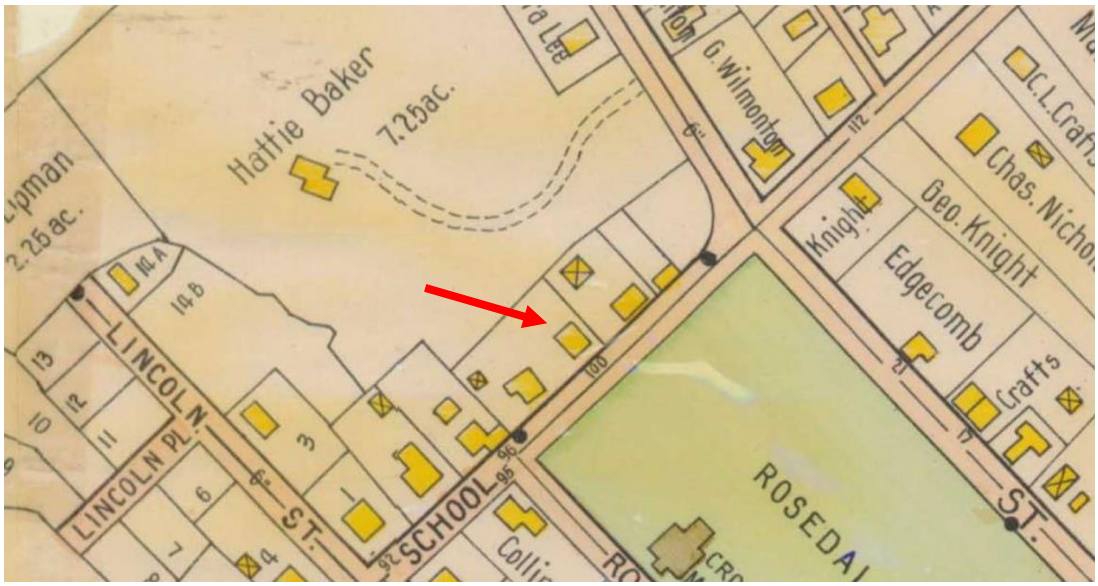
[2] ECSRD 1675:334 (1902); Ancestry.com: vital records, marriage, death; 1900-1940 Federal Census, inclusive; *Manchester Cricket*, Apr. 23, 1954, p. 3, obituary; Apr. 30, 1954, p. 3, funeral. The Improved Order of Red Men is a fraternal organization founded in 1834 which claims direct descent from the colonial era Sons of Liberty associated with the Boston "Tea Party." Although this national fraternal organization appropriated its titles and rituals from assumed indigenous models, its racially exclusive membership in fact was formally restricted to white males until 1974, when the whites-only clause was at least removed from its bylaws.

[3] ECSRD 3722:408 (1950); 4837:417 (1961); 5484:73 (1967); 13343:486 (1995); 13739:110 (1996); 34552:382 (2015); 35722:1 (2017).

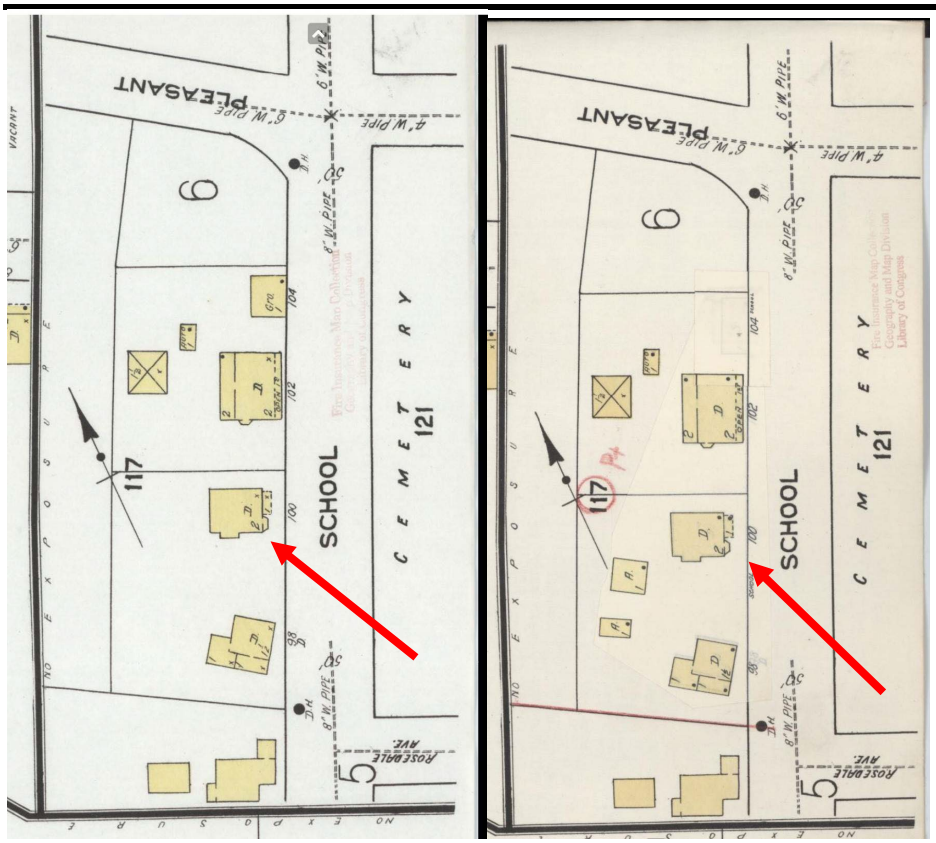
Continuation sheet 2



1899 Stadly regional atlas depicting the Coughlin property prior to subdivision that year indicated by a red arrow.



1919 Yeager-Kinge Co county atlas showing the initial depiction of the Thomas House labeled 100. North is upper right.



1921 Sanborn, left, and 1941 Sanborn, right, depicting the garage. Although not drawn, the two houses at 98 and 100, the subject, are in separate ownership on separate lots, according to deed descriptions. Note that the 1904 and 1909 Sanborn maps end below this property.

View of the main façade, porch, and entrance.

Main façade and north elevation.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Joseph C and Mary E (Buckley) Thomas [Lopes] House at 100 School Street, 1899-1902, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
41 0 69	Marblehead North		MAN.254 MAN.255

Photograph

Locus Map

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 102 School Street

Historic Name: Gideon Stevens House and carriage house

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1847-1856

Source: deeds, maps

Style/Form: Queen Anne/ gable block (altered)

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: vinyl/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached carriage house

Major Alterations *(with dates)*: Evident layers of change and expansion.

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.2 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Stevens House, evidently built shortly after its namesake's acquisition of the property in 1847, is a distinctive building that appears to have undergone multiple phases of alteration and enlargement, making a stylistic classification challenging, but the legible layers of change are characteristic of Queen Anne fashions, likely resulting from remodelings. This two-and-a-half-story gable-block building has five symmetrical bays in the overhanging upper story of the façade. Beneath is an open engaged porch framed by turned posts that support the upper level. Within this porch is a left-of-center entrance and a canted bay to its left (south). A second canted bays surmounted by an overhanging rectangular bay with a flat or hipped roof expands the rear pile in the left elevation. A lower two-story rear ell spans the full width of the building, and beyond is a secondary single-story shed-roofed extension filling the right (facing front) two thirds. This configuration can be clarified by observing an aerial image reproduced below. The dimensions of the gabled main body are 31 feet wide by 18 feet deep on the first level and 22 feet deep above. This, combined with the massing, entry sequence, and fenestration pattern, suggests a center hall plan flanked by single spaces to either side within the main body. The two-story rear ell was depicted with clarity as early as 1921; the secondary rear extension post-dates 1941.

All of the massing features described above make the original appearance and possible building sequence ambiguous. The appearance of the upper-level overhang suggests the building may have been expanded from a single-story cottage during the 19th century. The canted bays and porch posts are suggestive of the Queen Anne period of the late 19th century. An interior inspection may reveal evidence of the build sequence.

Although covered in vinyl clapboarding, in addition to the porch posts the building retains considerable surviving wood trim at the molded porch cornice and surrounding the projecting bays. A paired window in the center of the upper story of the façade retains a pronounced molded cornice. The main boxed cornice with eave returns is panned in vinyl but may retain moldings underneath. A rear entrance on the left side is sheltered by a door hood supported by elaborate brackets, a common device of the late-19th century associated with the Italianate style.

The façade of the building is sited almost directly against the frontage. Open lawn with foundation plantings and trees fills the flanking side gardens, which are enclosed on both sides by a wood split-rail fence. Directly behind the house against the rear lot line is a stable described in an 1890 account of its construction (see narrative). This rare-surviving period outbuilding is generally unadorned, covered in unpainted wood shingles with an open-soffit side-gable roof. The upper loft is framed in a knee-wall, whereby the main plate rests a half-story above the loft floor. The entrance is not visible from the public way. A plaque affixed to the façade next to the entry, evidently based on confirmed research by Robert Booth, reads "Gideon Stevens, cabinet maker, 1847; Franklin Rust, grocer, 1918" (see narrative).

HISTORICAL NARRATIVE

The Stevens House, ca 1847, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The history of ownership has been traced to the acquisition of this property by Gideon Stevens from widow Mary Babcock in May of 1847. Two months later in July Stevens acquired another small parcel to the north, bringing the property to its current configuration. Initially depicted on the 1856 Walling town map, the house was likely built immediately after Stevens purchased the land. It remained in the ownership of three, possibly four generations of Steven's descendants until 1978. It has not been possible to definitively ascertain the identity of the grantor. Grantee Stevens (1802-1892) was a son of Moses and Jenny Stevens of Manchester. He married Mehitable May in 1824 and second, in 1833, to Hannah (Burnham) Crombie (born 1808), the widow of John B Crombie (died 1832 at Havana, Cuba). According to research by Robert Booth both Moses and Gideon Stevens were employed as mariners; this is confirmed by Gideon's obituary, which related that he "went fishing for a number of years;" but by 1850 he was working as a cabinet maker and sometimes as a varnisher, common occupations in Manchester at the time, when furniture manufacturing was a major local industry and employer. Also, according to his obituary, Steven's employer was the firm of Killam & Fitz.[1]

The property was inherited by Gideon and Hannah Steven's only surviving child, daughter Hannah (Stevens) Rust Lendall (born 1837). She married George F Rust (1830-1865) in 1855 and second, in 1879, to John Lendall of Manchester. A newspaper announcement published in September of 1890 stated "Mr. John Lendall will soon commence the erection of a stable on the Gideon Stevens place on the Plain," thereby dating the carriage house.[2] During the early 20th century the property was owned and occupied by the children of Hannah (Stevens) and George F Rust, including their son Franklin B Rust (1861-1941), his wife, Jessie, brother George S Rust, a physician, and sister J Hester Rust, a teacher. Between 1912 and late in life Franklin Rust operated a grocery in a small, detached, wood building located just north of the house at number 104 School; this building had been demolished by 1941. In 1945 the property was conveyed to Mary R Floyd and J Hester Rust by their brother George S Rust. In 1970 Mary R Floyd conveyed the property to Richard P and Ottilie M Floyd, evidently her son and daughter-in-law, who remained owners until 1978. Subsequent owners included Katherine M (Schylling) MacPherson (1978-1981) and Donald J and Lynn S Short (1981-2009), who sold to the current owners of record.[3]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

Robert Booth, Manchester-by-the-Sea Museum collections, organized by address, includes property histories produced for private clients under a program administered by the museum.

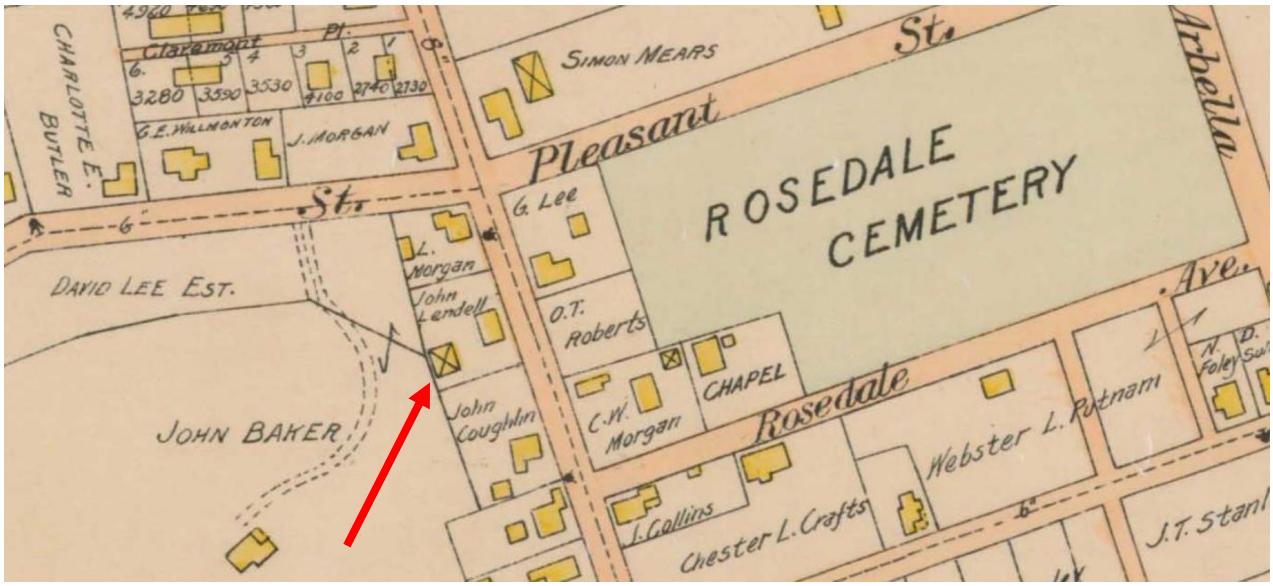
Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

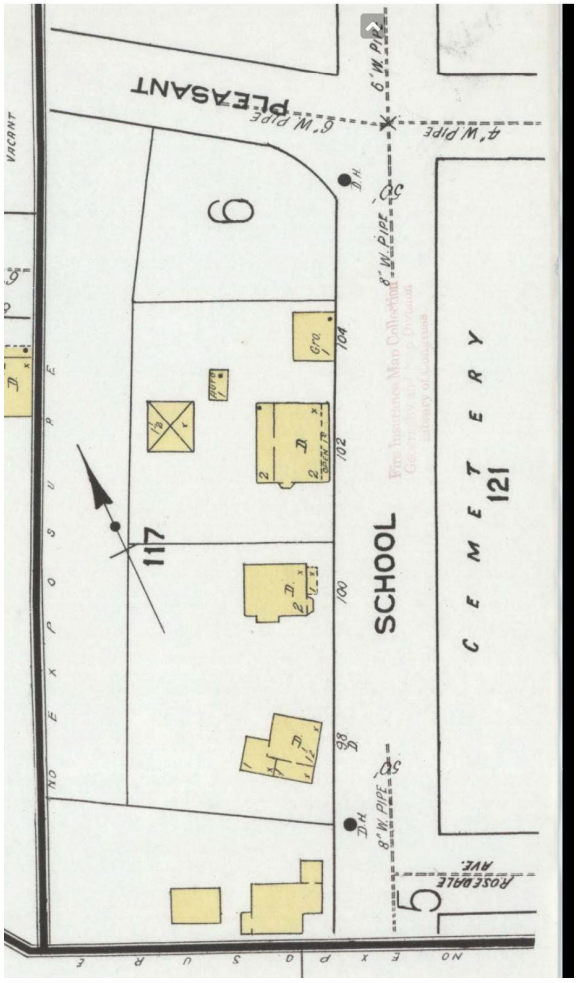
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

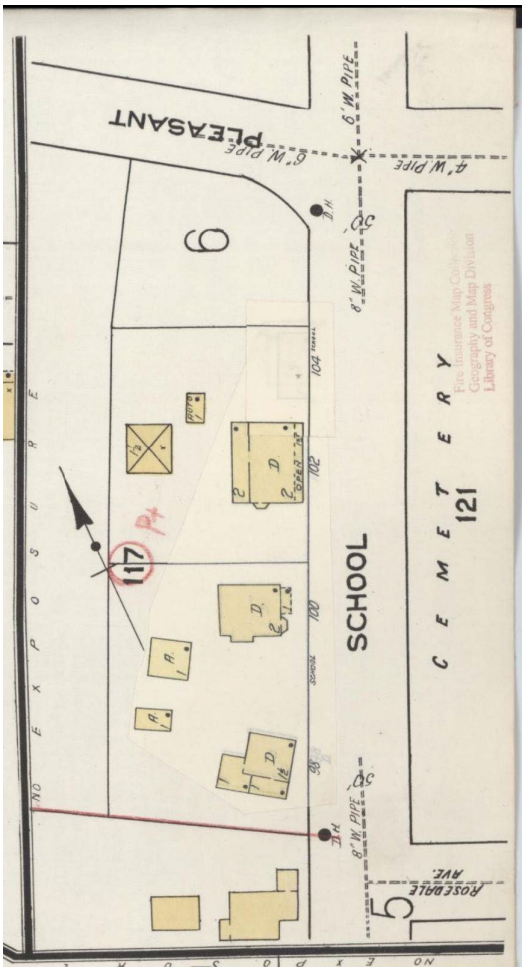
[1] ECSRD 383:103 (1847); 386:269 (1847); Ancestry.com: vital records, birth, marriage, death; 1850-1880 Federal Census, inclusive (regarding Hannah (Burnham) Crombie Stevens' genealogy, see James M and William F Crafts, comp., *The Crafts Family, A Genealogical and Biographical History of the Descendants of Griffin and Alice Craft, of Roxbury, Mass., 1630-1890* (Gazette Printing Company, Northampton, 1893) p. 294); *Manchester Cricket*, Mar. 5, 1892, p. 1, obituary, Gideon Stevens.
[2] *Manchester Cricket*, Sep. 20, 1890, p. 1.
[3] ECSRD 3491:402 (1945); 5136:245 (1963); 5728:688 (1970); 6459:176 (1978); 6807:696 (1981); 28994:104 (2009); Ancestry.com: vital records, marriage.

1856 Walling town map depicting the house, labeled "G. Stevens," indicated by a red arrow. North is up.

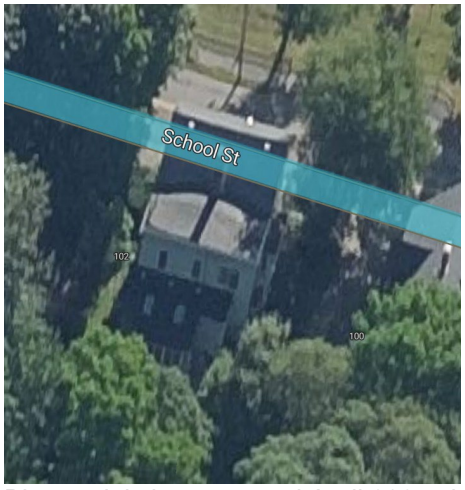


1899 Stadly regional atlas showing the initial depiction of the carriage house and labeled "John Lendell," son-in-law of Gideon Stevens. The footprint of the main house is ambiguous but suggests a smaller building at a setback without the projecting second level or rear ell.





Sanborn maps, 1921, left, and 1941, right, depicting the property with the stable and rear ell, marked “2” for two stories. Note the appearance and disappearance of the small building north of the house labeled “gro.,” or grocery. The third small outbuilding, not extant, is labeled “auto,” or garage.



Bing aerial view captured April 2025 showing the rear configuration of shed additions.

View of rear stable. Note bracketed rear-entrance door hood.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Gidion Stevens House and carriage house at 102 School Street, 1847-1856, awould contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
56 0 6	Marblehead North		MAN.256 MAN.257

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 128 School Street

Historic Name: Allen-Willmonton-Parsons House and stable

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1850-1855

Source: deeds, census returns

Style/Form: Greek Revival/ classical cottage

Architect/Builder: unknown

Exterior Material:

Foundation: brick and stone

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached carriage house

Major Alterations *(with dates)*: Few evident; a rear window opening was altered during the 20th century.

Condition: excellent

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.18 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map

Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date (*month / year)*: April 2024

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Allen-Willmonton-Parsons House, likely built between ca 1850 and 1855, is an example of the classical cottage type in the Greek Revival style. Classical cottages represent an evolution of the Cape Cod type, the most common and basic form of building during the 18th through early 19th centuries. Like capes, classical cottages are three- or five-bay, as is the case here, single-story dwellings under steeply pitched side-gable roofs, usually with center entrances. However classical cottages were enlarged by knee-wall framing, whereby the main plate at the eave is raised a half story above the second floor. This device provided comfortable spaces in the garret more economically than a full second story but also provided room for the deep entablature fashionable with Greek Revival designs. Like many classical cottages, this example also conforms more closely to the "ell house" type that emerged during the early national era. Ell houses are characterized by single-pile rather than double-pile planning, moving and separating service and work spaces further rearward into the ell in order to reserve the front of the house for refined and genteel uses such as parlor and dining. This was made possible through improvements in heating technology, indicated here by stove chimneys centered on each half of the rear elevation instead of a large central stack common to the previous century. Dimensions of 35 feet wide by 18 feet deep suggest a center hall plan with flanking reception spaces. A single-story ell wraps the west and north corner of the house; its stone foundation, contrasting with the brick main-house foundation, suggests it may be an early addition. This 18- by 20-foot extension may house up to three additional spaces on the first floor. The upper story is expanded by a pair of gabled wall dormers in front and a single shed-roofed dormer, rear; all interrupt the main eave line and cornice.

This house appears to retain considerable original building fabric. Wood clapboards are stopped by broad corner pilasters with molded capitals that support a deep molded entablature. Projecting boxed eaves wrap the side gables with short returns. The elaborate trabeated entrance is framed by proportionally smaller pilasters and entablature with a projecting molded cornice and includes full sidelights. Original two-over-two sash are framed by edge-molded casings.

The house is sited perpendicular to the frontage facing left (south) on a broad but shallow 5th-acre lot but at a shallow setback. The configuration of the lot may have dictated this siting in order to gain more generous front and rear gardens. Landscaping is primarily open lawn and the foundation, consistent with period treatments, is left unplanted with the exception of a mature specimen at the west corner of the façade. A broad asphalt drive near the north edge of the property leads to a stable depicted as early as 1919 that displays age. This rare surviving period outbuilding is framed in a knee-wall with a façade gable that retains a loft door and crane. The rear roof slope descends to a lower plate to create a "saltbox," or lean-to, side profile. What was originally a narrower carriage door was evidently replaced by a two-bay opening with an articulated overhead door during the 20th century.

HISTORICAL NARRATIVE

The Allen-Willmonton-Parsons House, 1850-1855, is located within a densely developed stretch of School Street known historically, according to deed descriptions, as "The Plains." The Plains is located just north of the historic center of Manchester that lines Bridge, Central and Union streets; the historic center is designated as a local historic district (Manchester Historic District, MAN.A) as well as a National Register District (Manchester Village Historic District, MAN.B). The Plains is clustered along a major connecting north-south route between Manchester Center and the adjacent town of Essex that was established during the 18th century. It extends into the short blocks on the east side of School formed by cross streets Desmond, Brook, Vine and Lincoln. This neighborhood developed slowly over the course of the 18th and 19th centuries as an extension of the center and historically housed local business owners and workers in the fishery, furniture industry and resort economy in chronological order.

The ownership history of this property has been traced to its sale in 1873 by heirs of Benjamin Marsters Allen (1804-1872), his six surviving children, to Thomas Willmonton, for $900. The description conformed to the current 1/5-acre configuration of the property "with a dwelling house thereon," adding "now enclosed by stone wall and fence around the

conveyed premises." This deed included the additional information that the premises was "a portion of the estate of Nathaniel M Allen (1767-1855), deceased, and being a portion set off to Benjamin Allen, father of the grantors, in the division of said Nathaniel's estate."[1] Although it has not been possible to locate documentation of this division, a deed dating to 1812 from Samuel and Sarah Allen to "our son" Nathaniel Marsters Allen, describing a large amount of real estate on both sides of the highway to Essex in Manchester and additional parcels in Ipswich for $2,000, likely included this house lot. The 1856 Walling town map, reproduced below, depicts a house, not extant, on the east side of School Street labeled "N. Allen Est.," possibly the homestead of Nathaniel Marsters Allen.[2]

Benjamin Allen, married to a woman named Esther, resided in Danvers with the occupation farmer in 1850. By 1855 he resided in Manchester with the occupation farmer, later farm laborer, and none, as he aged. Circumstances support his occupation of the subject property and the construction of this house at the time of his relocation to Manchester and his father's bequest by 1855. The form and appearance of this building also generally supports this build date. Allen's household in 1850 included seven minor children, the names of six of whom matched the grantors who sold the property shortly after his death.[3]

In 1873 the property was acquired by Thomas Willmonton (1817-1879), who followed the occupation of mariner and seaman. He was a son of English native Charles Willmonton (1780-1857, see 71 School Street, MAN.238) and his mother was Sally Morgan (1776-1860). Thomas Willmonton was married to Louisa Ann Andrews, who in widowhood resided here as late as 1902. In 1906 their daughter, Amanda L Bullock, the wife of Benjamin S Bullock, sold the property to Solomon A Parsons. At this time the *Manchester Cricket* reported that "the Thomas Willmonton homestead on School Street, opposite the County Club, owned by BS Bullock, has been sold to Solomon A Parsons, who has been a tenant there the past five years. Mr. Bullock had started work in building a new house on the property but the sale was made subsequently, which stopped further work."[4]

Solomon Allen Parsons (1876-1968) married Ruhamah M Holmes in 1900. At the time of his marriage he worked delivering milk, but by ca 1917 he was working as a gardener for the private estate of Frank P Knight, which abutted and surrounded the property (see the 1919 Yeager-Kinge Co county atlas reproduced below). By 1920 he had become a caretaker, gardener and greenskeeper for the Essex County Club across the street, where he remained for the remainder of his working life. Following his death the property was sold by his widow, second wife Bertha. Subsequent owners included Joseph L and Prudence W Leonard (1968-1979) and Madeleine S McClean and heirs (1979-2019), who sold to the current owners of record.[5]

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

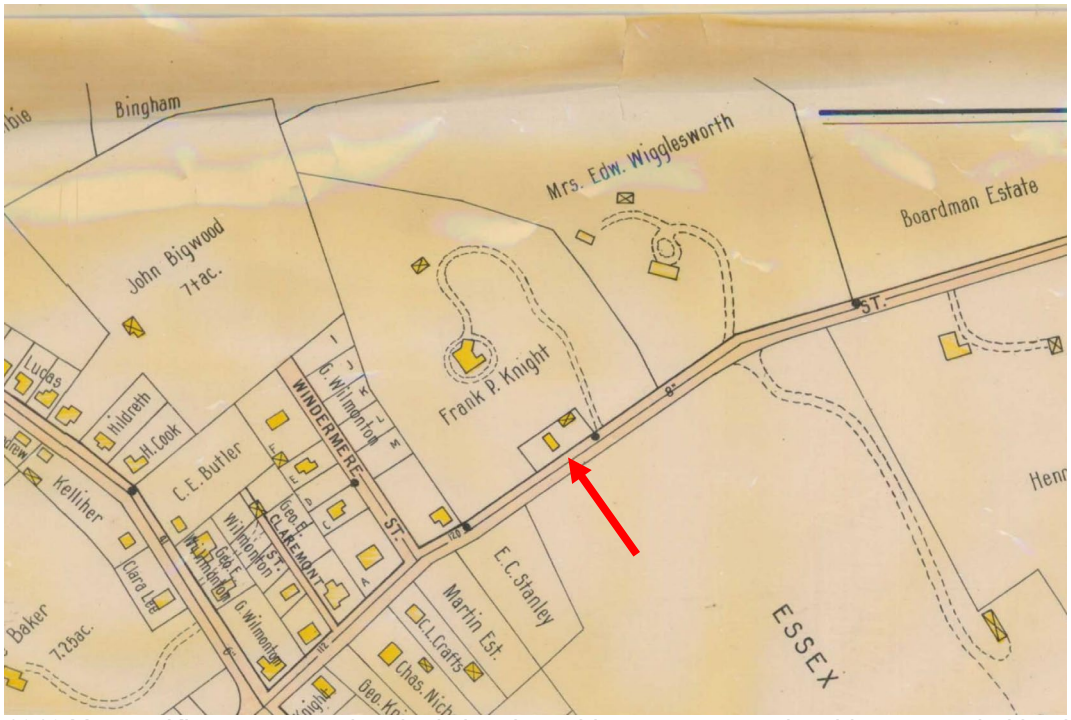
Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

Town Records of Manchester, 1636-1736 (Salem Press, 1889).

[1] ECSRD 886:237 (1873).
[2] 198:201-202 (1812).
[3] Ancestry.com: vital records, birth, death; 1850-1870 Federal Census, inclusive; 1855 Massachusetts state census. Non-population schedules, agriculture, of the 1860 and 1870 Federal Census were consulted but there was no data for Benjamin Allen in Manchester.
[4] ECSRD 1814:337 (1906); Ancestry.com: vital records, birth, marriage, death; Manchester town directory (Gloucester), 1902; *Manchester Cricket*, Mar. 3, 1906, p. 6.
[5] Ancestry.com: vital records, marriage; 1900, 1920-1950 Federal Census, inclusive; WWI Draft Registration Card; 1933 town directory (Beverly); *Manchester Cricket*, Mar. 22, 1968, p. 3, obituary, Solomon A Parsons; Frank Perkins Knight, Parsons' employer and neighbor, was a life-long resident of Manchester and was a principal with Samuel Knight Sons Company of Beverly, a metallurgist (*Cricket*, May 22, 1953, p. 3, obituary); ECSRD 5522:758 (1968); 5573:247 (1968); 6600:468 (1979); 6640:223 (1979); 38041:54 (2019).

Continuation sheet 2

1856 Walling town map depicting the subject house labeled "B. Allen" indicated by a red arrow, north is up. Note that this remote location is not generally depicted on commercial nor Sanborn maps.



1919 Yeager-Kinge county atlas depicting the subject property and stable surrounded by the estate of Frank P Knight. North is right. The Essex County Club is directly across the street.

South-facing façade

North-facing rear elevation, left, and stable, right.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

Allen-Willmonton-Parsons House and stable at 128 School Street, 1850-1855, would contribute to a National Register district that would include the large number of properties lining School Street generally between its intersection with Desmond Avenue to the south and lots lining the north side of Pleasant Street to the north, extending to the east lining Desmond, Brook, Vine and Lincoln (south to north). The area is characterized by a dense built landscape of well-preserved, principally residential properties interspersed with institutional sites that collectively retain integrity of location, setting, design, materials, workmanship, feeling and association. Historically this neighborhood served as a residential extension of Manchester's historic commercial center just to the south, which is designated as a local historic district (Manchester Historic District MAN.A) and a National Register district (Manchester Village Historic District MAN.B). Resources within the School Street area include properties dating to the 18th century associated with an initial phase of agricultural development through its later expansion into a residential neighborhood housing skilled craftsmen and professionals associated with Manchester's historic maritime, furniture making, and resort eras through the 19th and early 20th centuries. Several sites retain specific associations with the town's less-well-understood history as a center of high-quality cabinet making and manufacture. A district whose precise boundaries would require additional research would meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history, and criterion C for its well-preserved representative architecture reflective of its long period of development and association with locally and regionally important builders and architects. Areas of significance could include architecture, community planning and development, and religion. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
38 0 16	Marblehead North		MAN.258

Town/City: Manchester-By-The-Sea

Place: *(neighborhood or village)*: School Street

Address: 187 School Street

Historic Name: Baker Farmstead

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: late-18th – early 19th century

Source: form

Style/Form: Federal/ gable block

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: wood clapboard/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: detached garage

Major Alterations *(with dates)*: The addition of an enclosed entrance porch and enclosure of a side porch, 20th century, with evident layers of ongoing renewal and possible sash replacement.

Condition: good

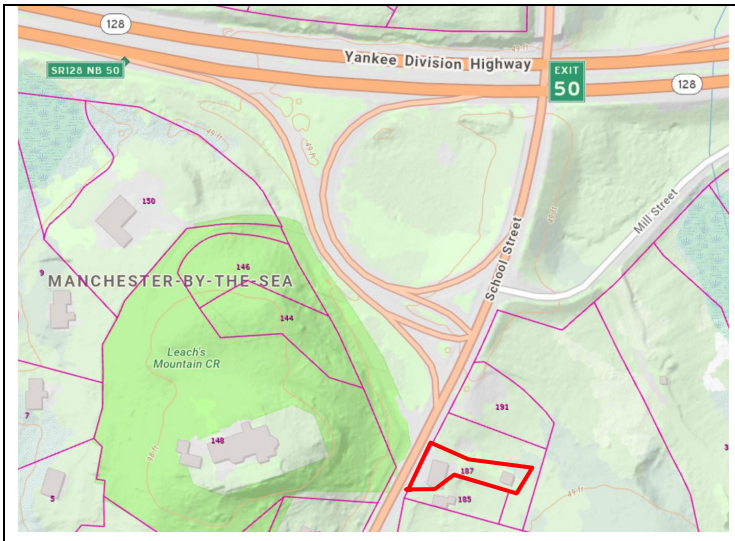
Moved: no ☒ yes ☐ **Date:**

Acreage: 0.22 acre

Setting: Densely developed residential neighborhood with examples from the 18th through early 20th centuries with very little recent in-fill.

Photograph

Locus Map



Recorded by: John D. Clemson

Organization: Manchester Historical Commission

Date *(month / year)*: April 2025

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Baker Farmstead, likely dating to the late-18th through early 19th centuries based on its scale and form, is a large, two-and-a-half-story, gable-block dwelling with additional massing. It currently displays finishes that are consistent with the Colonial Revival, but a late-19th-century image displayed a Greek Revival double entrance centered on the façade, now a single opening in an enclosed porch, suggesting an early 19th-century provenance prior to alterations. The building is six bays wide and two piles deep. The façade is expanded by its single-story, enclosed, hip-roofed entrance porch at its center. The right side is expanded in the rear pile by a shallow wing, in front of which, in the re-entrant angle, is an enclosed porch that was originally open. Period images and the current assessor's footprint suggest the rear elevation is expanded by a bump out centered there. Massive chimney stacks are centered on each pile of each side elevation, for a total of four. A fifth stack is centered on the rear roof slope just beyond the ridge. Both the earlier entry sequence and chimney placement are characteristic of the decades bracketing 1800 through the first quarter of the 19th century. This original paired entry sequence also confirms that the building may have begun life as a two-family dwelling consisting of mirrored side-hall plans with circulation and stair halls in the center accessing two rooms at either end.

Currently the building retains wood clapboarding stopped by broad corner boards with a shallow cornice and eave returns. Six-over-six sash behind metal triple-track storms, suggesting they have age, have edge-molded casings. The entrance is framed by sidelights in plain trim and narrow windows to either side light the enclosed porch.

The house is sighted near the frontage on the east side of School Street facing west. The shallow front garden landscaped with foundation plantings is enclosed by a high, solid-wood fence around the boundaries. A narrow asphalt drive enters the property on the north side of the house, leading to a detached, wood-frame, two-bay, gable-front garage of recent vintage near the back of the property. This residential lot is generally surrounded by unimproved land in second-growth forest to the east and north and is flanked to the south by a newer house on a separate lot.

HISTORICAL NARRATIVE

Located in a historically remote area of Manchester somewhat north of the center and its extension onto School Street, the history of the Baker farmstead is ambiguous. Although the building is given a construction date of 1684 by the assessor and local tradition, its appearance, form and finish are consistent with the late-18th through early 19th centuries. It has been possible to trace the history of the property, originally a 13-acre or larger parcel in agricultural use, to its evident ownership by several generations of the Baker family during the 19th through mid-20th centuries. It has not been possible, however, to identify a deed with certainty prior to 1951. It is likely, however, that the Baker family owned this property as early as the early 19th century or before under Robert Baker (1767-1838) and his wife Lucretia (Burnham, 1768-1853), married 1790 or 1795, or Robert's parents, Robert and Bethia Baker, dates unknown. A deed dated 1818 located by Manchester Historical Society researchers likely describes this property, the key detail being the acreage: "the farm commonly called the Orsmont Farm situated in Manchester consisting of the following plots or parcels of land with the buildings standing thereon, the land under and adjoining the house and barn together with the field adjoining *containing thirteen acres* of mowing and tillage land…" (emphasis Clemson). The grantor was John Orsmont and the grantee was Robert Baker; consideration was $1,700.[1]

Research by Robin Fordham, Massachusetts Historical Commission, properly identified the owner previous to the 1818 acquisition by Robert Baker as John *Orsment*, likely Capt. John Orsment of Manchester (1747-1783), the dower rights of his

[1] ECSRD 217:210 (1818, this deed is the only instrument listed in the 1800-1819 grantee index to Robert Baker, so there is a high probability that it describes the Orsmont-Baker Farm in this location in Manchester); Ancestry.com: vital records, birth, marriage, death; Minot S. Giddings, *Descendants of George Giddings, Who Came from St. Albans, England, to Ipswich, Mass., in 1635, With a Record of Others of the Name not yet Traced. Also a Sketch of Prominent Persons Connected with the Family* (Case, Lockwood & Brainard Company, 1882) p. 29: this source lists the 1790 marriage of Lucretia Burnham, a daughter of Lucy Giddings (1737-1773) to Robert Baker (published vital records date this marriage to 1795).

widow, and son John Orsment (born ca 1877-1848). Capt. Orsment's probate included descriptions generally matching the 1818 deed, including a parcel of 13 acres. local historian Grace M Prest traced Orsment's ownership to his acquisition in 1779 as well as previous owners, including Jonathan Herrick and Joseph Woodberry, to 1684, when, it is speculated, a house was built in this location.[2] Further research would be required to verify this information, which is not cited. An interior inspection of the evident early 19th century building currently present at the site could reveal physical evidence of a first period building subsumed into the current structure.

However, the form and scale of this house likely dates it to the early ownership of the property by Robert Baker after 1818 or possibly somewhat earlier during the late ownership of John Orsment. The late-19th century photographs reproduced below depicted a side-by-side two-family dwelling (commonly referred to as a duplex) in Federal or Greek Revival mode. Characteristics of the building at this time included a large footprint of 42 by 28 feet with paired chimney stacks centered on each pile of both side elevations (the south elevation rear stack is placed at the outer end of a shallow wing). The period photograph depicted paired entrances framed by a trabeated surround of pilasters, entablature and cornice with full sidelights characteristic of Greek Revival fashions. This indicates the house began life as a multi-family dwelling. This was born out by the 1850 and 1860 census returns. In 1850 the building housed three households; in addition to Baker the tenants were the three-member family of mariner Thomas Wilmington and the five-member family of farmer Levi Bartlett.[3] In 1860 a second household included farm laborer Isaac Munger, likely an employee, and his wife, Mary. A period plan and photograph reproduced below also depicted as many as seven outbuildings, none extant.

The son of the second generation named Robert Baker, John Baker, Sr (1803-1877), evidently actively farmed here and also operated a saw mill. Agricultural schedules of the 1850s through 1870s described a prosperous farm of between 40 and 50 acres, valued at $4,000 by 1870, producing primarily potatoes, peas and beans, and hay. The size of this operation evidently included additional acreage held by John Baker elsewhere in Manchester or in nearby Essex or Ipswich.[4] The 1870 schedule for manufactures described a saw mill capitalized at $500, powered by water, employing one hand, producing 120,000 feet of lumber valued at $1,500. The mill also produced 12,000 feet of logs valued at $1,000, both large and valuable productions.[5]

The property remained in the ownership of Robert Baker, Jr (1858-1908). His obituary described him as active in the North Shore Horticultural Society and the Oddfellows Magnolia Lodge. He was employed as the superintendent of the Essex County Club for several decades, resigning to take a private groundskeeping position with Phillip Dexter "In this capacity he came in contact with a large number of the North Shore summer colony, by whom he was held in high esteem." An 1889 advertisement described his business as "John Baker, dealer in wood, gravel, rough stone, all kinds of farm produce, etc. Teaming done to order. Estimates given on excavating, grading, etc., School Street." Baker married twice, first to Mary Burnham Dade and second to Hattie Damon, a native of Reading who worked as a teacher in Manchester's schools prior to marriage. He left six children. He was killed in a dynamite explosion while constructing a water main at the Dexter estate.[6]

In 1951 John Baker's heirs, twelve of his children and grandchildren, sold 13.7 acres of land to Archie and Gertrude Gillis. This property is depicted in a plan executed as part of this transaction, reproduced below. By the time the Gillises sold the property in 1964 it had been subdivided, retaining a residential lot that remains the property's current configuration. Subsequent long-term owners included Bradley P and Victoria H Smith (1964-1980), Owen S and Janet Seely Robbins (1985-2000) and Sarah A Mellish (2000-2023), who sold to the current owner of record.

BIBLIOGRAPHY and/or REFERENCES

Essex County South Registry of Deeds (referenced ECSRD [book]:[page] ([date]).

[2] Research by MHC staff Robin Fordham references Grace M. Prest, "Old Houses," Ch. 10, Frank L. Floyd, *"Manchester-by-the-Sea"* (Floyd's News Store, 1945) p. 95. Ancestry.com: US Probate Records, John Orsment: https://www.ancestry.com/family-tree/person/tree/24021488/person/220093775421/facts

[3] Ancestry.com: 1850, 1860 Federal Census.

[4] Registry indexes list purchases of smaller parcels in Essex and Ipswich by Robert Baker between 1820 and 1839.

[5] Ancestry.com: vital records, birth, marriage, death; 1850-1870 Federal Census non-population schedules for agriculture; 1870 Federal Census non-population schedule for industry.

[6] Ancestry.com: marriage, death; *Manchester Cricket*, Dec. 5, 1908, p. 1, "Horrible Blasting Accident, Two of Manchester's Citizens Meet a Sudden and Terrible Death, John Baker and Deglan Walsh Victims of Premature Dynamite Explosion, Accident Cast a Gloom over the Twon and is One of the Worst in Manchester's History;" Dec. 21, 1889, p. 1, advertisement.

Continuation sheet 2

1856 Walling Map of Manchester, Mass.
1872 DG Beers, Atlas of Essex County, Mass.
1884 George H Walker, Atlas of Essex County, Mass.
1899 Geo W Stadly & Co, Atlas of Cape Ann, Gloucester, Rockport and Manchester, Essex County, Mass.
1919 Yeager-Kinge Co, Atlas of Essex County, Mass.

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

Manchester Cricket, 1872-2018, Digital Archives, Manchester Public Library.

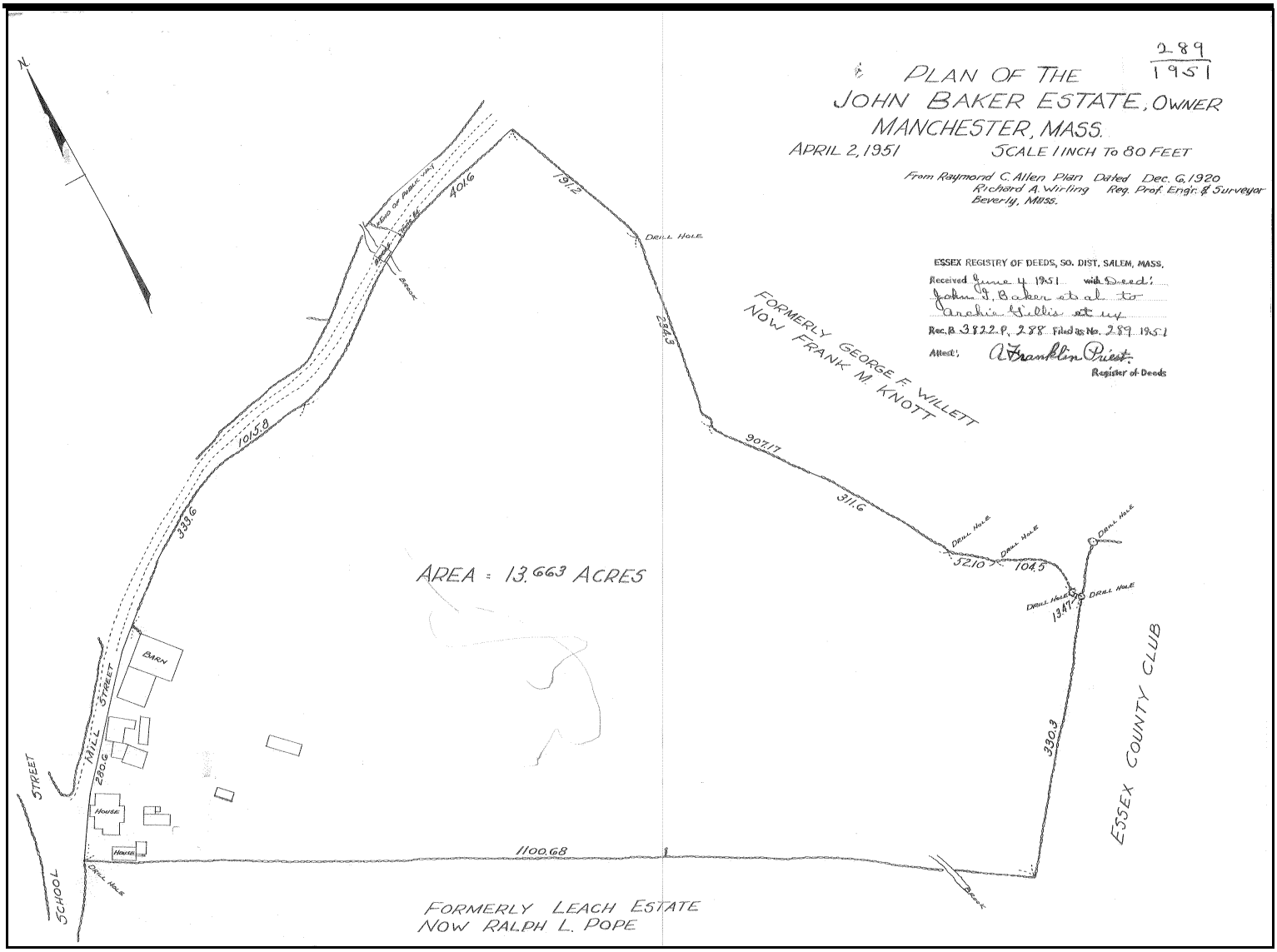
Town Records of Manchester, 1636-1736 (Salem Press, 1889).

Undated image depicting the double Greek Revival entrance, open side porch, and members of the Baker family. This and the following images depict buildings visible in the 1951 plan reproduced below. Manchester-by-the-Sea Museum Collections, 187 School Street (henceforth MM).

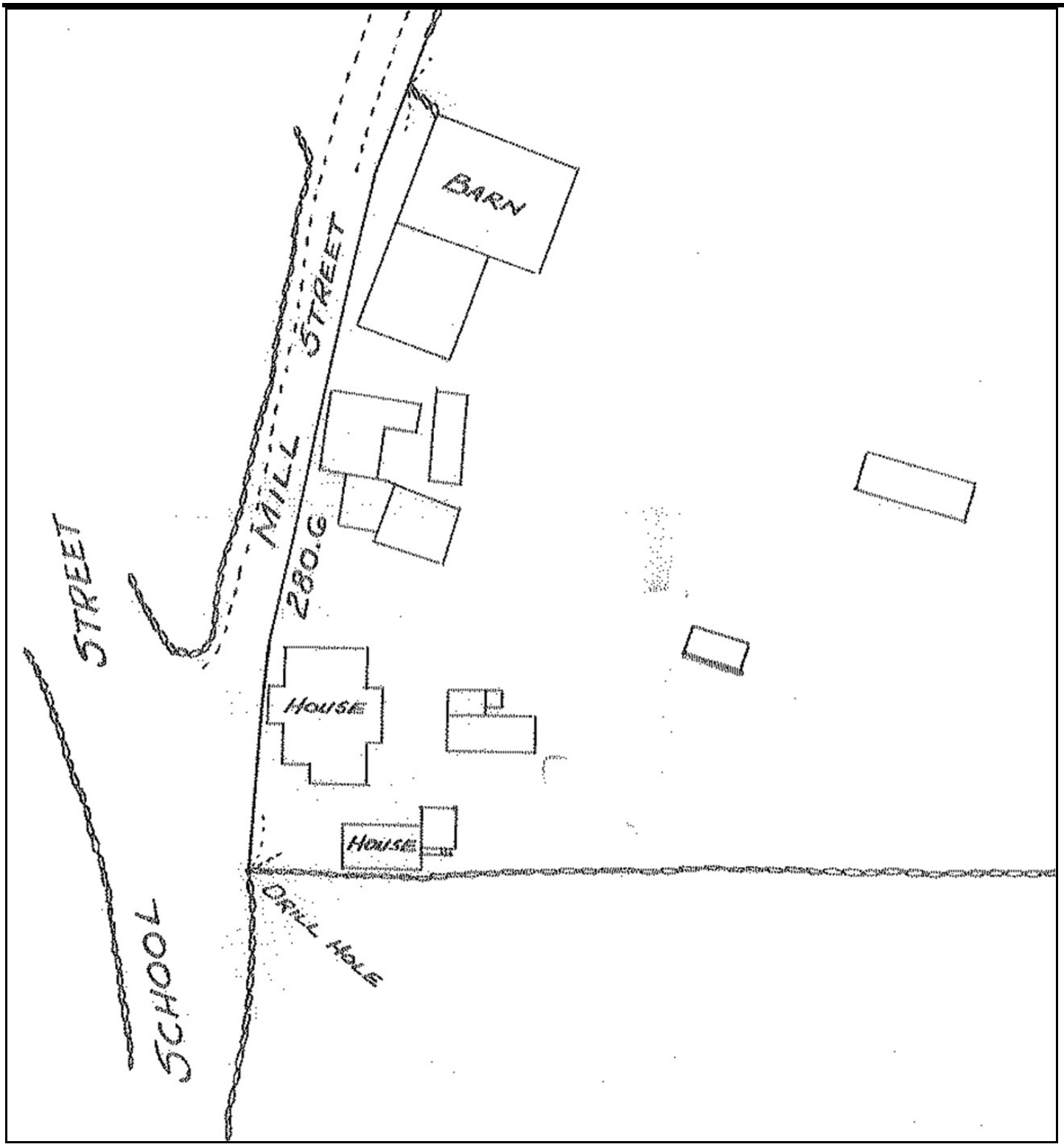
Undated view facing west toward the back of the house, center left, depicting five outbuildings and sheds (MM).

View from the west of the main barn (MM).

View from east of the main facade, undated but from recent decades (MM).



ECSRD Plan 3822:288 (1951) depicting the historic 13.663-acre original configuration of the property evidently dating to as early as 1819. Note the configuration of outbuildings clustered at the southwest corner of the property.



3822:288 (1951) detail of farmstead and outbuildings.

View of the north elevation from north.

Garage.

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☒ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by John D. Clemson
The criteria that are checked in the above sections must be justified here.

The Baker Farmstead at 187 School Street, late-18th – early 19th century, could potentially meet criteria A, C and possibly D. It might meet criterion A for its associations with events that made significant contributions the town's and region's broad patterns of history potentially as a site of agricultural history beginning as early as the first period during the late 17th century. Despite alterations it may meet criterion C for its well-preserved representative architecture characteristic of agricultural use over the course of the 19th century. Local tradition suggests this building and its site may retain evidence of 17th, 18th and 19th century building techniques, suggesting it may furnish additional information through further research and field observation. This property retains integrity of location, design, materials, workmanship, feeling and association. Additional fieldwork may reveal surviving integrity of setting. Areas of significance could include agriculture, architecture, and historic non-aboriginal archeology. Additional survey in Manchester will be necessary to provide a context to support these preliminary recommendations.

MHC #	NO	STREET	NAME	PARCEL #	DATE	STYLE	FORM
MAN.F			**Brook Street**				
MAN.259	3	Brook Street	Jewett Bros Shop	51 0 7	1884-1894	No style (altered)	End house
MAN.260	6	Brook Street		50 0 23	1969	No style (altered)	Gable block
MAN.261	7-9	Brook Street	Webb Cabinet Shop	51 0 9	1852-1856	Italianate	Gable block
MAN.262	8	Brook Street	Lamanesy-Morgan Shop	50 0 24	1856	No style (altered)	complex
MAN.263	10	Brook Street		50 0 25	1960	Modernist	Ranch
MAN.264	11	Brook Street		50 0 41	1899	Queen Anne	End house
MAN.265	12	Brook Street	Slade House	50 0 26	1899	Queen Anne	Hip block
MAN.266	14	Brook Street		50 0 27	1899	Queen Anne	Foursquare
MAN.267	16	Brook Street		50 0 28	1899	Queen Anne	Foursquare
MAN.268	17	Brook Street		50 0 42	1899	Colonial Revival	Gable block
MAN.269	18	Brook Street	Rumrill House	50 0 29	1899	Queen Anne	End house
MAN.270	19	Brook Street		50 0 43	1899-1904	Colonial Revival	End house
MAN.271	20	Brook Street		50 0 34	1899	Queen Anne	End house
MAN.272	22	Brook Street	Lampron House	50 0 35	1899	Queen Anne	End house
MAN.273	23	Brook Street	Trowt-Riggs House	50 0 44	1893-1899	Italianate	End house
MAN.G			**Desmond Avenue**				
MAN.274	10	Desmond Avenue	Jewett Furniture Shop	51 0 8	1872	No style (altered)	Gable block
MAN.275	12	Desmond Avenue	Jewett Paint Shop	51 0 10	1899	No style (altered)	End house
MAN.276	14	Desmond Avenue		51 0 11	1919	Queen Anne	End house
MAN.277	16	Desmond Avenue		51 0 78	1919	Queen Anne	End house
MAN.278	17	Desmond Avenue		51 0 31	1973	Colonial Revival	Garrison
MAN.279	18	Desmond Avenue	Height House	51 0 12	1899	Queen Anne	Cross gable
MAN.280	19-21-23	Desmond Avenue		51 0 24	1967	Colonial Revival	Apartment houses
MAN.281	20	Desmond Avenue		51 0 13	1950	Colonial Revival	Cape
MAN.282	22	Desmond Avenue	Flemming House	51 0 14	1899	Queen Anne	End house
MAN.283	25	Desmond Avenue	Hooper-Hintz House	51 0 28	1919	Colonial Revival	Hip block
MAN.284	24 A-E	Desmond Avenue	Killam Tenant House	51 0 15	1899	Queen Anne	Duplex
MAN.285	28	Desmond Avenue	Knight House	51 0 19	Ca 1856	Italianate	Gable block
MAN.H			**Lincoln Street**				
MAN.250	3	Lincoln Street	Haradan Carpentry Shop/ Grocery	49 0 2	1909	No style (altered)	End house
MAN.286	5	Lincoln Street	Dennis House	49 0 4	1899	Queen Anne	End house
MAN.287	6	Lincoln Street	Younger House	48 0 15	1899	Queen Anne	End house
MAN.288	7	Lincoln Street	Wiggins House	49 0 5	1909	Queen Anne	End house
MAN.289	8	Lincoln Street	Baker House	48 0 16	1909	Queen Anne	End house
MAN.290	9	Lincoln Street	Smothers House	49 0 6	1899	Queen Anne	End house
MAN.291	11	Lincoln Street	Cann House	49 0 7	1926	Colonial Revival	Dutch Colonial
MAN.292	12	Lincoln Street	Goldsmith House	48 0 17	1899	Queen Anne	End house
MAN.293	13	Lincoln Street	Joseph House	49 0 8	1920	Classical	Bungalow
MAN.294	14	Lincoln Street	Crowell House	48 0 18	1909	Queen Anne	Foursquare

MAN.295	15	Lincoln Street	Morgan House	49 0 9	1909	Queen Anne	Complex
MAN.296	16	Lincoln Street	Harvey House	48 0 19	1909	Queen Anne	Foursquare
MAN.297	17	Lincoln Street	Wynne House	49 0 10	1909	Queen Anne	Foursquare
MAN.298	18	Lincoln Street	Andrews House	48 0 20	1909	Queen Anne	Foursquare
MAN.299	19	Lincoln Street		49 0 11	1909	Queen Anne	Foursquare
MAN.300	20	Lincoln Street		48 0 21	1909	Queen Anne	Foursquare
MAN.301	21	Lincoln Street	Soulis Two-Family	49 0 12	1909	Classical	Two-Family
MAN.302	22	Lincoln Street		48 0 22	1909	Queen Anne	Foursquare
MAN.303	23	Lincoln Street		49 0 13	1909	Queen Anne	End house
MAN.304	24	Lincoln Street	Foley House	48 0 24	1899	Queen Anne	Foursquare
MAN.305	25	Lincoln Street		49 0 14	1974	Colonial	Gambrel block
MAN.306	26	Lincoln Street	O'Sullivan House	48 0 23	1899	Queen Anne	Foursquare
MAN.307	27	Lincoln Street		49 0 15	1899	Queen Anne	Foursquare
MAN.222	28	Lincoln Street	Corliss House	40 0 15	Ca 1906	Colonial Revival	End house
MAN.308	29	Lincoln Street		49 0 16	1954	Modernist	Hip block
MAN.309	31	Lincoln Street	White House	54 0 1	1910	Shingle	Gambrel cruciform
MAN.310	32	Lincoln Street	Meaney-Doody House	40 0 16	1919	Indeterminate	Gable block
MAN.311	33	Lincoln Street	Haskell House	54 0 2	1919	Classical	Foursquare
MAN.312	34	Lincoln Street	McNamara House	40 0 17	1919	Colonial Revival	CE Colonial
MAN.313	35	Lincoln Street	Neary House	54 0 3	1919	Classical	Foursquare
MAN.314	37	Lincoln Street	Hersey House	54 0 5	1919	Queen Anne	Foursquare
MAN.315	39	Lincoln Street	Hoare House	54 0 6	1919	Queen Anne	Hip block complex
MAN.316	41	Lincoln Street	Winchester House	54 0 7	1910	Colonial Revival	Hip block
MAN.249	87	School Street	Haraden House	49 0 1	1884-1899	Queen Anne	Complex
MAN.I			**Sacred Heart Church**				
MAN.317	58	School Street	Sacred Heart Church	42 0 13	1907	Gothic Revival	Gable front
MAN.318	58	School Street	Rectory	42 0 13	1907	English Arts & Crafts	Gable block
MAN.319	58	School Street	Parish Hall	42 0 13	1963	Modernist	Gable front
MAN.J			**Vine Street**				
MAN.320	4	Vine Street	Marshall Grocery	49 0 45	1921-1941	Colonial Revival (altered)	Cape
MAN.321	5	Vine Street		50 0 2	1990	Colonial Revival (altered)	CE Colonial
MAN.322	6	Vine Street	Sargent House	49 0 47	1899-1904	Queen Anne	Foursquare
MAN.323	7	Vine Street	Lynn-Lane House	50 0 3	Ca 1860	Italianate	Center entrance
MAN.324	8	Vine Street	Lynn Tenant House	49 0 49	1856-1872	Italianate	End house
MAN.325	9	Vine Street	Allen House	50 0 4	1856-1872	Italianate	End house
MAN.326	10	Vine Street	Dow House	49 0 50	1856-1872	Italianate	End house
MAN.327	11	Vine Street	Elliott House	50 0 5	1856	Queen Anne (altered)	Classical cottage

MAN.328	12	Vine Street	Crombie House	49 0 51	1852-1856	Queen Anne (altered)	Classical cottage
MAN.329	13	Vine Street	Godsoe House	50 0 6	1856-1872	Greek Revival	End house
MAN.330	15	Vine Street	Haskell House	50 0 7	1896	Queen Anne	End house
MAN.331	17	Vine Street	Stanley House	50 0 8	1899-1909	Queen Anne	Foursquare
MAN.332	18	Vine Street	Kilham House	49 0 52	1856	Greek Revival	Classical cottage
MAN.333	19	Vine Street	Senter Stanley House	50 0 9	1884-1899	Queen Anne	End house
MAN.334	20	Vine Street		49 0 53	1939	Colonial Revival	garrison
MAN.335	21	Vine Street	Flatley House	50 0 10	1884-1899	Queen Anne	Parlor by-pass
MAN.336	22	Vine Street		49 0 62	1939	Colonial Revival (altered)	Ranch
INDIVIDUAL							
MAN.222	28	Lincoln Street	Corliss House	40 0 15	1906-1909	Colonial Revival	End house
MAN.223	40	Lincoln Street	Manchester Water Works	40 0 18	Ca 1891	Romanesque Revival	Pump house
MAN.804	0	School Street	Union Cemetery	49 0 18	Ca 1845		cemetery
MAN.224	47	School Street	Brown House	50 0 16	Ca 1895	Colonial Revival	Hip block
MAN.225	49	School Street	Morgan House	50 0 15	1884-1894	Queen Anne	End house
MAN.226	52	School Street	Bullock House	42 0 27	1902	Shingle	Gambrel front
MAN.227	54	School Street	Knight House	42 0 21	1904	Colonial Revival	Foursquare
MAN.228	59	School Street	Fitz House	50 0 1	1868-1872	Second Empire	Parlor by-pass
MAN.229	61	School Street	Bingham House	49 0 44	Ca 1870	Greek & Gothic Revival	End house
MAN.230 MAN.231	63	School Street	Phillips House & carriage house	49 0 43	1853-1856	Italianate	Gable block
MAN.232 MAN.233 MAN.234	64	School Street	Burnham Farmstead, barn & carriage house	42 0 11	Prior to 1856	Late Federal	Gable block
MAN.235	67	School Street	McCartney House	49 0 36	1795-1809	Colonial	NE center chimney
MAN.236	68	School Street	Knoerr House	42 0 12	Ca 1914	Colonial Revival	CE colonial
MAN.237	69	School Street	Fears House	49 0 35	Ca 1928	Craftsman	Bungalow
MAN.238	71	School Street	Willmonton House	49 0 34	Ca 1820	No style	Cape
MAN.239	72	School Street	MacDonald House	41 0 94	Ca 1931	Craftsman	Bungalow
MAN.240	75	School Street	Douglass House	49 0 55	1853-1856	Greek Revival	Classical cottage
MAN.241	78	School Street	Lee House	41 0 92	18th century	Colonial	NE center chimney
MAN.242	79	School Street	Bell House	49 0 22	1890-1899	Queen Anne	complex
MAN.243	80	School Street	Andrew Lee House	41 0 91	Ca 1846	Greek Revival	Classical cottage
MAN.244 MAN.245	82	School Street	Webb House & carriage house	41 0 90	Ca 1846	Greek Revival	Classical cottage

MAN.246 MAN.247	84- 86	School Street	Vennard House & carriage house	41 0 88 41 0 89	Ca 1860	Second Empire	End house
MAN.248	85	School Street	Stanley House	49 0 3	Ca 1870	Italianate	Gable block
MAN.249 MAN.250	87 3	School Street Lincoln Street	Haradan House Workshop/grocery	49 0 1 49 0 2	Ca 1892	Queen Anne	End house
MAN.251	89	School Street	Beaton House	48 0 13	1900	Shingle	Gambrel block
MAN.252	96	School Street	Allen-Willmonton- Morgan House	41 0 72	Late-18th century	Colonial	Half house
MAN.253	100	School Street	Thomas House	41 0 70	1899- 1902	Queen Anne	End house
MAN.254 MAN.255	102	School Street	Stevens House & carriage house	41 0 69	1847- 1856	Queen Anne (altered)	Gable block
MAN.256 MAN.257	128	School Street	Allen-Willmonton- Parsons House & carriage house	56 0 6	1850- 1855	Greek Revival	Classical cottage
MAN.258	187	School Street	Baker Farmstead	38 0 16	Late-18th – early 19th century	Federal/ Greek Revival	Gable block