

NEIGHBORHOOD OVERVIEWS

(*Sources:* The following text is largely quoted from Leslie Donovan and Kim Withers Brengle, “A Preservation Plan for the City of Gloucester, Massachusetts,” 1990. Supplemental information was added from the Gloucester Development Team’s *Land Marks; Architecture and Preservation in Gloucester*, 1979; an unpublished manuscript, “Artists’ Communities in Gloucester, 1750-1948,” by Wendy Frontiero, 1998; and comments from the Gloucester Archives Committee.)

CENTRAL GLOUCESTER

Central Gloucester is roughly bounded by the Inner Harbor, the Annisquam River, and Route 128. This commercial and civic center of the City of Gloucester, located west of the inner harbor, is the nucleus of the Central Gloucester neighborhood and the City. The central business district runs along Main and Rogers Streets and is characterized by two- to four-story masonry structures. Immediately to the west is the civic center, which is composed of the City’s public buildings, by far the largest group of substantial buildings in Gloucester. The greatest concentration of industrial buildings is also found in Central Gloucester, located along the waterfront, near the commercial areas, and along Maplewood Avenue. Central Gloucester is extremely densely developed compared to the rest of Gloucester. Residential buildings are typically single-family and multi-family structures of wood-frame construction.

A fishing colony established by the Dorchester Company at Stage Fort lasted only from 1623-1626. It was not until the late 1630s that Cape Ann attracted a large enough number of permanent settlers to warrant incorporation as a town in 1642 under the Massachusetts Bay Colony. The name of the new town may have come from the recent birth of a new Duke of Gloucester. Joining the earliest residents soon after the town’s incorporation was a group of about twenty families led by the Reverend Richard Blynman, from the Plymouth Colony. Apparently discouraged by past attempts at establishing a profitable fishing industry, these settlers mainly engaged in farming.

In 1642, a meetinghouse was erected at **The Green**, now the intersection of Ashland Place and Washington Street near Grant Circle on Route 128. The area around The Green was easily accessible for both farming and fishing, and it became an early core of settlement. As a relatively sheltered area with level acres of land, it was more suitable for farming than some of Gloucester’s more rocky sections. Its location near the Annisquam River, however, provided important water connections to West Gloucester and Annisquam. A canal between the Annisquam River and Gloucester Harbor (known as The Cut; ca. 1643) allowed for more convenient water passage from The Green to Massachusetts Bay, and for a quicker water route to the larger ports of Boston and Salem.

As the Town Parish, The Green was the core of settlement and served all of Gloucester until the Second Parish was split off in West Gloucester in 1713. Early on, the Green contained about

one-third of Gloucester's residents. Houses radiated north along Washington Street and up Wheeler's Point.

After the turn of the 18th century, coastal trade and a small fishery gained precedence over farming, and Gloucester was transformed from a subsistence town to a commercial center. The most dramatic result of the shift was the development of the **Harbor Village** as the main focus of the town. By the middle of the 18th century, about 70 vessels were sailing from Gloucester. New families from outside were attracted to the town, and Gloucester developed a class of well-to-do merchants; owners of fishing, trading, and lumber businesses; and successful artisans and tradesmen.

A new meetinghouse was built at the Harbor in 1738 and became the new First Parish in 1742. The Town Parish at The Green was then renumbered the Fourth Parish (a Third Parish had been established in the northern villages in 1728) and was more or less left to the older generation of merchants, farmers, and fishermen. With this transfer of religious preeminence, the Harbor was permanently established as Gloucester's civic and economic center.

Middle Street, laid out in 1737 as Cornhill Street, was the most fashionable residential address for Gloucester's wealthy families during this period. After 1750, as residents prospered, a number of larger houses were built along the street.

During the Revolutionary War, fishing and trade came to a virtual standstill, but privateering flourished. After the war, ship building and foreign trade returned to the Harbor. Middle Street resumed its pre-war status as the center of important social, political, and religious activity, and was lined with imposing residences, churches, and a few taverns. The Harbor experienced a second period of stagnation during the War of 1812, however, caused by British raids on American ships.

During the second quarter of the 19th century, Gloucester Harbor resumed its economic growth and dominance. Commercial fishing rose as a major base of the local economy. Most of the fishing industry was concentrated around the Harbor in the downtown area, in East Gloucester, and in Rocky Neck. After the arrival of the Boston-to-Gloucester railroad in 1847, the fishing industry in Gloucester experienced rapid prosperity, which continued throughout the 19th century. The waterfront, which by the last quarter of the 19th century had moved outward from Front (now Main) Street to Rogers Street, was the scene of most of the food preparation, as well as industries related to fishing and fish products, such as the production of oils, medicines, soaps, oil cloth, anchors, paint, and boxes. The success of the fishing industry produced an expansion of Gloucester's entire economy, including commercial businesses and other industries.

By 1872, a dense network of streets was laid out along the waterfront in the Harbor Village, and most lots were already developed. The downtown area continued to be both convenient and fashionable for building in the late 19th century. Lower-income immigrants took over some of the pre-boom buildings of Georgian and Federal architecture, and a few new areas of development were exploited specifically to house these workers. Many of the *nouveau riche* of the fisheries built elaborate, modern homes in this neighborhood, clustered along undeveloped

areas of old streets like Prospect and Washington, or on new streets such as Dale Avenue and Chestnut and Marchant Streets.

After 1875, however, when the Harbor Village was nearly full, large-scale development moved out to surrounding downtown neighborhoods such as **Portuguese Hill, Burnham Field and Trask Oaks, Oak Grove, and Beacon Hill**. Dense residential infill in these surrounding new neighborhoods were built mainly for workers' housing, in the Italianate and Queen Anne styles, with scatterings of larger and more expensive homes.

EAST GLOUCESTER

Located on the opposite side of the Inner Harbor, this largely residential neighborhood has several identifiable sub-areas. Rocky Neck is a peninsula that extends into the Inner Harbor from its eastern shore. Eastern Point is located at the southern tip of the East Gloucester peninsula, and along the Atlantic side are Bass Rocks, Good Harbor Beach, and Brier Neck. The spine of the East Gloucester neighborhood is East Main Street, which is lined by a mixture of commercial, industrial, and residential structures, and which functions as the business center.

East Gloucester was originally an outlying village much like Annisquam and Lanesville, and it remained rural for its first two centuries of growth. Several land grants were made in this area in the 17th century, but most of the owners lived downtown, and their holdings were worked by tenant farmers. Large-scale development was initiated by a 1667 town regulation permitting a **660-foot-wide cut of cordwood** along the shoreline, and was revived with a 1704 decision to lay out a road (now East Main Street) from the Head of the Harbor to Niles Beach. The earliest documentation of roads in the district (the 1831 map) shows Haskell Street, Mount Pleasant Avenue, East Main Street only to East Gloucester Square, and Highland Street. These roads probably date back much farther, acting as the basic thoroughfares to the 17th century farms. By 1728, about 15 families were scattered along the peninsula.

Although farming and cattle-raising were important activities at the top of the peninsula's ridge and at its southern tip, the major industry of East Gloucester has historically been fishing. It was from an East Gloucester wharf in 1713 that Captain Andrew Robinson launched what legend claims is the world's first schooner, and it was from an East Gloucester wharf in 1830 that John Fletcher Wonson made the first halibut trip to Georges Bank.

In 1849, Captain John Wonson began a ferry service from Duncan's Point (downtown) to the Town Landing at East Gloucester Square, a convenience that was shortly followed by a stagecoach land service, which in turn was followed much later in the century by the electric trolley. By about 1860, as reported in Garland's *Eastern Point*, East Gloucester's population of about 1,000 occupied approximately 130 homes, "snug clapboard houses strung along the harbor road, bunched in the village around the Square" (p. 74). Secondary industries at that time included such businesses as Procter and Perkins nurseries, blacksmiths Collins and Clark, Henry Wonson's Union Store, and Patch's ice and ballast business. The great fisheries that built East Gloucester included Samuel Wonson & Sons, William H. Wonson & Son, John F. Wonson & Co., William Parsons 2d & Co., William Parkhurst, E. Sayward Co., Reed & Gamage, and

Gorton-Pew. The East Gloucester shore was lined with wharves and flakeyards for most of the 19th century.

By 1872, the greatest residential development was still clustered along East Main Street and East Gloucester Square, but building was also moving up the hillside on Haskell, Hammond, Chapel, Highland, and Plum Streets, with scattered development on Mount Pleasant Avenue as well. By 1884, all of the major streets were laid out and the district was almost thoroughly built up as it is today, a process that was completed by 1900, with scattered exceptions.

As might be expected, the population of East Gloucester included a full range of socioeconomic classes. The greatest distinction of the 18th - and 19th-century population, however, was that nearly every one of the residents was directly connected with the fishing industry. In 1860, a representative year, 70% of the men were fisherman; the profession of 14 men was described as either fish dealer or fishing business; and there were five farmers. The largest and most prominent artists' community in Gloucester was located in East Gloucester and Rocky Neck. Not only were artists' homes and studios located there, but also popular painting spots (such as Banner Hill) and the large summer hotels where numbers of potential customers could be found.

The **East Gloucester** district contains examples of many architectural styles, from Second Period houses through the early 20th century. Greek Revival and Italianate buildings predominate. Most of the extant pre-1830 buildings are located along East Main Street, with one early farmhouse on the crest of the hill on Mount Pleasant Avenue. The next period of development is represented by Greek Revival buildings built along the harbor and up Mount Pleasant Avenue. Two variations of Greek Revival details are unique to East Gloucester. One consists of a door motif of broad architraves and corner blocks, and the second is acorn-motif dentils.

Italianate and Queen Anne buildings later filled in the gaps between the older structures, with the largest and grandest Italianate mansions found along Mount Pleasant Avenue. Highland Street, extending from East Gloucester Square to Mount Pleasant Avenue, offers an excellent selection of high-quality, well-preserved buildings in both large and small scale, typical of those constructed in East Gloucester between 1840 and 1890.

Among the single-family homes in the center and southern sections of East Main Street is a concentration of art galleries, inns, and hotels, which represent a later phase of occupation that continues to the present. Tourism and the art colony that has developed since the beginning of the 20th century have moved into many of the fish shacks and houses. During the early 20th century, hotels and inns were built to house artists and tourists who visited for long periods in the summer.

Rocky Neck was formerly an island connected to the mainland by a sand bar that was covered by water at high tide. Known as Peter Mud's Neck in the 1600s, it served as a sheep pasture that was accessible only at low tide. A causeway to Rocky Neck was raised above tide about 1830, and development of the Rocky Neck area probably began shortly thereafter.

The 1859 census listed 22 houses and 143 residents on Rocky Neck. Virtually all of the residents were fishermen. In that year, most of the houses and all of the streets were clustered at the southwest point of the Neck. Dodd & Tarr owned the northern end of the Neck, with a store, warehouses, and wharf for their fishing business. Activity was busy enough to warrant a ferry stop here on the run between Duncan's Point and the town landing at East Gloucester Square.

By 1872, all of the major streets except for Horton were laid out, although only four were named (Fremont, Wiley [then Smith], Rocky Neck Avenue, and Clarendon [then Highland]). A new cluster of houses had sprung up by that time on Clarendon Street, built to house workers in the district's flourishing industries. The growing number of businesses here— typically fisheries— still clustered on the northeast point of the Neck. One of the best-known firms on Rocky Neck was the Tarr & Wonson Paint Manufactory, established in 1863 as the first American manufacturer of copper paint. By 1884, residential and industrial development of the area was complete, except for the homes on Horton Street and on Rocky Neck Avenue between Wonson Street and Stevens Lane, which date from the early 20th century. The first summer visitors began arriving in 1896 with the opening of the Rockaway House hotel, precipitating the completion of development on Horton Street and Rocky Neck Avenue with small summer cottages.

Rocky Neck still retains most of its original 19th- and early 20th-century development, characterized by one- to three-story vernacular wood frame structures occupied as single-family residences, artists' studios, and art galleries. The modest buildings were originally constructed as workers' housing, summer cottages, and fish shacks. A few more elaborate houses— including 7 Fremont Street and the splendid Wonson family grouping at 24 Wonson Street and 1 and 2 Clarendon Street— were built for middle- and upper-class entrepreneurs and professionals working on Rocky Neck. A small Gothic Revival chapel, the former Rockaway House (since converted to condominiums), and two industrial sites (the marine railway and the Tarr & Wonson Copper Paint factory) provide some diversity to the district. Due to the character and quality of its views and streetscapes, and its history as an artists' colony, Rocky Neck attracts numerous visitors and tourists, particularly during the summer season.

At the southern end of the East Gloucester peninsula, **Eastern Point** is today a residential enclave of substantial single-family houses on large lots, several of which are secluded. However, during the 19th century the Niles Farm occupied most of Eastern Point. The first real development was probably an earthworks built in 1863 at the southern end of the farm to offer protection at the mouth of the harbor during the Civil War. Reactivated briefly during the Spanish American War, the earthworks was later incorporated in an elaborate summer home, "The Ramparts," since razed.

In 1887, Thomas Niles's heirs sold the Niles Farm to a syndicate called the Eastern Point Associates. Streets were laid out, and between the fall of 1888 and the summer of 1889, 11 summer "cottages" were erected. Among the original "cottages" is a cluster built around Quarry Point (Aileen Terrace) and another group along Fort Hill Avenue. Quarry Point was named for the partially filled quarry that is located here. After 1900, houses were gradually constructed along Eastern Point Boulevard from Fort Hill Avenue to Farrington Avenue.

Conceived as an exclusive summer resort area, the “cottages” were typically sumptuous estates. Intended for summer occupancy only, the early houses were almost all built in the Shingle Style and include Gloucester’s best examples of this genre. Their occupants were prestigious and wealthy families that included public figures, artists, and successful businessmen, most of whom were from out of town. Typically, the remaining house lots were sold to friends and relatives of the early residents. Later houses were most commonly executed in the Colonial Revival or Shingle Styles, some with Queen Anne features. Many of the most imposing buildings were designed in the French Eclectic or Chateau Style, including one by Ralph Adams Cram at 63 Eastern Point Boulevard with an interior by Henry Davis Sleeper. Beauport, Sleeper’s own house on Eastern Point Boulevard, has been carefully maintained and restored by the Society for the Preservation of New England Antiquities (now Historic New England).

A handful of First Period houses were moved to Eastern Point, some from Gloucester and one from Canton. The brick Eastern Point Lighthouse, with its attached Gothic Revival style keeper’s cottage, stands at one end of the breakwater that marks the beginning of Gloucester Harbor. The keeper’s cottage is a classic example of this house form, which is now relatively rare due to loss through exposure to the elements and demolition.

Along the Atlantic side of the East Gloucester peninsula are the neighborhoods of Bass Rocks and Brier Neck, separated by Good Harbor Beach.

As early as 1845, George H. Rogers began to acquire cow rights in the harbor and Sayward pastures, the area now known as **Bass Rocks**. With the purchase of adjoining parcels, he eventually became the owner of a 250-acre estate known as Rogers Farm. When Rogers bought the land, it was swampy, rocky, and covered with berry bushes. He put a great deal of money into this property, spending \$120,000 for the purpose of clearing land and building roads. He was able to carve out 40 acres of tillage and mowing land (now occupied by the Bass Rocks Golf Course), where he kept some 40 head of cattle and farmed vegetables. When he died, Rogers’s debt exceeded the \$200,000 value of the estate, and in 1870, Rogers’s executors sold the farm at public auction to Henry Souther for \$46,000.

With a few partners, Souther began to develop the area as a summer resort. However, Souther was conservative in his management, and only modest development occurred. After his death in 1892, his son and the remaining associates improved the attractiveness of the area by constructing the Bass Rocks Golf Course. As a result, beginning in the first decade of the 20th century, Bass Rocks experienced rapid growth as a popular summer resort. It was at this time that the more expensive and pretentious summer houses in the area were built.

A landmark at Bass Rocks is the Colonial Revival-style, George O. Stacy House at 107 Atlantic Road. Designed by the well-established Gloucester architects Phillips and Holloran, it was built in 1899 for a pioneer in Gloucester’s summer hotel business. The Stacy House was one of the first houses in the new resort development at Bass Rocks, but due to his wife’s objection, they never lived in the house themselves. The building is currently used a part of a large inn that includes several modern structures.

Brier Neck followed the development of Bass Rocks on a more modest scale. Early 20th-century development occurred along Salt Island Road, with smaller and more vernacular examples of styles found in Gloucester's other resort areas. The owners were generally professionals from upper-middle-class income levels. A second phase of resort building occurred during the 1930s along Warwick Road and in the vicinity of Long Beach Pavilion. Again, this was primarily extremely modest summer cottages.

NORTH GLOUCESTER

A series of distinct sub-neighborhoods strung along northern Washington Street and the Annisquam River comprise North Gloucester. They are: Riverdale, Rust Island (as assigned by the city's Master Plan), Wheeler's Point, Annisquam, Bay View, and Lanesville. North Gloucester contains a substantial portion of City conservation land. Within the conservation areas are two formerly vibrant pieces of Gloucester that are now abandoned: the granite quarries and Dogtown.

The first three communities are located closest to Central Gloucester. Rust Island, a large summer community isolated by the Annisquam and Little Rivers on one side and marshland on the other, is located in the shadow of the A. Piatt Andrew Bridge. Riverdale is a moderately dense residential neighborhood located along Washington Street (Route 127). On the other side of the Mill River is Wheeler's Point, which is similar to Riverdale in character.

On the Back of the Cape are the three remaining communities, all of which possess distinct identities. Annisquam was largely a summer community for many decades, but is once again populated substantially by year-round residents; it is characterized by single-family homes situated on hilly terrain. Bay View, located along Route 127 between Hodgkins and Plum Coves, is primarily a modest, single-family residential community. At Gloucester's northern tip are Lanesville and Folly Cove, residential neighborhoods interspersed with numerous inactive quarries.

The land at the northern tip of the Cape was distributed in 1689 and later became Lanesville and Pigeon Cove. Sandy Bay (originally part of Gloucester; now the town of Rockport) was settled in the early 18th century. During the 18th century, several of these outlying areas split off to form their own parishes.

Riverdale is centered on Washington Street and originally developed around a collection of early mills, which were located where Washington Street straddles the Mill River. The Riverdale mills were an important component of both the economic and physical development of this area. They were not the oldest mills in Gloucester, but they were in operation longer than any other mills in the City.

A sawmill was built by 1652 and a corn mill was erected in 1677 and operated by Pastor John Emerson. The sawmill was closed by 1777 and appears never to have reopened, while the corn mill continued in operation until just before World War I. The mill buildings were torn down in 1925. Riverdale was also the site of the well-known Babson Farm. Formerly the Pearce Farm, it

was bought by the Babson family in 1881 and became one of Riverdale's longest-operating and most successful farms.

An isolated area east of Washington Street known as Dogtown Common is currently undeveloped and under the jurisdiction of the City. **Dogtown** served in the early 17th century as common land for the Town Parish. In 1707, Reynard Street was laid out, which permitted the transportation of cordwood and timber to the Riverdale mills, and cleared the area for settlement. Distribution of open lots began in 1719, and resulted in 25 houses in the area by 1741. In the 18th century, many residents gave up farming because of the rocky terrain and poor soil in the area. Legend claims that the houses were subsequently inhabited by poor families, including widows of Revolutionary War soldiers, whose canine companions gave rise to the name of Dogtown. By the mid 19th century, the Dogtown settlement was abandoned, and no buildings remain.

Wheeler Street is the spine of **Wheeler's Point**, which was known as the Neck of House Lots during the 17th and early 18th centuries. At that time, Gloucester's main settlement was at The Green near the present Grant Circle on Route 128. By the early 18th century, the thrust of settlement had shifted to Gloucester Harbor, and Wheeler Street became more of a country lane. Wheeler's Point got its current name after a Wheeler bought land here in 1823. During the 19th century, several Wheeler families lived along this street, most of whom were fishermen or tradesmen. In addition to its pervasive 20th-century development, Wheeler's Point retains two First Period houses and a concentration of modest 19th century houses in a range of styles from that period.

Established in the 17th century, **Annisquam** flourished as a self-sufficient fishing and commercial port from the mid-18th through the mid-19th centuries. Physical development at this time was limited to the northern end of the Annisquam peninsula at its intersection with the mainland, owing largely to the inconvenience of land travel from central Gloucester. By 1833-1834, however, a causeway had been built over Goose Cove to the south. At the same time, Washington Street (now Route 127), the main road around the Cape, was extended to the head of Lobster Cove, intensifying residential and commercial building in Annisquam Village. In 1847 a bridge was constructed across the middle of Lobster Cove, eliminating a two-mile overland trip around the head of Lobster Cove. This structure became a vital link between Annisquam and downtown Gloucester.

The early 19th century was a period of moderate prosperity and physical growth in Annisquam. During the first three decades of the century and especially after the outbreak of the War of 1812, Annisquam experienced limited activity in ship building and foreign trade. Activity peaked in 1829, when up to 75 ships were anchored at Annisquam. The introduction of deep draft ships in the early 1830s, followed by the Panic of 1837, ended all foreign trade and virtually all shipbuilding activity in Annisquam. During the mid-century, Annisquam's commercial importance was overshadowed by the major port at Gloucester Harbor, and its commercial decline was aggravated by silting up of the head of Lobster Cove, which prevented access by deep water boats to the coal yards there.

As ship building relocated to the deeper Gloucester harbor, fishing once again became the main occupation of the village. Considerable amounts of quarrying and boot and shoemaking were also carried on here. A small artists community that gathered in Annisquam in the late 19th century was largely supplanted by East Gloucester at the turn of the 20th century.

During the last decade of the 19th century, Annisquam gained popularity as a summer resort. Norwood Heights, a private summer estate development that opened c. 1890-1895, was a prominent part of the summer estate development that took place along Annisquam's west side during the late 19th and early 20th centuries. In the 1930s, a second phase of summer estate development took place on Annisquam's northern and western sides. This growth was a mixture of new construction and barns that were converted for residential use.

Annisquam's architecture reflects its periods of major growth and is an extremely intact, well-maintained collection of primarily 19th and early 20th century styles. In addition to several First Period houses, there is a significant concentration of Federal and Greek Revival houses. These are typically modest and are located around the village, at the Head of the Cove, and along the east side of the peninsula. Later development is represented by excellent examples of Italianate, Shingle Style, and Craftsman houses.

The growth of the area located at the head of Lobster Cove, known as **Head of the Cove**, was largely associated with the Third Parish Meeting House, which was built here in 1728. The Third Parish encompassed the part of Gloucester lying north of Goose Cove, and the meeting house was strategically located at the Head of the Cove, the intersection of major roadways leading to Planter's Neck (Annisquam) via Leonard Street, Lane's and Folly Coves via Washington Street, Pigeon Cove (now part of Rockport) via Bennett Street, and Riverdale via Bennett to Holly Streets.

Prior to construction of the meeting house, only sparse development occurred in this vicinity, mostly related to the dispersed fishing and farming settlements that arose along Washington Street north to Rockport, primarily at the protected coves such as Plum and Lane's Coves. During the 18th and early 19th centuries, the Head of the Cove was the religious focus of Annisquam, although the commercial center was located in the growing village along the river. A few stores and taverns were located at the Head of the Cove, taking advantage of the proximity to the cross roads.

The Head of the Cove remained the religious center of the Back of the Cape until 1811, when the pastor, Ezra Leonard, embraced Universalism, causing a split in the congregation. Some of the orthodox members left the church and formed their own society in Lanesville. The Third Parish Meeting House remained the only church structure in this neighborhood until the Baptist Church (Village Hall) was built in Annisquam village in 1828, followed by the Orthodox Church in Lanesville about 1830. Limited growth took place here during the mid-19th century, as was true of all of Annisquam, due to the relocation of the shipbuilding and major fishing fleets to Gloucester Harbor.

Present buildings at the Head of the Cove date from the early 18th century (ca. 1701) to the third quarter of the 19th century, with the majority built in the last quarter of the 18th and the first quarter of the 19th centuries. The visual focus of the area is the 1831 Greek Revival style Third Parish Meeting House, which replaced the 1728 structure. Federal style, Italianate, and Second Empire houses predominate in the neighborhood today.

Bay View, farther north along Washington Street, was transformed from a small fishing hamlet to a quarry town in the years immediately following the Civil War. The Cape Ann Granite Company, established in 1867, was largely responsible for this change. Cape Ann Granite was one of the largest granite producers on the Cape and Bay View's largest employer, hiring as many as 600 men seasonally. The company was bought out in 1893 by Rockport Granite Company, which continued to be a major employer until it closed in 1930. The granite industry thereafter experienced a rapid decline, due to the increased use of concrete as a building and paving material.

A row of cottages along South Kilby Street represents the most common housing type built in Bay View during the 1870s and 1880s. They sit gable end to the street and have side-hall plans, except for 12 ½, which is a double house. Architectural details include bracketed door hoods, one-story front bays, and round-headed windows at the second story. The predominant styles in Bay View are Greek Revival, Italianate, and Queen Anne. The Bay View Methodist Episcopal Church is an unusual example of the Stick Style in Gloucester.

Lanesville began as a small hamlet in the late 17th century and grew slowly into a fishing village by the early 19th century. Most of the growth in the 19th century was associated with the granite industry, which exploded after the Civil War in Lanesville and Cape Ann, but much of it is also due to the continuing prosperity of the fishing industry in Lanesville. Lanesville experienced a gradual transition beginning in the early 19th century as a result of increased demand for paving blocks. The development of Lane's Cove into a port suitable for shipping granite fostered the growth of the local granite industry. Following the decline of the granite industry in the early 20th century, Lanesville and Folly Cove hosted a relatively small but cohesive and intensely active artists' community, which was distinguished by its writers, graphic artists, and sculptors.

Lanesville's commercial center is a visually and architecturally cohesive group of commercial and residential buildings dating primarily from the mid-to late-19th century. The area is concentrated at the head of Lane's Cove and follows a linear settlement pattern along Washington Street. It is one of the most cohesive groups of commercial buildings outside of downtown Gloucester. All of the buildings are wood frame, and most are set gable end to the street.

Folly Cove was probably first settled during the early years of the 18th century. One of the first settlers was Caleb Woodbury, whose father bought four lots at the Cove in 1704. During the 18th century, the area developed into a small fishing hamlet similar to Fresh Water Cove in West Gloucester and the early settlement at Lanesville. Farming supplemented fishing as the economic mainstay of the area. Through the 18th and into the 19th centuries, this area was characterized by a few large families, the most prevalent of which included the Woodburys,

Polands, and Saunders families, along with Jumpers, Marchants, and Hoppins. During the 19th century, quarrying took place nearby, and many households contained large numbers of quarry workers, especially Finnish immigrants. By the turn of the 20th century, Folly Cove had expanded linearly along Washington and Langsford Streets to adjoin the Lanesville neighborhood. In the early and mid-20th centuries, a number of prominent artists congregated here, often constructing their own dwellings and establishing studios in adjacent buildings.

Folly Cove houses range in date from around the mid-18th century to the last quarter of the 19th century. They also vary in size from small cottages to full houses. Most of the buildings were constructed before or around the Civil War and show Federal, Greek Revival, and/or Italianate detail.

WEST GLOUCESTER

Defined as the area west of the Annisquam River (excluding Magnolia and Rust Island), **West Gloucester** is the largest in land area and the most rural in character of all of Gloucester's neighborhoods. Single-family houses comprise the majority of development, focused along major thoroughfares. The remainder of the area is sparsely developed, due in part to the nature of the terrain; it contains extensive wetlands, extremely rocky soils, and many knolls.

In 1623, the Dorchester Company, a group of West County English investors, sponsored a colony of fourteen fishermen at Stage Fort, Gloucester's first settlement. The colony was to be an eastern terminal for the transatlantic fishing trade. This was one of many such fishing camps that dotted the Atlantic coast from Maryland to Maine. By creating permanent bases near fishing grounds, investors hoped to eliminate the costs of expensive annual voyages to the fishing banks. After three years of financial losses, the Stage Fort settlement was abandoned, and the Dorchester Company, with an influx of families, moved south to found Naumkeag, which later became Salem.

West Gloucester developed as one of Gloucester's dispersed agricultural areas during the 17th century. By 1650, a number of mills had been built in West Gloucester, including one of America's first tidal mills—on Walker Creek near Concord Street.

In 1700, approximately one-quarter of Gloucester's population lived in West Gloucester; the earliest houses were located near today's Stage Fort Park. As the town's population grew during the 18th century, new parishes were formed, including the Second Parish in West Gloucester in 1713 in West Gloucester. From the 18th through the early 20th centuries, West Gloucester remained agricultural, becoming the community's principal agricultural area by the late 19th century. The most notable of several family clusters was the Haskell family district around Essex Avenue, with others on Lincoln Street, Sumner Street, and Concord Street along Walker Creek.

During the 19th century farmhouses were built along established roads such as Essex Avenue, Concord Street, and Sumner Street; virtually no new streets were laid out. This was due to the marshy terrain at the shoreline and the rocky interior. A typical single farm at the turn of the 19th

century was scattered over a wide area and consisted of mowing land for hay, tillage, or plough land, salt marsh, a wood lot, and cow rights for grazing on common land. West Gloucester saw little new development during the late 19th and 20th centuries. Several large parks were established in the area during the late 19th century, including Ravenswood Park (1889), Mt. Ann Park (1897), and Stage Fort Park (1898). Summer resort development began at Coffin's Beach and Wingersheek Beach in the early 20th century, peaking in the mid-20th century.

MAGNOLIA

Located in the southwestern section of Gloucester, adjacent to Manchester, **Magnolia** was originally known as Kettle Cove; it is probably the only area of Gloucester that has been continuously inhabited since 1623. Magnolia is a densely-built residential community with a commercial and civic center along Lexington Avenue near Norman Avenue. Once characterized by substantial late-19th-century summer residences and hotels, it is now predominantly a year-round residential community with significant late 20th-century infill.

In the early 19th century, Magnolia was primarily a rural, farming and fishing village, with the center of civic and economic activity in Magnolia Village at the intersection of Magnolia and Western Avenues. Farming and fishing remained the economic base for this community until the 1870s. The first summer visitors are said to have come to Magnolia in 1861 on the invitation of Benjamin Adams, a local fisherman. Soon after, a tent city sprang up each summer on the area previously known as Knowlton's Point, and now referred to as Magnolia Point. In 1868, Daniel Fuller of Swampscott purchased a large piece of Magnolia farmland and opened a small hotel for summer visitors. Similar to Annisquam, a small art colony that gathered in Magnolia in the late 19th century was largely supplanted by East Gloucester at the turn of the 20th century.

In the 1870s, with expansion of Fuller's Hesperus House and construction of a second luxury hotel next door (both demolished), Magnolia emerged as one of Gloucester's exclusive summer resort areas. Most of the construction of summer houses occurred between the 1870s and ca. 1920. Prior to 1880, most summer residents lived in hotels or boarding houses. Toward the end of the century, commercial development associated with this new population emerged at Magnolia Point.

Named after a long-lived teacher of mathematics and navigation, the Master Moore Land Co., a Boston-based syndicate, bought almost all of the land along the waterfront at Norman's Woe Cove in the 1880s and divided the land into over 35 lots. Although some early summer houses were built here in the early 1880s, the syndicate did not significantly develop the property until the beginning of the 20th century, when land values had risen tremendously.

In response to the influx of well-to-do summer residents, an exclusive retail district developed along Lexington Avenue during the opening decades of the 20th century. Early retailers included several expensive boutiques and clothing stores from New York City. The area north of Norman Avenue developed as a year-round community of caretakers and workers in the building trades.

The earliest extant houses in the Magnolia area are located along Western Avenue at Magnolia Village. The Gilbert-Butler-Stanley House dates from perhaps as early as 1704, although it has been enlarged and the earlier core is difficult to discern. Only a few fish shacks remain on Shore Road, where numerous fish houses lined the waterfront in the mid-19th century. As Magnolia blossomed into one of Gloucester's most exclusive summer resorts, new hotels, summer homes, and commercial buildings quickly changed the character of the neighborhood.

The construction that centered around Magnolia Point was typically designed in the Colonial Revival, Queen Anne, and Shingle Styles. Of particular note were the one-story commercial arcades in the Colonial Revival and Mission styles that once lined both sides of Lexington Avenue between Norman Avenue and Flume Road; only fragments remain. The Queen Anne style Magnolia Library, the Colonial Revival style Blynman School, and the Craftsman style Union Congregational Church are a few of the late 19th century institutional structures that were built as part of this summer resort community.