

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received JUN 7 1982
date entered

1. Name

historic Central Gloucester Historic District

and/or common Same

2. Location

street & number Multiple, See Continuation Sheet N/A not for publication

city, town Gloucester N/A vicinity of congressional district 6th

state Massachusetts code 025 county Essex code 009

3. Classification

Category	Ownership	Status	Present Use
☒ district	☐ public	☒ occupied	☒ agriculture
☐ building(s)	☐ private	☐ unoccupied	☒ commercial
☐ structure	☒ both	☐ work in progress	☒ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☐ yes: restricted	☒ government
	N/A being considered	☒ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☒ museum
			☐ park
			☒ private residence
			☒ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name See Continuation Sheet

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Essex County Registry of Deeds

street & number 32 Federal Street

city, town Salem state Massachusetts

6. Representation in Existing Surveys

(1) National Register of Historic Places
title (2) Inventory of the Historic Assets has this property been determined eligible? ☐ yes ☒ no
of the Commonwealth

date (1) 1973, 1974, 1976; (2) 1979 and 1980 ☒ federal ☒ state ☐ county ☐ local

(1) U.S. Dept. of Interior, NPS
depository for survey records (2) Massachusetts Historical Commission

city, town (1) Washington (2) Boston state (1) DC (2) MA

7. Description

Central Gloucester Historic District

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Central Gloucester Historic District encompasses the institutional, commercial and early residential core of the City of Gloucester. The district includes nearly 200 densely sited buildings on 36 acres. The chief building types are: free-standing wood-frame houses from the eighteenth century to the early twentieth; the institutional structures of government, civic and religious organizations; and commercial buildings of the nineteenth and early-twentieth centuries. The district boundaries include notable individual examples of these building types, as well as strong concentrations distinguished from surrounding areas by the integrity of both buildings and streets.

Gloucester's urban center is located on the southern side of the Cape Ann peninsula, which extends east from the mainland, separating Ipswich Bay from Massachusetts Bay on the south. The most densely settled area of the city faces south into Gloucester Harbor, and is bounded by hills on either side.

The core of the Central Gloucester Historic District is formed by Main and Middle Streets, which run parallel to the harbor shoreline on successively rising ridges overlooking the water and wharves. Connected and associated streets included in the district to the west are Pine Street, Gould Court and part of Washington Street; and to the northeast, the Civic Center, Dale Avenue, Pleasant and Prospect Streets.

Within the district are distinguishable sections which have considerable overlap of function and character at the edges. The visual and historic character of the district can be most clearly understood as three related areas each dominated by particular building types, spaces and functions.

MIDDLE STREET AND WEST

The greatest concentration of eighteenth and early-nineteenth century buildings is on Middle Street, and to the north of the Universalist Church (50 Middle) on Pine Street. Nearly half of the structures on Middle Street between Pleasant and Washington Streets date from before 1840 (17 out of 35). The visual impact of this concentration is especially strong in the center of the street (Photograph 1). The clapboarded houses with gambrel and hipped roofs, sited close to the street and set off by granite curb-stones, steps and walks, provide a rare glimpse of the prosperous and traditional character of Colonial and Federal Gloucester.

Middle Street also contains Gloucester's finest examples of residential architecture. Among them are:

Hardy-Parsons House, 90-92 Middle Street, ca. 1760 (Map #125, Photograph 2)

This 2 1/2 story gable-roofed house is a Georgian enlargement of an earlier dwelling (also gambrel roofed). The elaborate scroll pediment over the doorway is echoed on the interior by unusually fine full fire-place-wall panelling. The house is owned by the Cape Anne Historical Association.

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NOTE: Properties listed on the National Register of Historic Places as of December 1980 are marked with an asterisk (*)

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
1-3 Angle Street	Tally's Truck Center, Inc. 1-3 Angle Street Gloucester MA	2-29
5 Angle Street	Neil S. & Mary A. Mathews 5 Angle Street Gloucester MA	2-35
6 Angle Street	Pauline & Seraphino Randazza 6 Angle Street Gloucester MA	2-36
7-9 Angle Street	Concetta Ciaramitaro 7-9 Angle Street Gloucester MA	2-34
8 Angle Street	Visiting Nurse Association of North Shore 8 Angle Street Gloucester MA	2-37
11 Angle Street	George W. Belezos 16 Traverse Street Gloucester MA	2-34
5 Center Street	Percy & Madelyn Story White Way Rockport MA	7-63
6-8 Center Street	Grace Mazzeo 6-8 Center Street Gloucester MA	7-64
7 Center Street	C.F. Tompkins Company 67 Middle Street Gloucester MA	7-62

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
* 9 Dale Avenue	City of Gloucester 9 Dale Avenue Gloucester MA	14-28
10-16 Dale Avenue	Gloucester Development Team & Assoc. 159 Main Street Gloucester MA	14-29
11-17 Dale Avenue	U.S. Post Office 11-17 Dale Avenue Gloucester MA	14-27
19 Dale Avenue	Francis B. & Helen Powers 19 Dale Avenue Gloucester MA	14-26
21-23 Dale Avenue	John J. & Jayne Francis Egan 21-23 Dale Avenue Gloucester MA	14-25
24 Dale Avenue	Santina LoGrande 24 Dale Avenue Gloucester MA	14-32
26 Dale Avenue	Walter J. Powers, Jr. Edgemoor Road Gloucester MA	14-33
28 Dale Avenue	Robert Laramee & Marc N. Sandler Trustees of Dale Avenue Realty Trust 28 Dale Avenue Gloucester MA	14-34
13-27 Duncan Street	Esler's Inc. 13-27 Duncan Street Gloucester, Ma.	8-30

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
6-8 Federal Street	Gertrude, Charles A. and Mary F. Thomas 90 Langsford Street Gloucester MA	14-1 14-2
10 Federal Street	Christina B. & Richard D. Rhodes Saville Road Gloucester MA	14-3
5 Franklin Square	Vito P. Giacalone 10 Lookout Street Gloucester MA	14-21
9-11 Franklin Square (Also 71 Prospect)	Henry A. & Eleanor R. Hilton 67 Prospect Street Gloucester MA	14-24
3 and 5 Gould Court	Katherine Guluzian 5 Gould Court Gloucester MA	15-99
6 and 8 Gould Court	Joseph J. Frontiero 8 Gould Court Gloucester MA	15-88
9 Gould Court	Louis Saunders 11 Gould Court Gloucester MA	15-98
10 and 12 Gould Court	Jennie Auditore 10-12 Gould Court Gloucester MA	15-89
11 Gould Court	Joseph & Joyce Lucido 11 Gould Court Gloucester MA	15-97

(11/78)

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12½ and 14 Gould Court	Edward & Florence Doucette 1 Knight Court Manchester MA	15-90
13 Rear and 15 Gould Court	Manuel & Maria Valadao 11 Gould Court Gloucester MA	15-96
16 Gould Court	Joseph Ciaramitaro and Charles Brisket 111 Lafayette Street Salem MA	15-92
20 Gould Court	Lorenzo & Marilyn Susanno P.O. Box 846 Gloucester MA	15-92
22 Gould Court	Stephen J. & Charlene D. Mitchell 11 Dodge Street Gloucester MA	15-93
6 Hancock Street	Alice M. Day 6 Hancock Street Gloucester MA	8-59
* 2-10 Main Street (1-5 Washington Street)	I.W. Colburn Summer Street Manchester MA	7-91
12 Main Street	Joseph & Philomena Bommarito 12 Main Street Gloucester MA	7-92
14-18 Main Street	Majeed Sallah Hilltop Road Gloucester, Ma.	7-93

* Listed on National Register of Historic Places

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
20-26 Main Street (20-30)	L. Lee Harrington Old Salem Path Magnolia MA	7-94
25-29 Main Street	Mary Virgilis 39 Hodgkins Street Gloucester MA	7-41
31 Main Street	Salvatore & Rosemarie Palazzolo Prospect Street Gloucester MA	7-40
32-34 Main Street	Michael & Catherine M. Lentini 16 Summer Street Gloucester MA	7-39
33-35 Main Street	Everett P. Pascucci 33-35 Main Street Gloucester MA	7-96
36-38 Main Street (2-4 Short Street)	Catherine Lovasco 20 Granite Street Gloucester MA	7-98
37-43 Main Street	Michael & Catherine M. Lentini 16 Summer Street Gloucester MA	7-38
40-42 Main Street (1-5 Short Street)	Alfred & Grace Carbonaro Bellevue Avenue Gloucester MA	7-74
44-46 Main Street	West End Taxi 46 Main Street Gloucester, Ma.	7-75
45 Main Street	James Montagnino Way Road Gloucester, Ma.	7-37

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
48 and 50 Main Street	Robert K. Whitmarsh 48 Main Street Gloucester MA	7-76
51-53 Main Street	Bella Sandler P.O. Box 86 Magnolia MA	7-36
52-64 Main Street	William E. & Pusia A. Blanchard, III 726 Washington Street Gloucester MA	7-77
* 55-63 Main Street	West End Associates Brier Road Gloucester MA	7-34
* 65-67 Main Street	West End Associates Brier Road Gloucester MA	7-33
* 69 Main Street	West End Associates Brier Road Gloucester MA	7-32
76 and 82 Main Street	William H. Traves Crafts Road, Rust Island Gloucester MA	7-78
83 Main Street	Fair Weather Corporation P.O. Box 77 Magnolia MA	7-31
84-90 Main Street	James L. Legendre 9 Becker Lane Gloucester MA	7-79

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
92-94 Main Street	Richard K. Noyes 92 Main Street Gloucester MA	7-80
95-101 Main Street	Philip Budrose Links Road Gloucester, Ma.	7-50
96-98 Main Street	Palazola's Inc. 96 Main Street Gloucester MA	7-81
100-106 Main Street (2-4 Center Street)	Samuel J. & Frances A. Miceli Atlantic Road Gloucester MA	7-82
103-105 Main Street	Philip W. & Libelle Wine 5706 Bayberry Lane Tamarac FL 33319	7-49
107 Main Street	Margaret I. Dewing 14 Oakes Avenue Gloucester MA	7-48
108-110 Main Street	Sylvia Cohen 75 Brightside Avenue Gloucester MA	7-51
109-113 Main Street	Cape Ann Savings Bank 109 Main Street Gloucester MA	7-47
112-118 Main Street	Domenic R. & Carmella DiPaola 112 Main Street Gloucester MA	7-52

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
115-121 Main Street	Richard L. Andrews	7-46
123-129 Main Street	P.O. Box 1267 Gloucester MA	7-45
120-122 Main Street	John A. Lauria & Joseph Porcella 122 Main Street Gloucester MA	7-53
124-126 Main Street	Arthur N. & Jeanne C. Danikas 121 Essex Avenue Gloucester MA	7-54
128-134 Main Street (9-11 Hancock Street)	Arthur Bruno c/o Sandpiper Properties 145 Essex Avenue Gloucester, Ma.	7-55
136 Main Street (10-14 Hancock Street)	Daniel Strauss 34 Carlton Road Marblehead MA	8-60
138-140 Main Street	Sophia N. Voutiritsa	8-61
142-144 Main Street	140 Main Street Gloucester MA	8-62
146-148 Main Street	John D. & Dorothy B. McLean 146-148 Main Street Gloucester MA	8-63
150-156 Main Street (79-81 Middle Street) (8 Hancock Street)	Cape Ann Bank & Trust Company 154 Main Street Gloucester MA	8-64
155-159 Main Street (1-3 Parsons Street)	Michael H. Pratt and Cynthia A. Loiacano 1 Myrtle Square Gloucester MA	8-40

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158-164 Main Street	Gloucester Cooperative	8-65
	85 Middle Street	8-66
	Gloucester MA	
161-163 Main Street	North Shore Furniture Company	8-35
	161 Main Street	
	Gloucester MA	
Map 8, Lot 67	Diane C. Curtis	8-67
	12 Gerring Road	
	Gloucester MA	
167-175 Main Street	Benjamin Axelrod and	8-34
	Sadie Rubin	8-37
	167 Main Street	
	Gloucester MA	
177-183 Main Street	Lester & Harold Dana and	8-32
	David L. Stone	
	3 Center Plaza	
	Boston MA	
178 Main Street	Wetherell Building Trust	8-68
	c/o Harold S. Perley	
	Allen Lane	
	Ipswich MA	
180-182 Main Street	L. Lee Harrington	8-69
	Old Salem Path	
	Magnolia, Ma.	
184-192 Main Street	James V. Montagnino, Trustee	8-70
	Gloucester Business Equities, Imp.	
	Way Road	
	Gloucester MA	
185-187 Main Street (1-11 Duncan Street)	Gloucester Industries, Inc. (address unknown)	8-31

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189-193 Main Street	George P. & Joanne R. Laventis 261 Main Street Gloucester MA	8-27
12 Middle Street	Charles M. Bruslet, Tr Joseph Ciaramitaro Realty 111 Lafayette Street Salem MA	2-46
13 Middle Street	Domenico Spinola 13 Middle Street Gloucester MA	2-40
15 Middle Street	Accursio Margiotto 15 Middle Street Gloucester MA	2-39
16 Middle Street	Catherine M. Mitchell 16 Middle Street Gloucester MA	6 4
17 Middle Street	Rose & Joseph Palazola 17 Middle Street Gloucester MA	2-38
18-22 Middle Street	William S. Webber 18-22 Middle Street Gloucester MA	2-5
19-21 Middle Street	Thomas F. Molloy (Finbar Realty Trust) 249 East Main Street Gloucester MA	2-32
24 Middle Street	Gaspar J. Palazola 26 Middle Street Gloucester MA	6-7

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
27 Middle Street (17 Washington Street)	Frank Sclafani 54 Brewster Avenue Carmel, New York	7-87
28-32 Middle Street	Gerome T. Frontiero 28-30 Middle Street Gloucester MA	6-8
31 Middle Street	Jerome J. Palazola 31 Middle Street Gloucester MA	7-86
33 Middle Street	Rita M. Doyle 33 Middle Street Gloucester MA	7-85
34-36 Middle Street	Lena Novello 38 Middle Street Gloucester MA	6-9
35-39 Middle Street	Scott N. Davis 35 Middle Street Gloucester MA	7-84
38 Middle Street	Joseph Novello 38 Middle Street Gloucester MA	6-10
40-42 Middle Street	Josephine Rallo (address unknown)	15-104
41-43 Middle Street (15-19 Short Street)	W.E. Jordan & Son, Inc. 102 Concord Street Gloucester MA	7-71

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44 Middle Street	Cologera Aiello	15-105
	44 Middle Street	15-95
	Gloucester MA	
45 Middle Street	Arley & Barret Pett	7-70
	12 Beach Road	
	Gloucester, Ma.	
46 Middle Street	Peter B. Nichols	15-106
	46 Middle Street	
	Gloucester MA	
48 Middle Street and	Saint John's Episcopal Church	15-107
48 R Middle Street	Wardens & Rector	94
	P.O. Box 759	95-2
	Gloucester MA	
49 Middle Street	H.F. Sanford	7-69
	(address unknown)	
50 Middle Street	Independent Christian Church	15-69
	c/o Henry Jones	
	2 Church Street	
	Gloucester MA	
51-55 Middle Street	Stephen J. Schultz	7-68
	51-55 Middle Street	
	Gloucester MA	
52 Middle Street	Rosalie Giambanco	15-13
(1 Church Street)	52 Middle Street	
	Gloucester MA	
54-56 Middle Street	Open Church Association	15-14
	54-56 Middle Street	
	Gloucester MA	

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57 Middle Street (10 Center Street)	Robert Smith P.O. Box 1247 Gloucester MA	7-67
59-61 Middle Street	Harold N. Pike P.O. Box 289 Gloucester MA	7-66
60-62 Middle Street	Open Church Association 54-56 Middle Street Gloucester MA	15-15
63 Middle Street	David E. Harrison Links Road Gloucester MA	7-65
64-66 Middle Street	Trinity Congregational Church P.O. Box 379 Gloucester MA	15-16
65 Middle Street (9-11 Center Street)	Wingaersheek Building Association 65 Middle Street Gloucester MA	7-61
67 Middle Street	Tompkins Furniture Company 67 Middle Street Gloucester MA	7-60
68-70 Middle Street 76 Middle Street	Trinity Congregational Church P.O. Box 379 Gloucester MA	15-17
71 Middle Street	Y.M.C.A. 71 Middle Street Gloucester MA	7-58

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75-77 Middle Street	Cape Ann Bank & Trust Company 154 Main Street Gloucester MA	8-58
78-80 Middle Street	Benjamin Shattuck 3606 Casey Key Road Nakomis, Florida 33555	14-67
79-81 Middle Street	Cape Ann Bank & Trust Company 154 Main Street Gloucester MA	8-64
82-84 Middle Street	Congregation Ahavath Achim 82-84 Middle Street Gloucester MA	14-68
83 Middle Street	Gloucester Cooperative Bank 85 Middle Street Gloucester MA	8-57
85 Middle Street	Gloucester Cooperative Bank 85 Middle Street Gloucester MA	8-56
86-88 Middle Street (Also 2 Dale Avenue)	Sawyer Free Library City of Gloucester 2 Dale Avenue Gloucester MA	14-69
87 Middle Street	Carmin Gorga 87 Middle Street Gloucester MA	8-55
90-92 Middle Street	Cape Ann Historical Association 27 Pleasant Street Gloucester MA	8-80

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94 Middle Street	Babson, Elwell & Davis 94 Middle Street Gloucester MA	8-79
96 Middle Street	David B. Gardner 96 Middle Street Gloucester MA	8-79-2
12 Pine Street	Charles H. Brackett 12 Pine Street Gloucester MA	15-60
14 Pine Street	Francis E. & Linda J. Tarr (address unknown)	15-61
16 Pine Street	John W. McCoubrey 14 Centennial Avenue Gloucester, Ma.	15-62
18-20 Pine Street	Pine Street Realty Trust (address unknown)	15-64
22-24 Pine Street	Salvatore C. Scola 24 Pine Street Gloucester MA	15-65
26-28 Pine Street	Maynard A. Davis, II 26-28 Pine Street Gloucester MA	15-66
30 Pine Street	W.E. Jordan & Son, Inc. 102 Concord Street Gloucester MA	15-67

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32 Pine Street	W.E. Jordan & Son, Inc. 102 Concord Street Gloucester MA	15-48
8-12 Pleasant Street	Gordon & Gerald Weiner	8-51
8-R Pleasant Street	Hesperus Avenue Gloucester MA	8-50
11 Pleasant Street	James V. Montagnino, Jr. G-1 Business Equities, Inc. P.O. Box 206 Gloucester MA	8-72
14 Pleasant Street	Barbara Schlichte 63 Witham Street Gloucester MA	8 52
14 Rear Pleasant Street	Gloucester Cooperative Bank 85 Middle Street Gloucester MA	8-52-2
16-18 Pleasant Street	First Church of Christ Scientist 16 Pleasant Street Gloucester MA	8-53
17-19 Pleasant Street	Mary Giglio (address unknown)	8-73
18 Pleasant Street (89 Middle Street)	Sally G. Geller 35 Haskell Street Gloucester MA	8-54
20-22 Pleasant Street	City of Gloucester 9 Dale Avenue Gloucester MA	8-78

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21-27 Pleasant Street	Cape Ann Historical Association 27 Pleasant Street Gloucester MA	8-76
24-30 Pleasant Street (10-14 Warner Street)	Cape Ann Lodge #1471 Loyal Order of Moose P.O. Box 1202 Gloucester MA	14-15
29-31 Pleasant Street	Gertrude E. Lodge 29 Pleasant Street Gloucester MA	14-14
33 Pleasant Street	Peter J. Cahill 33 Pleasant Street Gloucester MA	14-13
34 Pleasant Street	Arthur S. Murch, Jr. P.O. Box 23 Gloucester MA	14-16
36-38 Pleasant Street	Spinney Funeral Home, Inc. 38 Pleasant Street Gloucester MA	14-17
37-39 Pleasant Street	Henry J. Bornhofft III 37 Walnut Street Gloucester, Ma.	14-12
40-42 Pleasant Street	Lodge Order of Elks P.O. Box 86 Gloucester MA	14-18
41 Pleasant Street	Eleanor M. Burrell 37-39 Pleasant Street Gloucester MA	14-11

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44-46 Pleasant Street	Columbus Association of Cape Ann, Inc. 44-46 Pleasant Street Gloucester MA	14-19
47 Pleasant Street	Warren M. Poland 47 Pleasant Street Gloucester MA	14-10
48 Pleasant Street	N. Abbott Hooper 48 Pleasant Street Gloucester MA	14-20
50 Pleasant Street (1-3 Franklin Square)	Giacomo Ferrara 50 Pleasant Street Gloucester MA	14-22
52 Pleasant Street	Leo Ciaramitaro 52 Pleasant Street Gloucester MA	14-23
60 Prospect Street 64 Prospect Street	Saint Ann's Catholic Church Pleasant Street Gloucester MA	26-95

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70 Prospect Street	Saint Ann's Catholic Church Pleasant Street Gloucester MA	26-95
79 Prospect Street	Charles A. Clement P.O. Box 2113 West Hartford, CT	14-9
80 Prospect Street	Wesley Methodist Church 80 Prospect Street Gloucester MA	26-46
81 Prospect Street	Carlton W. Wonson 81 Prospect Street Gloucester MA	14-8
83 Prospect Street	Thomas F. Molloy Finbar Realty Trust 249 East Main Street Gloucester MA	13-39
82-84 Prospect Street	Cheryle Piscitello 84 Prospect Street Gloucester MA	26-47
85-87 Prospect Street	Eleanor Dexter 82 Wheeler Street Gloucester MA	13-40
86 Prospect Street	Estate of Austin W. Connors 86 Prospect Street Gloucester MA	26-49
88 Prospect Street	Greater Cape Ann Human Services, Inc. 298 Washington Street Gloucester MA	26-50

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90 Prospect Street	Richard H. Poole Thatcher Road Gloucester MA	26-51
92 Prospect Street	Gillian G. Cappello 92 Prospect Street Gloucester MA	26-52
5-7 Short Street	Joseph Bommarito 5-7 Short Street Gloucester MA	7-73
6-10 Short Street	Carlo Barbara 406 Washington Street Gloucester MA	7-83
11-13 Short Street Rear 11 Short Street	Lucy E. Tebou 11 Short Street Gloucester MA	7-72 7-76-2
4 Washington Street	Joseph Parisi 4 Washington Street Gloucester MA	2-30
8 Washington Street	City of Gloucester 9 Dale Avenue Gloucester MA	2-31
9-13 Washington Street 7 Rear Washington Street	Phillip D. Budrose Trustee, Atlantic Realty Trust 9-13 Washington Street Gloucester MA	7-89
10 Washington Street	Josephine Scola 10 Washington Street Gloucester MA	6-11

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<u>ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>PARCEL #</u>
12 Washington Street	Nicholas P. Curcuru 12 Washington Street Gloucester MA	6-12
15 Washington Street	Sylvester D. Deering, Jr. 77 Western Avenue Gloucester MA	7-88
16 Washington Street	M. Antonietta Orlando 16 Washington Street Gloucester, Ma.	6-13
27 Washington Street	Gaspar Trupiano 29-31 Washington Street Gloucester MA	15-103
33 Washington Street	Rector, Wardens & Vestry St. John's Episcopal Church P.O. Box 759 Gloucester MA	15-102
37-47 Washington Street	City of Gloucester 9 Dale Avenue Gloucester MA	15-100
1-7 Western Avenue (2-4 Angle Street)	Joseph M. Orlando 2 Main Street Gloucester, Ma.	2-28

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Thomas Sanders House (Sawyer Free Library), 84-86 Middle Street, ca. 1764 (Map #123, Photograph #2)

Originally a 2-story hipped-roof Georgian mansion, this house was enlarged by the addition of a third story in the Federal period. The facade is finished with rusticated wooden siding, an exterior treatment virtually unique in Gloucester in this period. The Georgian interior panelling and staircase are of exceptionally fine quality.

Universalist Meeting House, 50 Middle Street, 1806 (Map #105, Photograph #3)

The home of Universalism in America, this lovely Federal church, with a well preserved exterior, dominates the area nearby. The church was designed by Col. Jacob Smith, one of Gloucester's few documented architects, who was also responsible for the design of the First Congregational Meeting House in Rockport (1803-1804), the Orthodox Congregational Meeting House in Manchester (1809-1811), and probably the Somes and Davis Houses in Gloucester at 27 and 33 Middle Street respectively (ca. 1804). With the exception of the tall steeple, the church was modelled after a popular Asher Benjamin design (The Country's Builder's Assistant, 1797, Plate 33).

Fine examples of later nineteenth-century residential architecture are interspersed with the pre-1840 buildings on Middle Street. Notable are the Italianate-style house with heavily bracketed cornice and bay windows at 35 Middle Street (similar to 19 Dale Avenue and 48 Pleasant Street), and the Queen Anne style house at 45 Middle Street, with its rounded corner tower and rich variety of sheathing materials. Other nineteenth-century houses on the street are well integrated in size and scale (Photograph 4); most, however, have lost decorative detail through the application of artificial siding.

At the intersection of Middle and Washington Streets stands the Old Town Hall of 1844-1845. (8 Washington Street, Map #176, Photograph #5). The Old Town Hall is a striking building, with simple, bold, classical detail. It was originally designed in the temple form with a columned portico on the east facade only. This portico was later duplicated on the north facade in the early-twentieth century when the building became the home of the American Legion.

The Old Town Hall visually and historically links the Middle Street residences on the east side of Washington Street with those on the west side. Most notable of those on the west side are four Colonial buildings on the north side of the street: numbers 12, 16, 18-22, and 28-32. Among these, the Somes-Webber mansion (#18-22), a large house with a gambrel roof and pedimented doorway, is an exceptionally imposing and well-preserved example of the Georgian style (Map #87, Photograph #6).

The south side of Middle Street across the way is dominated by late-nineteenth century residences, most notably the Queen Anne style Nathaniel Babson House on Angle Street (Map #4) with its unusual forms and decorative highlights, and the "Brick House" at 19-21 Middle, (Map #88), an 1850 brick shell around an 1820s first floor and a 1790s second floor brought from Boston. At the far corner of Angle Street, the hip-roofed Federal-style Gilbert House (Map #187) has a fine fanlight doorway.

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This concentration of early buildings is echoed on the north side of Pine Street, directly north of the Universalist Church (50 Middle), by a unique and extremely well-preserved streetscape of eighteenth-century residences. (Photograph #7) Closely sited to each other and to the street, the houses are modest in scale, but largely original in condition. On the opposite side are houses mostly built between 1899 and 1917, and not included in the district.

Completing the western edge of the district is a small area around Gould Court, which is mid-nineteenth century in character. Within the confines of the L-shaped "Court" are cottages and multi-family residences, nearly all built within thirty years after the street was opened (between 1851 and 1860). (Photograph #8) These simple frame buildings display the plain, flat decoration characteristic of the vernacular Greek Revival style.

At the entrance to Gould Court on Washington Street is an institutional building closely associated with the mid-nineteenth century development of this small area. The Forbes School at 47 Washington Street, now GAR Hall, was one of a series of district schools built from designs by Gridley F. Bryant (later architect of the Gloucester City Hall). (Map #186, Photograph #9) Like the houses on Gould Court, GAR Hall is a simple, frame building, with its gable end facade relieved by decorative brackets around the eaves and a hooded doorway.

Nearby sections of Washington Street are not included in the district because of modern intrusions and demolitions. Moreover, there is a general change in character to turn-of-the-century middle and working-class residences.

CIVIC CENTER TO PROSPECT STREET

The second major area of the Central Gloucester Historic District is the Civic Center and the residential streets nearby: Dale, Pleasant, Franklin Square and part of Prospect Street. Four key buildings dominate the center of this area by their large size, prominent siting and imposing design and materials.

City Hall, 9 Dale Avenue, 1869 (Map #9, Photograph #10) (NR 1973)

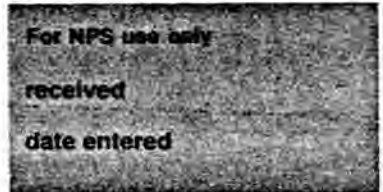
The centerpiece of the Civic Center is City Hall. It replaced an earlier version destroyed by fire in 1868 and was designed by the Boston firm of Bryant and Rogers. (Bryant had worked with Arthur Gilman on the design of the Old City Hall in Boston.) City Hall is a massive building in the full-blown mid-nineteenth century French style of L'Ecole des Beaux Arts. The building dominates the Civic Center by its sheer size, tall tower, and rich decoration.

Central Grammar School, 10-16 Dale Avenue, 1887-1889 (Map #10, Photograph #11)

Originally built as a High School, this building was designed by local architect Tristram Griffin in the Romanesque style. A large addition of 1924, designed by Ezra Phillips, was similar but more classical in design. In 1974 the building was converted to elderly housing, and the exterior restored according to designs by the Boston firm of Anderson & Notter. It is a very large building of brick with bold Romanesque arches and belt

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courses in granite; terra cotta and molded brick trim are used profusely.

U.S. Post Office, 11-17 Dale Avenue, 1932 (Map #11, Photograph #12)

This long, low building dominates the northern half of Dale Avenue. Carefully composed and solidly constructed of granite, it is a good example of the classical and competent architecture of the Federal government of the 1930s.

Sawyer Free Library, 2 Dale Avenue, 1976 addition

The contemporary addition to the old library (see 86-88 Middle Street) is the fourth dominant structure in the Civic Center. Designed by local architect Donald Monell, it has walls of white brick and rounded arches which are classical in feeling. Unobtrusively set back from the street, it nevertheless provides the appropriate bulk and substance to set off this urban grouping.

The most notable intrusion in this part of the district is the parking lot at the corner of Middle and Pleasant Streets on the site of the 1851 Methodist Church. (Map #L) Usually filled with automobiles, it creates a disconcerting gap in this otherwise dense area of prominent and strongly designed buildings.

The outer edges of the Civic Center are defined to the east on Pleasant Street by the Cape Ann Historical Association. The 1969 addition, designed by Donald Monell, has imposing walls of brick and arches echoing those of the Sawyer Free Library and the City Hall. (Map #143, Photograph #13) To the south, the YMCA at #71 Middle, a large contemporary structure of red brick, keeps a strong street line but significantly differs in design from nearby buildings. (Map #117, Photograph #2)

The northern end of Dale Avenue and the edge of the institutional center are effectively defined by the complex of buildings at St. Ann's Church. (Photograph #14) At the head of Dale Avenue is the Rectory, built in 1880 and designed by architect J.H. Besarick. (Map #160) It is an unusual Gloucester example of High Victorian design, with polychromatic voussoirs, hooded lintels, and ornamental variegated brick. The Parish Center echoes the form and some of the materials of the Rectory, but is more compact and classical in design and has a first story of rusticated granite. (Map #159) Completing the complex is the Church itself, built in 1876 and also designed by J.H. Besarick. (Map #157) It is an unusually sophisticated example of the Gothic Revival style in Gloucester. The huge gable roof with its bright patterns in slate dominates the view north from the Civic Center; unfortunately the original steeple was removed in 1947 and replaced with one disproportionate to the original design.

The institutional buildings of the Civic Center are integrated with nearby residential streets which contain some of Gloucester's finest high-style houses. Pleasant and Prospect Streets, two early thoroughfares, display a full range of architectural styles spanning a period of 250 years. These range from the two fine Federal mansions at 27 and 33 Pleasant Street (ca. 1804) to the more modest Colonial houses on Prospect Street at the far eastern boundary of the district (Map #s 167, 170 and 172). The 1842 Captain Harvey Coffin Mackay house at 19 Pleasant Street, with its heavy pedimented facade, is an outstanding local

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example of the domestic Greek Revival style. (Map #141)

Later nineteenth-century styles are well represented on Dale Avenue, which was laid out in 1867 when City Hall was built. The two Italianate-style houses at 19 Dale and 48 Pleasant (Map #s 12 and 153) have shallow hipped roofs and richly molded bay windows. The J.G. Tarr House on Prospect Street is a grand house of the Second Empire style, with an attached tower and unusual ironwork decoration. (Map #165, Photograph #15) Gloucester's only full-blown Stick-Style house dominates the important corner of Pleasant and Prospect Streets. (Map #154, Photograph #16) Finally, the Colonial Revival style is represented by the formal and correct gambrel-roofed Pearson House on Dale Avenue and the Enoch Burnham House on Prospect Street, a more freely interpreted version of the style. (Map #s 13 and 164, Photograph #15).

MAIN STREET

Gloucester's Main Street is a narrow, densely developed street of commercial buildings which date primarily from between 1830 and 1930. Because of the destructive effects of successive nineteenth-century fires, two distinctive periods of construction are represented. The buildings of the West End, from Washington to approximately Porter Street, were largely constructed immediately after the fire of 1830. The block from Porter Street east is lined with commercial buildings developed eastward after the devastating fire of 1864.

The Gloucester House (Blackburn Tavern), at the intersection of Washington and Main, marks the entrance to the West End. ^(Map #37, NR 1970) This large brick building in the Federal style is the only commercial building on the street which predates both fires. The nearby vacant lots on both sides of the street detract from the general historical context; however, shortly up the street on the opposite side are two Federal-style brick, commercial blocks of 3-4 stories with simple detailing. (Map #s 38-41, 43-47*, 49-51, Photograph #17) Notable on the first block is the Gloucester Bank building, an unusual and well-preserved early building of granite, which anchors the corner of the block with its rounded bay. The latter block has especially well-preserved and restored granite post-and-lintel storefronts. Across the street are two similar, contemporaneous buildings, numbers 42-44 and 44-46 Main. (Map #s 43 and 45).

The early feeling of the street is enhanced by the 1783 Sargent-Murray-Gilman-Hough House on the north side, Gloucester's pre-eminent surviving late Georgian mansion. (Map #104, Photograph #18) The impressive facade, which overlooks Main Street, has giant corner pilasters and a pedimented entrance porch. The interior panelling, especially the panelled fireplace walls and balustraded central staircase, are the work of a master craftsman.

Because of the narrowness of the street and curve in the road which visually separates the West End from the rest of Main Street, the West End is a relatively self-contained, tightly developed urban setting. With the exception of the True Value Hardware Store at 83 Main Street and the Italian Villa at 36-38 Main Street (Photograph #19), it is consistent in style, scale, and materials.

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From the Sargent House east to Hancock Street are commercial buildings which post-date the fire of 1864. In general the western blocks are the earliest, with buildings progressively later in date toward the eastern edge of the district. The buildings are generally 3 to 5 stories in height, mostly of brick with connecting party walls. The cornice lines are roughly continuous and generally original; however, nearly all of the first-floor storefronts have been altered.

The block of commercial buildings between Center and Hancock Streets on the north side is one of the earliest and most intact on the street. (Photograph #20) The entire block was rebuilt around 1875 and displays the full variety of Victorian commercial decoration, especially hooded arched windows. Opposite, a series of brick and frame buildings is of approximately the same period, however, they display greater alteration. (Photograph #21) Of note is the Cape Ann Savings Bank at 109 Main Street with a handsome granite facade remodelled around 1900. (Map # 61)

The block east of Hancock on the north side is anchored at the corner by a row of connected 3-4 story brick commercial buildings dating from about 1890. In the center of the block is the 1962 Cape Ann Bank & Trust building and the Gloucester Cooperative Bank Mall, which are well integrated into the streetscape but distinctly non-historical in design. (Map #73, Photograph #23) The southern side of the same block is dominated on the eastern end by a series of stepped 1-story commercial buildings of the mid-twentieth century, which are not included in the district. The district begins again with #155-159 and #161-163, Main, two brick commercial buildings of the 1870s. (Map #72 and 74, Photograph #22).

The district terminates at the intersection of Pleasant and Main Streets. Situated on a rise above the rest of Main Street, the buildings at each corner provide a strong visual focus which defines the limits of Main Street's most intensive commercial development. Especially notable in design are the two bank buildings on the south side with turn-of-the-century classical facades. (Map #s 80 and 81, Photograph #22) On the opposite corner are notable representatives of early twentieth-century commercial construction: the 1947 Moderne style Sterling Drug; the Art Deco Woolworths with a stepped cornice typical of the style, but unfortunate alterations on the first floor; and the William G. Brown Company of 1926 with a handsome classical commercial facade. (Map #s 77, 78 and 79, Photograph #23).

From this intersection, the commercial character of Main Street is continued a short distance on the adjacent side streets. To the south on Duncan Street is a very large and well-preserved brick commercial building with original storefronts. (Map #17) To the north the former Brown Company building at 11 Pleasant Street of 1892 has a strongly designed facade with an early storefront, arched windows outlined with decorative brickwork, and metal-sheathed bay windows on the second floor. (Map #137, Photograph #24) The brick commercial building at 18 Pleasant opposite is the best local example of the commercial Queen Anne style with its textured brickwork and characteristic mix of stylistic elements. (Map #142).

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<u>Angle Street</u>			
A. 1-3	Tally's Exxon Station	1940s	Gas Station
1. 5		1930s	Plain (aluminum siding)
2. 6		ca. 1890	Italianate (altered)
3. 7-9		1834-1850	Federal/Greek Revival
4. 8	Nathaniel Babson House	1885-1890	Queen Anne
5. 11		1851-1872	Italianate (altered)
<u>Center Street</u>			
6. 5	Story's Curiosity Shop	Contemporary	Plain commercial, 1 story
7. 6-8	Victory Beauty Salon	Early-20th century	Plain commercial, 2 story, frame
8. 7		Early-20th century	Plain commercial, 2 story, frame
<u>Dale Avenue</u>			
9. 9	City Hall	1871	French Classical Revival
10. 10-16	Central Grammar School	1889, add. 1924	Victorian Romanesque
11. 11-17	U.S. Post Office	1932	Classical Revival
12. 19	Aaron Bray House	1869-1872	Italianate
13. 21-23	Pearson House	1880-1889	Colonial Revival
14. 24		ca. 1880	Second Empire
15. 26	Henry S. McCulloch House	1885-1890	Italianate
16. 28	Henry A. Burnham House	1890-1900	Queen Anne

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Duncan Street

17. 2 ca. 1880 Victorian commercial, brick

Federal Street

18. 6-8 Swift-Carter House ca. 1800-1825 Federal
19. 10 Fitz-Trask House 1760-1820 Colonial, Queen Anne alterations

Franklin Square

20. 5 Newman-Somes House ca. 1800 Federal
21. 9-11 ca. 1850 Plain, Victorian decoration

Gould Court

22. 3 Built by Michael O'Maley 1851-1872 Greek Revival
23. 5 Built by Michael O'Maley 1851-1852 Greek Revival
24. 6 Built by T. Joyce ca. 1870 Greek Revival/Italianate
25. 8 Built by T. Joyce 1851-1872 Greek Revival/Italianate
26. 9 Parking Lot
27. 10 Built by Michael O'Maley 1851-1872 Greek Revival/Italianate
28. 11 Daniels House 1884-1892 Italianate
29. 12 Built by Michael O'Maley 1851-1872 Greek Revival/Italianate
30. 12½ 1884-1892 Cottage
31. 14 1851-1872 Greek Revival
32. 15 1872-1884 Italianate
33. 16 1851-1872 Greek Revival
34. 20 Built by Grant 1851-1872 Greek Revival
35. 22 Built by Grant 1851-1872 Greek Revival

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<u>Hancock Street</u>				
36.	6	Patillo House	1851-1860	Italianate
<u>Main Street</u>				
37.	2-10	Puritan House Blackburn Tavern	1810, enlarged 1870	Federal
B.	12	Vacant Lot - Parking		
C.	14-18	Vacant Lot - Parking		
D.	20-26	Vacant Lot - Parking		
38.	25-29	Virgilios	ca. 1831	Federal
39.	31	Sal's Hair Stylist	1928	Contemporary, brick, 1 story
E.	32-34	Vacant Lot - Parking		
40.	33-35		ca. 1831	
F.	36-38	Italian Villa	1971 2nd story added 1976	Contemporary - Tudor
41.	37-41	Mike's Pastry	ca. 1831	Federal
42.	40-42	Seaside Treasures	ca. 1900	Plain Commercial, 2 story, frame
43.	44-46	West End Taxi	ca. 1831	Federal
44.	45	Thomas Jefferson Foster House/ Monty's Liquor	ca. 1831	Federal
45.	48	Whitmarsh Lock & Safe	ca. 1831	Federal
46.	50	Parking Lot		
47.	51-53	Gloucester Bank	ca. 1831	Federal/Greek Revival
48.	52-64	E. A. Greel Laundry	1920 - 1935	Early-20th Century Commercial, brown and yellow brick
49.	55-63	The Book Store	ca. 1831	Federal
50.	65-67	Port of Call	ca. 1831	Federal

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Main Street (cont'd.)				
51.	69	Isabel Babson Memorial Library	ca. 1831	Federal
52.	76	Self-Service Shoes	ca. 1880	Plain, 2 story, frame
	82	Public Finance	ca. 1880	Plain, 2½ story, gable to street, frame
G.	83	True Value Hardware and parking lot		Contemporary, 1 story, brick
53.	84-90	Busy Bee Lunch and Tap Room/The Rigger and Francos	ca. 1920-1930	Early 20th-century commercial, yellow and brown brick
54.	92-94	Feminine Mystique	1892	Victorian commercial, brick
55.	95-101	Sawyer Block/Gloucester Music Company	ca. 1880	Plain commercial, frame, gable roof
56.	96-98	Gloucester Gas Light Co.	ca. 1910	Early 20th-century commercial, classical detail
57.	100-106	Cutting Block	ca. 1870	Victorian Italianate, cornice and decoration altered
58.	103-105	Dewing Travel Service	ca. 1900	Plain commercial, 2 story, frame
59.	107	Florsheim Shoes	ca. 1900	Plain commercial, 2 story, frame
60.	108-110	Old Corner Bookstore (Proctor Brothers) Trader Horn	ca. 1875	Victorian commercial, brick
61.	109-113	The Rogers Block/Cape Ann Savings Bank	ca. 1872, remodelled ca. 1900	Early 20th-century commercial, brick, granite facade, classical detail
62.	112-118	Tappan Block	Originally 1875, rebuilt ca. 1900	Early 20th-century commercial, brick, classical detail
63.	115-121	Addison Center/Art Jewelers	ca. 1880, fenestration altered ca. 1900	Plain commercial, rusticated wooden facade

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- | | | | | |
|-----|------------------|-------------------------------------|--|--|
| 64. | 120-122 | Patillo Building | ca. 1875 | High Victorian commercial, brick
first floor altered |
| 65. | 123-129 | Gray's Corner/Benamins | ca. 1880,
third floor
added ca. 1930 | Plain commercial, clapboarded |
| 66. | 124-126 | | ca. 1875,
remodelled
ca. 1930 | Early 20th-century commercial |
| 67. | 128-134 | Price's Drugstore/Bob's
Hab | | Victorian commercial, brick |
| 68. | 136 | The Curtain Shop | ca. 1880 | Plain, 2 story, frame, contemporary
aluminum storefront |
| 69. | 138-140 | Fabrics Unlimited | ca. 1890,
third floor
added | Plain commercial, brick with
stone and terra cotta decoration |
| 70. | 142-144 | Sew & Save | ca. 1890 | Plain commercial, brick,
classical cornice |
| 71. | 146-148 | John D. Gillis Building | ca. 1890 | Plain commercial, brick,
classical cornice |
| H. | 150-156 | Cape Ann Bank & Trust | 1962 | Contemporary, brick |
| 72. | 155-159 | Formerly part of Belmont
Hotel | ca. 1880 | Plain commercial, brick,
classical cornice |
| 73. | 158-162 | Gloucester Cooperative
Bank Mall | 1975 | |
| 74. | 161-163 | Parkhurst Building | ca. 1872 | Plain commercial, brick,
Italianate bay windows |
| 75. | Map 8,
Lot 67 | Parking Lot | | |
| 76. | 167-175 | Empire Clothing Company | ca. 1955 | |
| I. | 177-183 | CVS/Grants | | Contemporary commercial storefront |

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- | | | | | |
|-----|---------|--|-------------------------------------|--|
| 77. | 178 | Sterling Drug | 1947 | Moderne |
| 78. | 180-182 | Woolworths | ca. 1935 | Art Deco, yellow brick,
first floor altered |
| 79. | 184-192 | Brown's Mall | 1926 | Early 20th-century classical
commercial |
| 80. | 185-187 | Gloucester National Bank | ca. 1872,
remodelled 1919 | Classical Revival |
| 81. | 189-193 | First National Bank,
Gloucester Safe Deposit
and Trust Company | ca. 1870,
remodelled
ca. 1890 | Classical Revival |

Middle Street

- | | | | | |
|-----|-------|--|---|---|
| 82. | 12 | Charles Babson House | ca. 1730-1780 | Georgian (with additions) |
| 83. | 13 | | ca. 1880 | Second Empire |
| 84. | 15 | | ca. 1880 | Italianate |
| 85. | 16 | Rogers-Mansfield House | ca. 1730-1780 | Georgian (altered) |
| 86. | 17 | | ca. 1860 | Italianate/Greek Revival (altered) |
| 87. | 18-22 | Somes-Webber House | 1770 | Georgian |
| 88. | 19-21 | "The Brick House"
(Rogers-Brooks House) | 1790 and 1820,
reconstructed
1850 | Modified Federal |
| 89. | 24 | Foster House | ca. 1880 | Second Empire |
| 90. | 27 | Samuel Whittemore House | ca. 1760,
enlarged
ca. 1800 | Federal |
| 91. | 28-32 | Davis-Dustin House | 1740-1780 | Georgian, Colonial Revival
alterations |
| 92. | 31 | | Early-20th
century | Cottage |

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93.	33		ca. 1870	Italianate
94.	34-36		1970s	Contemporary
95.	35-39		ca. 1870	Italianate
96.	38	Knight-Whalen House	ca. 1860	Italianate
97.	40-42	Eli Forbes House	ca. 1800	Federal, Italianate alterations
98.	41-43	William Stevens House	ca. 1750	Georgian
99.	44	Stacy House	ca. 1800	Queen Anne
100.	45		ca. 1880	Queen Anne
101.	46	Episcopal Church Parsonage (former)	ca. 1890	Queen Anne
102.	48	St. John's Episcopal Church	1864	Gothic Revival
103.	48R	Parking Lot		
104.	49	Sargent-Murray-Gilman- Hough House	ca. 1783	Georgian with Victorian additions
105.	50	Universalist Meeting House	1806	Federal
106.	51-55	Parson Chandler House	1750-1752	Georgian
107.	52	George Garland House	1851-1860	Italianate
108.	54-56	Daniel Rogers House	1769	Georgian
109.	57	Bob Smith Travel	ca. 1800	Federal
110.	59-61	Pike Funeral Home ("Winchester Arms," 1920s)	ca. 1860	Second Empire
111.	60-62	Yard, formerly site of William Parsons House		
112.	63		ca. 1850	Greek Revival

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113.	64-66	Trinity Manse	ca. 1775	Georgian
114.	65	"Red Men's Hall"	ca. 1918	Commercial, brick, mansard roof
115.	67	Patillo Building	1889-1892	Commercial, brick, classical detail
116.	68-70	Woodward-Parsons House/ Trinity Thrift Shop	1756	Colonial Revival
117.	71	YMCA	1974	Contemporary, brick
118.	75-77	Col. Joseph Foster House	1760	Georgian
119.	76	Congregational Church Parish House, former site of Trinity Congregational Church	Parish House 1923 (Church 1855, burned 1979)	Colonial Revival
120.	78-80		ca. 1910	Apartment house, Colonial Revival detail
J.	79-81	Parking Lot		
121.	82-84	Temple Ahavath Achim (former Unitarian Church)	1828	Greek Revival/Gothic
K.	83	Parking Lot		
122.	85	Gloucester Cooperative Bank	1929	Classical Revival
123.	86-88	Thomas Sanders House/ Sawyer Free Library	1764, addition 1976	Georgian with Federal and Victorian additions
124.	87	Winter House	1770s	Georgian
125.	90-92	Hardy-Parsons House	ca. 1760	Georgian
126.	94	Babson, Elwell & Davis	1957	Colonial Revival
127.	96		ca. 1880	Second Empire

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Pine Street

128.	12	Bacon-Knight House	1760-1790	Georgian double house
129.	14	Gronblad-Mason-Contractor	19th century	Barn and sheds
130.	16	Stacey-Whalen House	1730-1780	Georgian
131.	18-20	Stacey-Nash House	1730-1780	Georgian
132.	22-24		1730-1780	Georgian
133.	26-28	Priestly House	1730-1780	Georgian
134.	30		1790-1840	Federal
135.	32		ca. 1884	Second Empire

Pleasant Street

136.	8-12	Gloucester Camera & Photo	ca. 1940	Art Deco
137.	11	W. G. Brown's	1892	Queen Anne commercial, brick, also classical storefront on Elm Street
138.	14	Coffee Galley	ca. 1890	Queen Anne commercial, brick
139.	14R	Parking Lot		
140.	16-18	Presson House/Christian Science Reading Room	1740-1780	Georgian, contemporary storefront addition
141.	17-19	Capt. Harvey Coffin MacKay House	1842	Greek Revival
142.	18		ca. 1880	Queen Anne
L.	20-22	Parking Lot	Buildings demolished 1969	
143.	21-27	Captain Elias Davis Sr. House/Cape Ann Historical Association	ca. 1804, addition 1969	Federal
144.	24-30	John Calef Church House	ca. 1790-1810	Federal, Victorian additions

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Pleasant Street (con'd.)

145.	29-31	Captain Samuel Somes House	ca. 1804	Federal
146.	33		ca. 1890	Queen Anne - Colonial Revival
M.	34	Carroll Steele Insurance	1958	Contemporary
147.	36-38	Spinney Funeral Home	ca. 1800	Federal
148.	37-39		ca. 1790	Georgian
149.	40-42	Elks Lodge #892	1934	Classical Revival
150.	41		ca. 1780-1790	Georgian
151.	44-46	Michael Walen House	ca. 1872	Italianate
152.	47	Favor-Davis House	ca. 1850	Italianate
153.	48	Davis-Baker House	ca. 1850	Italianate
154.	50	George A. Perkins House	ca. 1870	Stick-Style
155.	52	Sayward House	ca. 1850	Italianate
156.		St. Ann's Convent	1885, altered 1927	Plain brick institutional
157.		St. Ann's Catholic Church	1876	Gothic Revival

Prospect Street

158.	intersection of Pleasant Street: Spanish American War Monument 1923			
159.	60	St. Ann's Parish Center	1897	Classical Revival
160.	64	St. Ann's Rectory	1880	High Victorian
161.	70	St. Ann School	1913, altered 1927	Plain institutional, brick
162.	79	Merchant-Perkins House	ca. 1870	Italianate
163.	80	Methodist Church	1883	Queen Anne - Stick Style, facade altered

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Prospect Street (cont'd.)

164.	81	Burnham House	ca. 1899	Colonial Revival
165.	83	J. G. Tarr House	1872-1884	Second Empire
166.	82-84		ca. 1900	Colonial Revival
167.	85-87		1750-1820	Georgian-Federal
168.	86		ca. 1920	Prairie School-Moderne, brick
169.	88		ca. 1890	Queen Anne
170.	90	Trask-Harridan House	1730-1780	Georgian
171.	92	Wharf House	1730-1780	Georgian

Short Street

172.	5-7	Joe's Barber Shop	Early 20th-century	Plain commercial, 2 story, frame
173.	6-10	Parking Lot		
174.	11-13		1790-1820	Federal

Washington Street

175.	4		1790-1830	Federal
176.	8	Old Town Hall (American Legion)	1844-1845	Greek Revival
177.	Intersection of Middle Street: Joan of Arc (Monument)		1921	
178.	9-13		ca. 1810	Federal
179.	10		1884-1889	Queen Anne
180.	12		ca. 1900	Colonial Revival - Queen Anne
181.	15		ca. 1850, remodelled ca. 1907	Greek Revival, Tudor remodelling
182.	16		ca. 1870	Queen Anne

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Washington Street (cont'd.)

- | | | | | |
|------|-------|---------------------------------|--------------------|--------------------------------------|
| 183. | 27 | Charlie's Muffin Shop | Early 20th century | Plain commercial, frame |
| 184. | 33 | | ca. 1830 | Late Federal, Queen Anne alterations |
| 185. | 37-45 | Forbes School | 1922 | |
| 186. | 47 | G.A.R. Hall (Old Forbes School) | 1850 | Italianate - Colonial Revival |

Western Avenue

- | | | | | |
|------|-----|---------------|----------|---------|
| 187. | 1-7 | Gilbert House | ca. 1800 | Federal |
|------|-----|---------------|----------|---------|

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☒ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☒ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☒ industry	☒ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates NA

Builder/Architect Jacob Smith, Gridley Bryant, J.J. Healy,
Tristram Griffin, Ezra Phillips

Statement of Significance (in one paragraph)

The Central Gloucester Historic District contains the urban center of this historic seaport community. Central Gloucester is the institutional, commercial, social and political core of the city, a geographically limited area intensely developed for nearly 200 years, primarily between 1730 and 1930. Here the distinctive shoreside elements of Gloucester's maritime past are represented, from homes of 18th century sea captains to monumental buildings of the post-Civil War fishing industry boom. It is a complex and richly textured arrangement of buildings and streetscapes. The district illustrates the major themes of Gloucester's history, contains individual buildings of historic and/or architectural significance, and is notable for the visual and historic integrity of its buildings, streets, and spaces. Central Gloucester Historic District thus meets criteria A, B, and C of the National Register.

The harbor area of Gloucester was developed during the second and third major periods of the city's economic history: the mercantile era, from approximately 1730 to 1850; and the period dominated by the commercial fishing industry after the Civil War. The distinctive architectural styles, building types and development patterns of these two major historic periods define Gloucester's urban center.

THE MERCANTILE PERIOD: 1730 to 1850

For the first one hundred years of Gloucester's settlement, from around 1633 to the 1730s, the greatest number of the town's inhabitants were settled not at the harbor, but approximately one mile away at "the Green", now Grant Circle on Route 128. The early colony was primarily agricultural in nature, its subsistence economy supplemented by some fishing and trade in cordwood.

In the early eighteenth century, spurred by the increasing success of the latter two activities, Gloucester entered into a lively maritime trade with the British colonies the American coastal cities, and southern Europe. As commercial activity shifted to the harbor, and wharves and warehouses were built around the waterfront, the center of population followed. In the 50 years after 1700 the estimated population of the city nearly quadrupled, from 700 to 2745, with most of the growth concentrated in the harbor area.¹

The struggle for control of political and social dominance between the original settlement and the harbor community was expressed in a classic battle in the 1730s over the location of the meetinghouse. After a bitter controversy, a meeting house was built in the harbor village in 1738, and by 1842 it was designated as the First Parish of Gloucester, a distinction heretofore resting with the settlement at the Green.

1. History of Essex County (Philadelphia: 1888) P. 1304

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 36.51

Quadrangle name Gloucester

Quadrangle scale 1:24000

UMT References

A

19	363550	4719330
Zone	Easting	Northing

B

19	363699	4718880
Zone	Easting	Northing

C

19	363110	4718735
Zone	Easting	Northing

D

19	363500	4719010
Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification

See accompanying maps

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
NA			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Wendy Frontiero, Preservation Planner, and Barbara Cleary, Gloucester Development Team

organization Massachusetts Historical Commission

date March 24, 1982

street & number 294 Washington Street

telephone 617-727-8470

city or town Boston

state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Patricia R. Weslowski

title Executive Director, Massachusetts Historical Commission

date 5/28/82

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I hereby certify that this property is included in the National Register

for Helene Byrne
Keeper of the National Register

Entered in the
National Register

date

7/8/82

Attest:

date

Chief of Registration

0018
EX-12/31/84

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Maritime trade and shipbuilding prospered throughout the eighteenth century, reaching its height between 1790 and 1810. In the first half of the nineteenth century, trade with Surinam (Dutch Guinea) - virtually monopolized by Gloucester - saw the city through the simultaneous early development of the commercial fishing industries.

The mercantile period is represented in the historic district by characteristic building types, styles and kinds of development. The wealth generated by extensive trade created a dense onshore urban center directly contiguous to the harbor. In the eighteenth century the waterfront was much closer to Main Street than it is now, approximately on the line of the present Rogers Street. Streets were laid out parallel to it on the ascending plateaus rising directly from the harbor.

The early streets of the harbor settlement, now comprising the backbone of the Central Gloucester Historic District, were Prospect Street, originally a seventeenth-century highway; Middle Street, laid out as Cornhill Street around 1737; and Main Street, laid out as Front Street in 1698. Other eighteenth-century streets are Pine, Pleasant, Federal, Washington, and Franklin Square (originally named India Square). Upon them were built houses that were conservative and classical in design, and sturdy in construction. These streets continue to display a substantial number of buildings from this period, with notable concentrations on Prospect, Pine (Photograph #7) and Federal Streets.

The urban flavor of the mercantile period survives most thoroughly on Middle Street, in part because, together with Main Street, it was one of the two principal thoroughfares of mercantile Gloucester, and in part because the street was spared the destruction of a series of nineteenth-century downtown fires. Middle Street was the site of important commercial, social, political and religious activity, and in its period of prominence was lined with residences, shops, taverns and churches. Today, with its many 2 1/2 story, gambrel and hip-roofed Georgian houses and granite curbs, walks, and steps, the street is Gloucester's most effective reminder of its mercantile past. (Photographs #1 and 8)

In addition to important groupings of early buildings, the district also includes individual buildings associated with significant individuals and/or important historical currents. Among them are the following.

Parson Chandler House, 51-55 Middle Street, 1750-1752 (Map #106)

A gambrel-roofed Georgian house built by Parson Chandler, who was pastor of the First Parish in Gloucester from 1751 to 1795.

Woodward-Parson House, 68-70 Middle Street, 1756 (Map #116, Photograph #1)

A Georgian house built for Ezekial Woodward, Jr., merchant and owner of two schooners. After his death, Woodward's widow married John Rogers (1770) minister of the Fourth Parish Church. The house was owned in the early-nineteenth-century by the Rev. Thomas Jones, the second permanent minister of the Universalist Church.

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EXP. 12/31/84

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Daniel Rogers - William Parsons House, 54-56 Middle Street, 1769 (Map #108,
Photograph #1)

This was the home of Daniel Rogers, important merchant, owner of sixteen vessels, and Revolutionary-era activist. It was also the birthplace of Roger Babson, noted twentieth-century economist.

Sargent-Murray-Gilman-Hough House, 49 Middle Street, ca. 1783 (Map #104,
Photograph #18)

John Stevens, a prosperous merchant and shipowner, active in the Revolutionary War, was probably the builder of this house. In 1788, his widow, Judith Sargent Stevens, married John Murray, who subsequently resided there. Murray was the founder of the Universalist Church in America, and had a significant and lasting influence on Gloucester's religious life. The house, Gloucester's grandest Georgian mansion, is now operated as a museum by the Sargent-Murray-Gilman-Hough Association.

Captain Elias Davis House, 27 Pleasant Street, ca. 1804 (Map #143, Photograph #13)

Davis, a prosperous skipper and successful privateer during the Revolutionary War, had this hip-roofed Federal-style house built around 1804. It and the neighboring house of merchant and partner Samuel Somes were probably designed by Jacob Smith, architect of the Universalist Church. The house was purchased by the Cape Ann Scientific, Literary and Historical Association (now the Cape Ann Historical Association) in 1922 and is now operated as a public museum.

Captain Harvey Coffin MacKay House, 17-19 Pleasant Street, 1842 (Map #141)

MacKay was a master in the transatlantic (Liverpool) packet trade and also sailed to the Orient, Surinam, and the Mediterranean. MacKay married his neighbor, Sally Somes (31 Pleasant Street) and built this prominent Greek Revival House a few lots to the south.

Universalist Church, 50 Middle Street, 1806 (Map #105, Photograph #3)

The Rev. John Murray, an English divine, was asked by interested members of the First Parish Church to preach at Gloucester in 1774. Eventually Murray settled here, marrying Judith Sargent Stevens, daughter of Winthrop Sargent, a substantial merchant and ardent supporter of Murray. Severe and rancorous disagreement with the existing First Parish Church led to the formation of the Universalist Church, the first such in the country. Following the First Parish Church's attempt to tax the Universalists, the Massachusetts Supreme Court handed down a landmark decision in 1782 on the issue of the separation of church and state. This meeting house has been a landmark both in town and from the harbor since its construction in 1806.

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First Parish Church, Unitarian, now Temple Ahavath Achim, 82-84 Middle Street 1828,
(Map #121)

The current structure dates from 1828, and is a direct successor to the original First Parish Church of 1738 constructed on the site. In 1837, when the church split into the Unitarian First Parish and Trinity Congregational Church, the building was retained by the former organization. (The Trinity Congregational church, built in 1855 nearby on Middle Street, burned to the ground in 1979.) Since 1950 the building has served as the temple of Congregation Ahavath Achim.

Old Town Hall, 1844-1845, 8 Washington Street (Map #176, Photograph #5)

In its scale, style, and location (at the west end of Middle Street), the Old Town Hall was the major and final institutional manifestation of the mercantile period, as well as the premier local building of the Greek Revival style. After a new and much larger Town Hall was built in 1867, it served as the Forbes Primary School and, after World War I, as the home of the American Legion.

Gloucester House, 1810, 2-10 Main Street (Map #37) (NR 1976)

Built by James Tappan, this Federal commercial building has served as the Gloucester House, Mason's Hotel, The Atlantic House and the Puritan House. Its exterior has recently been restored, and the interior renovated for mixed contemporary use.

West End Blocks, #s 25-53, 55-69*, and 42-46 Main Street, ca. 1831 (Map #s 38-41,
43-47, 49-51, Photograph #17)

The construction of these brick, Federal-style commercial buildings after the fire of 1830 signalled the eventual replacement of the earlier free-standing wooden buildings on Main Street by masonry blocks specifically designed for commercial use.

POST-CIVIL WAR GLOUCESTER

The middle years of the nineteenth century marked the rise of the commercial fisheries and the decline of eighteenth-century mercantilism in Gloucester. Improvements in vessel design, increased seine (net) fishing, and the following of seasonal migration expanded the catch. Gloucester supplied a burgeoning market for dried and salted fish, and shipped the preserved fish by water and rail (the first rail connection was made in 1847). Fresh fish packed in ice was sent to coastal cities like Boston, Philadelphia, and New York.

The years after 1860 were characterized by increasing rationalization and industrialization of the production process: drying, curing, cutting, packing and shipping. Shoreside operations were consolidated; nevertheless the industry was also characterized by constant forming and reforming of business partnerships, and the inherent instability of ocean fishing. In the 1820s and 1830s, mackerel sustained the industry; in the post-war years cod and halibut, a more reliable catch, predominated.

* (NR 1974)

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Substantial immigration from Canada's Maritime Provinces, Ireland, Sweden and Portugal swelled Gloucester's population between 1850 and 1860 (from 7,786 to 10,833) and continued to rise throughout the nineteenth century.² These newcomers contributed important maritime skills and new techniques to the growing fishing business.

The growing economy and population of post-Civil War Gloucester sparked substantial urban development. Downtown growth was characterized by the expansion of government and civic institutions, new churches, the construction of high-style residences, and commercial building. This construction activity was superimposed upon the earlier street pattern and buildings of the mercantile city, and it is this integrated urban pattern that is evident in the Central Gloucester Historic District today.

Later nineteenth century development is most prominently evident today in the Civic Center area between Dale Avenue and Pleasant Street. This was Somes Field until 1867, when the first version of City Hall was built and Dale Avenue was laid out on the site of an early ropewalk. Typical Victorian enthusiasm for civic and social organizations expressed itself in the thirty years following in a clustering of important buildings around City Hall, effectively moving the institutional center of the city from the western end of Middle Street to the Dale Avenue/Pleasant Street area.

Today the Civic Center area and adjacent residential streets strongly evoke this ebullient period of Gloucester history. Dale, Pleasant, and the directly contiguous sections of Middle and Prospect Streets are dominated by institutional buildings and residences of the late-nineteenth century. They are somewhat greater in scale than their eighteenth-century neighbors on Middle Street, and richly decorated in the varied revival styles of the Victorian era.

Represented in the area are institutions central to the city's growth in the late nineteenth century, and which, by and large, continue to play an important role in the life of the city.

City Hall, 9 Dale Avenue, 1871 (Map #9, Photograph #10) (NR 1973)

A "Town House", built in 1867 on the site, burned in 1869, and was rebuilt to a similar design in 1870. A major purpose of the new building was to provide a place of public assembly in the large second floor hall, which since then has been used for meetings, concerts, and other events.

2. James R. Pringle, History of the Town and City of Gloucester, Cape Ann, Massachusetts (Gloucester: Published by the author, 1892), p. 89.

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Sawyer Free Library, 86-88 Middle Street, 1764, addition 1976, (Map #123,
Photograph #2)

The Gloucester Lyceum was founded as a lecture society in 1831 and became the Gloucester Lyceum and Sawyer Free Library with a gift from Samuel Sawyer in 1872. In 1884, Sawyer purchased the 1764 house of Thomas Sanders across from City Hall and renovated it to library use. Through the addition of modern facilities on the Dale Avenue side in 1976, the Sawyer Free Library continues to provide this important service in a central location.

Central Grammar School, 10-16 Dale Avenue, 1887-1889, addition 1924 (Map #10,
Photograph #12)

This large and substantial building was the first masonry high school in the city, and was built in response to Gloucester's rising population. It served as Central Grammar School from 1939 until its abandonment in 1971, and was converted to elderly housing in 1974.

St. Ann's Church and Parish buildings, Prospect and Pleasant Streets, 1876-1913,
(Map #s 156-161, Photograph #14)

In the 1870s, J.J. Healy, with "indefatigable zeal and energy", began an ambitious building program, and by 1885 St. Ann's parish had a church, rectory, library and convent.³ The construction of this complex was directly related to the establishment of an immigrant population attracted by the fishing industry, and represents this community's increasing influence on the cultural and religious life of the city.

With wealth generated by the fishing industry, entrepreneurs and businessmen built fine houses around City Hall, especially on the newly laid out Dale Avenue. The most striking of these, whose owners also represent Gloucester's late-nineteenth century commercially successful class, are the following:

Aaron Bray House, 19 Dale Avenue, 1869-1872, (Map #12, Photograph #12)

Bray was an agent of the New England Fish Company at Duncan's Point, one of Gloucester's major halibut companies. The house is an extremely well preserved example of the Italianate style.

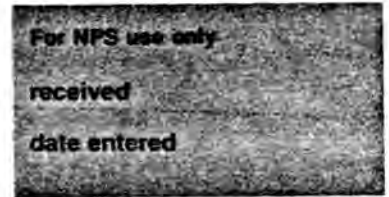
Henry A. Burnham House, 28 Dale Avenue, 1890-1900 (Map #16)

Henry Burnham was a senior partner in Henry Burnham and Sons, flour and grain dealers located around the corner on Mason Street. The Queen Anne house he built has an

3. History of Essex County
(Philadelphia: 1888), P. 1320

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exceptionally fine interior with carved and panelled woodwork.

George Perkins House, 50 Pleasant Street, 1879-1880 (Map #154, Photograph #16)

This unusual Stick-Style house was built for George Perkins, principal of George Perkins and Sons, fish dealers and fishery owners. The company also owned and operated a salt wharf at the head of the harbor.

Population growth, a more diverse industrially based community, and greater wealth spurred the substantial transformation of the commercial area of downtown after the Civil War. Moreover, the greater part of Main Street, from Center to Pleasant Street, was destroyed by fire in 1864. Most of the buildings which now dominate Main Street were constructed in the twenty years following. In general, rebuilding began just east of Center Street, gradually filling in the blocks eastward.

Main Street now constitutes a significant collection of commercial buildings ranging from the Federal brick blocks on the West End, through the entire spectrum of Victorian commercial styles in the middle of the street, to the Classical Revival and early modern styles at the corner of Main and Pleasant Streets. In general, the street has a solid and coherent line of buildings, with few gaps. The most severe alterations are seen on the first-floor storefronts.

Main Street is a record of Gloucester's local commercial history. Many of the buildings have associations with important financial institutions, such as 109 Main Street which has been the Cape Ann Savings Bank since the 1880s (Map #61, Photograph #21), the Gloucester National Bank (Map #80), and the Gloucester Safe Deposit and Trust Co. at the "fisherman's corner" at Main and Duncan (Map #81 Photograph #22). The "Old Corner Bookstore". (Map #60) of ca. 1875 has housed the Gloucester Advertiser, and the Proctor Brothers, printers and publishers of the Cape Ann Advertiser, and the Gloucester Daily Times after 1888.

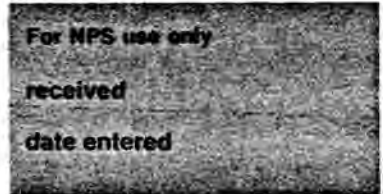
CONCLUSION

Since the turn of the century, there has been little new construction in central Gloucester. The major change has been Main Street's relationship to the harbor as it has filled in. Moreover, urban renewal has demolished many of the buildings and streets which once connected Main Street to the waterfront.

There has been some demolition in the central area, most notably the razing of the Methodist Church at the corner of Middle and Pleasant Streets (the site is now a parking lot) and the demolition of Colonial houses in the Civic Center area. The establishment of the Gloucester Historic District Commission in 1977 was in part a response to demolition and inappropriate remodeling in this area. Vacant lots in the West End of Main Streets and "modernization" of storefronts also detract from the area's historic integrity.

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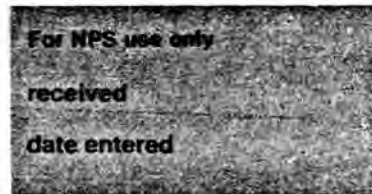
Overall, however, central Gloucester remains a remarkably intact and coherent urban center. It aptly expresses the city's maritime character, both by its physical proximity to the harbor and as an expression of the economic and social forces which built the city. It is a complex urban development in which the major buildings of the city have been concentrated for over 200 years. From the conservative clapboarded houses of the New England mercantile era to the vigorous experiments financed by late-nineteenth century commercial fishing, the buildings of the Central Historic District are an irreplaceable record of this seaport community's history.

The proposed National Register district incorporates the entire area established as a local historic district in 1977. For the National Register, boundaries were expanded approximately one block on each side to form a more comprehensive view of the Harbor Village development. National Register designation is expected to provide greater psychological and financial incentives for preservation of the area.

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John Babson, History of the Town of Gloucester, Cape Ann (Gloucester: 1860; reprinted P. Smith 1972).

James R. Pringle, History of the Town and City of Gloucester, Cape Ann, Massachusetts (Gloucester, Ma: published by the author, 1892).

Gloucester Architectural Inventory, Gloucester Development Team, Inc. Gloucester, Ma. 1979

Gloucester Historic District Study Committee Final Report, City of Gloucester, 1977.

NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHEET

Working No. 617/82-1685
 Fed. Reg. Date: 2.1.83
 Date Due: 7/8/82 - 7/22/82
 Action: ☒ ACCEPT 7/8/82
☐ RETURN
☐ REJECT

Central Gloucester Historic District,
Essex County,
MASSACHUSETTS,

Entered in the
National Register

- ☐ resubmission
- ☐ nomination by person or local government
- ☐ owner objection
- ☐ appeal

Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
 Reviewer _____
 Discipline _____
 Date _____
☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	☐ altered

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ alterations/integrity
- ☐ dates
- ☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

USGS References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272 - 3504

Comments for any item may be continued on an attached sheet



Photograph 1 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

North side of Middle Street, looking east.

left to right: 54-56, ~~64-66~~, ~~68-70~~ Middle Street
(Map #s 108, 113, 116)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



2
Photograph 2 of 24

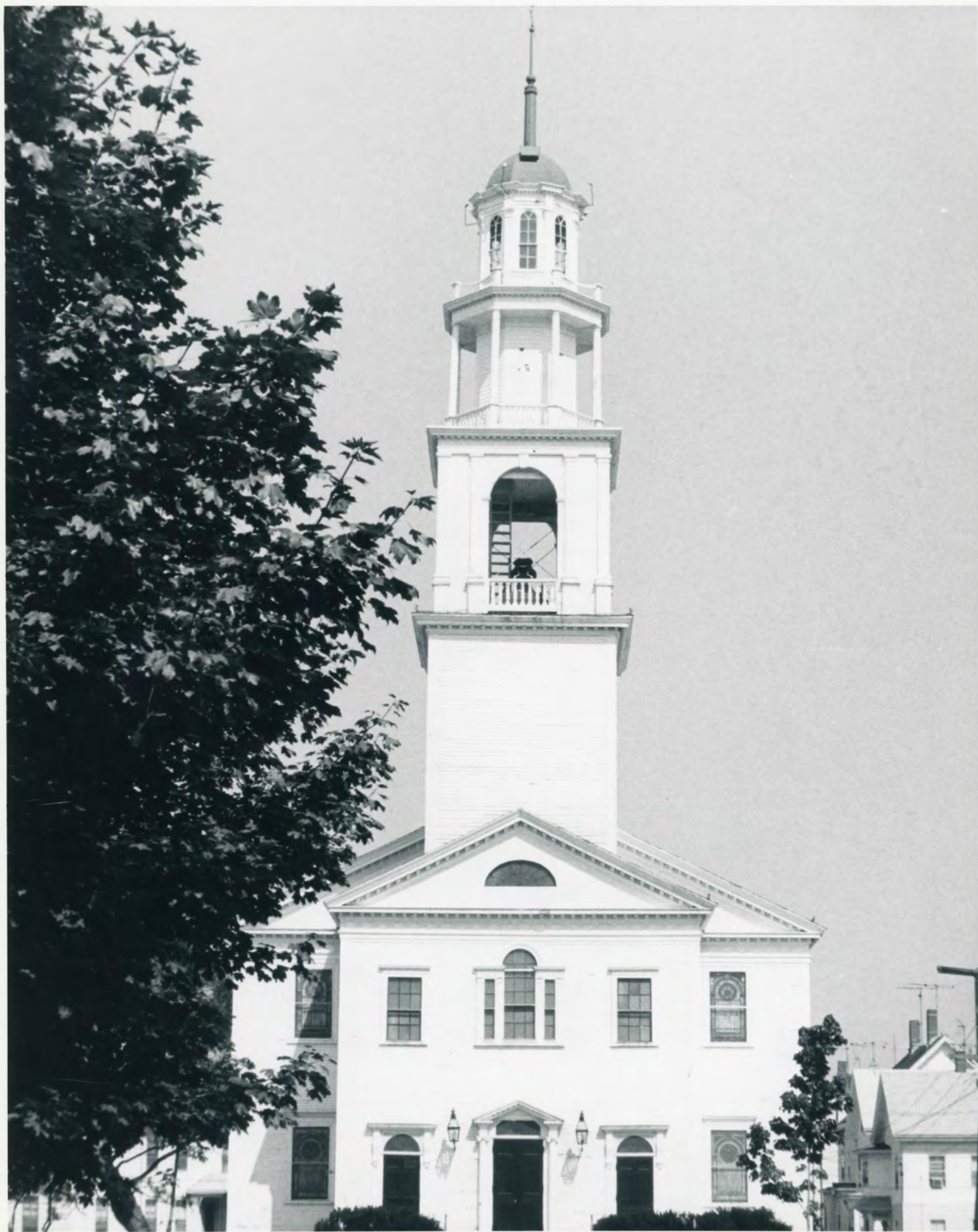
Central Gloucester Historic District
Gloucester, Massachusetts

Middle Street looking east.

Left to Right: 86-88 Middle Street (Sawyer Free Library),
90 Middle (Hardy-Parsons House), 75-77 Middle (Col.
Joseph Foster House) and 71 Middle (YMCA)
(Map #5 123, 125, 118, 117)

Deborah Goodwin, December 1980

Negative on file: Gloucester Development Team Inc.



Photograph 3 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

50 Middle Street (Universalist Church) (Map # 105)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.'



Photograph 4 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Middle Street, north side, looking west to Washington
Street (Map #s 97, 99, 101: L to R)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.

11



5
Photograph 5 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

8 Washington Street (Old Town Hall) (*Map # 176*)

Barbara A. Cleary, August 1980

Negative on file: Gloucester Development Team Inc.



Photograph 6 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

20-22 Middle Street (Somes-Webber House) (*Map #87*)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



Photograph 7 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Pine Street, north side, looking west.
(Map #s, L to R: 128, 131, 132, 133)

Barbara A. Cleary, August 1980

Negative on file: Gloucester Development Team Inc.



Photograph 8 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

Left to right: 20 and 22 Gould Court (*Map #s 34, 35*)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



Photograph 9 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Left to right: 47 Washington Street (GAR Hall),
37-45 Washington Street (Forbes School) (Map #s 186, 185)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



10
Photograph 10 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

9 Dale Avenue (Gloucester City Hall) (*Map #9*)

Barbara A. Cleary, July 1980

Negative on file: Gloucester Development Team Inc.



Photograph 11 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

10-16 Dale Avenue (Central Grammar Apartments) (*Map #10*)

Mary Bennett, July 1980

Negative on file: Gloucester Development Team Inc.



12
Photograph 12 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

East side of Dale Avenue looking south, 19 Dale Ave,
11 Dale Ave (U. S. Post Office). (*Map #s 12, 11*)
left to right: 11 and 9 Dale Ave (City Hall) (*Map #s 11, 9*)

Barbara A. Cleary, July 1980

Negative on file: Gloucester Development Team Inc.



13
Photograph 13 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

21-27 Pleasant Street (Elias Davis House/Cape Ann
Historical Association) *(Map # 143)*

Deborah Goodwin, December 1980

Negative on file: Gloucester Development Team Inc.



11/10/80
Photograph 14 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

64 Prospect Street (St. Ann's Rectory) and St. Ann's
Church, looking north from Dale Avenue (*Map #s 160, 157*)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



Photograph 15 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

Left to Right #'s 83, 81, and 79 Prospect Street
(Map #2 165, 164, 162)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.

15



Photograph 16 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

50 Pleasant Street (George A. Perkins House) (*Map #154*)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



17
Photograph 17 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

Main Street, westend looking west from 51 Main Street
(Gloucester Bank) *(Map #5, L to R: 47, 44, 41, 40)*

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



18
Photograph 18 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

49 Middle Street (Sargent-Murray-Gilman-Hough House)
(Map # 104)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



19
Photograph 19 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Left to Right: 95 to 83 Main Street (True Value Hardware
Store) (Map #2 55, G)

Barbara A. Cleary, December 1980

Negative on file: Gloucester Development Team Inc.



20

Photograph 20 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Main Street, looking west from Hancock Street.
(North side of street, R to L: Map #s 67, 66, 64, 62, 60, 57, 56, 54)
Barbara A. Cleary, August 1980

Negative on file: Gloucester Development Team Inc.



21
Photograph 21 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Main Street, south side, looking east to Hancock Street
(Map #s, L to R: 65, 63, 61)

Barbara A. Cleary, December 1980

Negative on file: Gloucester Development Team Inc.



Photograph 22 of 24

Central Gloucester Historic District
Gloucester, Massachusetts

Main Street, south side, looking east to Duncan Street
Left to Right #193 to #159 Main Street
(Map #s 81, 80, F, 76, 74, 72)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



23
Photograph 23 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

Left to Right: 178 Main Street (Sterling Drug) and
180-182 Main (Woolworth's) (*Map #5 #7, 78*)

Barbara A. Cleary, September 1980

Negative on file: Gloucester Development Team Inc.



Photograph 24 *of 24*

Central Gloucester Historic District
Gloucester, Massachusetts

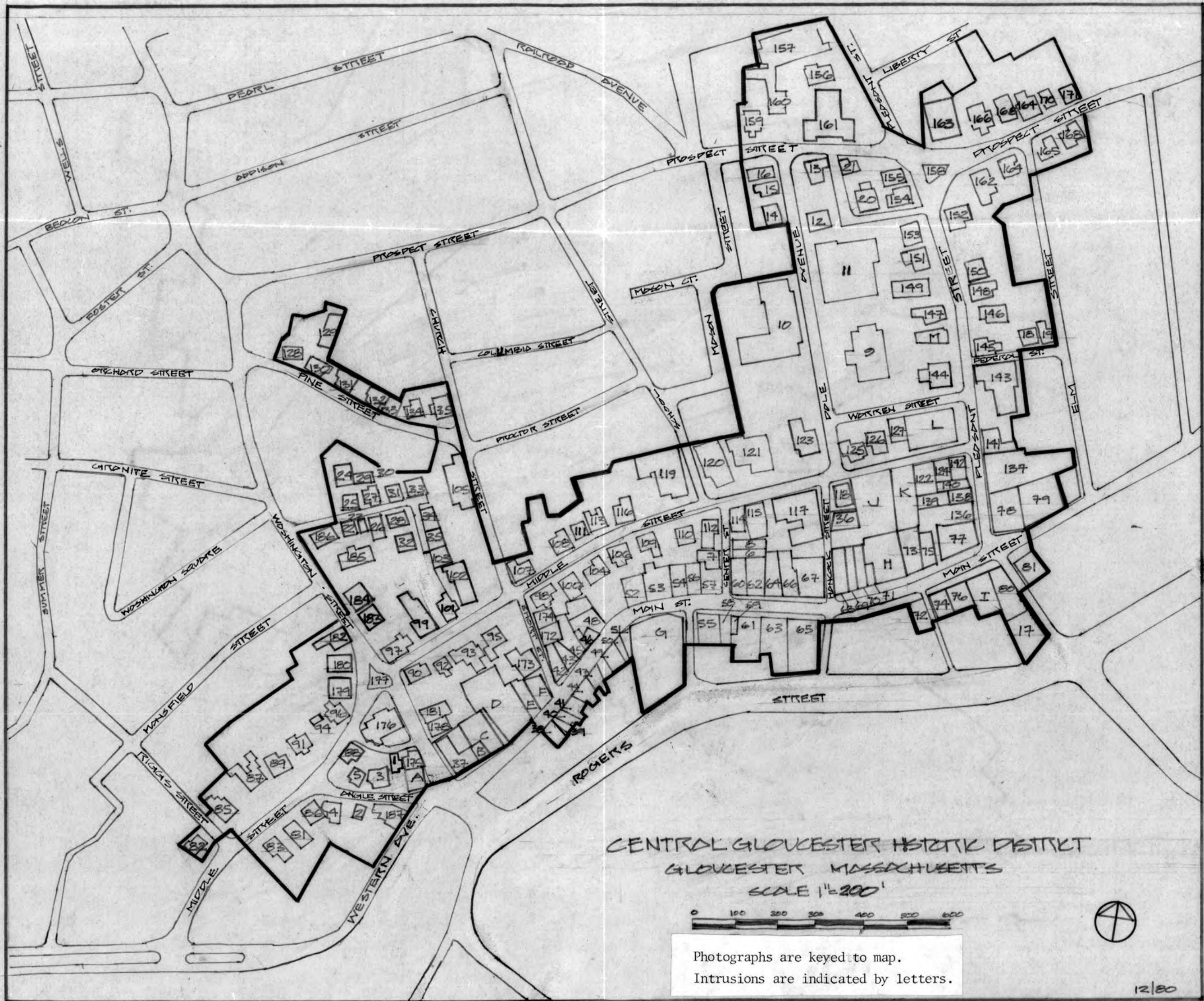
11 Pleasant Street (W. B. Brown & Co.) *(Map# 137)*

Barbara A. Cleary, July 1980

Negative on file: Gloucester Development Team Inc.

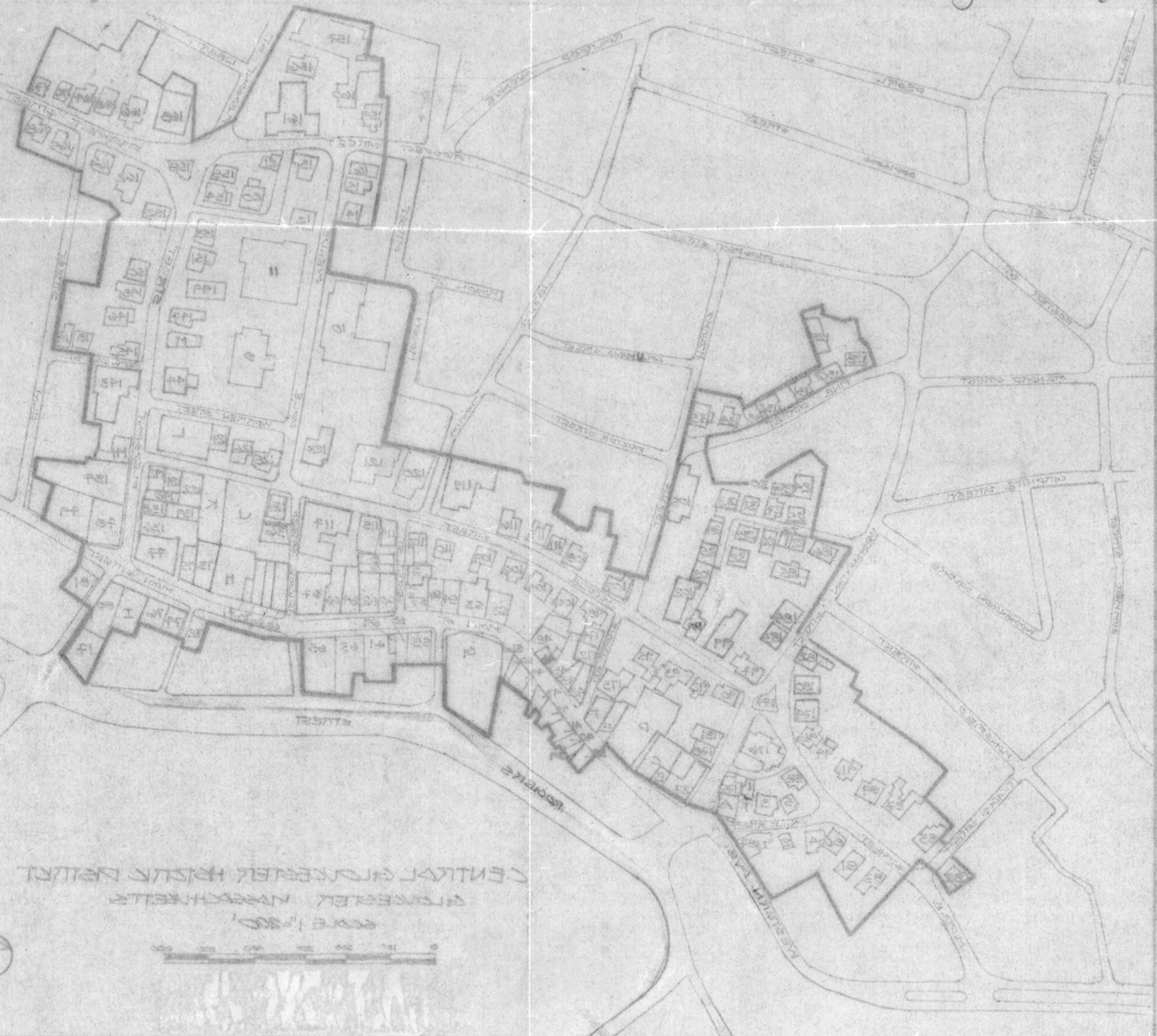


Central Grammar School
Gloucester, MA.



Gloucester VR

GLoucester Northwells
CENTRAL GLoucester NORTHWELLS DISTRICT





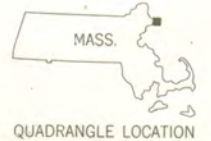
Central Gloucester
Historic District
Gloucester
Essex Co. MA

UTMS:
A 19/363/550
B 19/4719/330
C 19/363/699
D 19/4718/880
E 19/363/110
F 19/4718/735
G 19/363/500
H 19/4719/010

Maped, edited, and published by the Geological Survey
Control by USC&GS and Massachusetts Geodetic Survey
Topography by planetable surveys 1942. Revised 1960
Selected hydrographic data compiled from USC&GS Charts 243 (1959)
and 1206 (1960). This information is not intended for navigational
purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates areas in which only landmark buildings are shown

APPROXIMATE MEAN
DECLINATION, 1960

SCALE 1:24,000
1 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 10 15 20 KILOMETER
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 8.6 FEET



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
State Route

GLOUCESTER, MASS.
N4233.75—W7037.5/8X7.5
1960



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

May 27, 1982

Ms. Carol Shull, Acting Keeper
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20243



Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Concord: Wheeler-Merriam House (local)

Gloucester: Central Gloucester Historic District (local)

Leominster: Monument Square Historic District (local)

Leominster: Wachusett Shirt Factory (local)

Newton: Farlow and Kenrick Parks Historic District (local)

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Candace Jenkins
Registration Director
Massachusetts Historical Commission

CJ/sac

enclosures



the Urban Land Institute Project Reference File



attached residential



1. Central Grammar (foreground) compares favorably with a new high-rise for the elderly (top, center right).

General Description

One response to decreasing school enrollments is to reduce class sizes and establish programs to address previously unmet needs and interests. The necessity of reducing expenses, however, has caused most communities to close unwanted schools and, in many cases, demolish the vacated buildings. The conversion of Central Grammar to 80 apartments for the elderly is another community alternative.

The Central Grammar building, near downtown Gloucester, Massachusetts, was opened as a high school in 1889. In 1924 the size was doubled, and in 1940, when a new high school was opened, the structure began its service as a grammar school, a capacity in which it continued until the building was closed in 1971, being considered no longer functional. Although no attempt was made to find an alternative use before abandonment, a number of proposals emerged once the Gloucester

city council became responsible for the property. Suggestions ranged from a number of public uses to demolition and use as parking. All proposals which required demolition were rejected, however. Then, when the city council voted narrowly to appropriate money for a new municipal building, the way was left open for Action, Inc., a local nonprofit community action agency, to purchase an option on the property. The agency did so in June 1972 to reuse the structure as housing for the elderly. Finally, in 1974, the city sold the building to Gloucester Development Team, Inc., a nonprofit housing development corporation formed by Action, Inc., to handle the ownership and conversion of the school building.

Construction began in December 1974, and model units were opened for inspection in September 1975. Within 12 days, all units were rented. The first tenants moved in during mid-October, and no vacancies have since occurred.

Central Grammar Apartments

Gloucester, Massachusetts

Project Type:

Eighty apartments for the elderly, converted from an 1889 school building near downtown Gloucester. Work was handled by a local nonprofit housing development corporation and included the finishing of unused basement and attic space, thus increasing the gross building area from 54,000 to 72,500 sq. ft. Unit layout was dictated by classroom design, allowing tenants to choose from a considerable variety of units.

Special Features:

- Low- and moderate-income housing for elderly
- Adaptive use of school building
- Comparative project costs
- Retention of original layout
- Public-private cooperation

Developer:

Gloucester Development Team, Inc.
R. Kirk Noyes, Executive Director
159 Main Street
Gloucester, Massachusetts 01930
(617) 283-2135

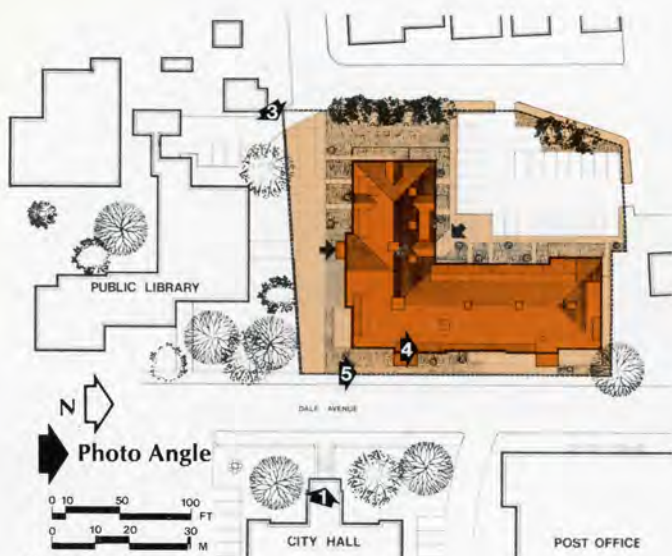
Architecture:

Anderson-Notter Associates
77 North Washington Street
Boston, Massachusetts 02144
(617) 227-9272

Management:

Greater Boston Community
Development, Inc.
177 State Street
Boston, Massachusetts 02109
(617) 227-7897

October-December 1977



2. Site plan.

The Site

Gloucester is a fishing and shipping port of about 29,000 people (1970), an hour north of Boston. Central Grammar is in Gloucester's Civic Center District and is bordered on the west by a historic residential neighborhood. Nearby structures include a post office, the city hall, a library, a YMCA building, and a historical museum. To the south lies the central business district, where public transportation, restaurants, shopping, medical offices, and social services are within walking distance. Also within walking distance are Gloucester's harbor and several churches.

Development Process

Action, Inc.'s proposal for Central Grammar had considerable professional input and support, a circumstance which also gave it credibility at the beginning with the city council and later with others. New England Non-Profit Housing Development Corporation loaned the project \$9,000 in seed money in 1972, and the Greater Boston Community Development Corporation served as a financial and legal consultant. Senior Home Care Services, Inc., a local nonprofit community agency, also helped fund the project and was later involved in development and design. State agencies helped with financing (Massachusetts Housing Finance Agency) and staff costs (Massachusetts Department of Elder Affairs) when federal funds from the U.S. Department of Housing and Urban Development and the Office of Economic Opportunity were cut off in 1973. Community Research Applications, Inc., a private nonprofit envi-

ronmental psychology consulting firm, donated its resources for social services planning as matching "funds" for the staffing grant.

The city council carefully monitored the development, requiring plan review at various stages. The council evaluated and approved the developer, the general contractor, and the tenant selection plan, which gives priority to Gloucester residents over 61 years of age. The city also retained the right to buy back the property in 50 years for \$1. The city's support of the project took such forms as a special tax treatment approved for the property by the city planning board, and a special permit, granted by the city council, for the construction of multifamily housing in the Civic Center District. The city also supported the formation of Gloucester Development Team as a nonprofit corporation.

Construction and mortgage loans were provided by the Massachusetts Housing Finance Agency, an independent state agency which lends money for rehabilitation and new construction of multifamily housing. MHFA, in granting loans, requires that at least 25 percent of the units it helps finance be reserved for low-income tenants. Other state subsidies were provided through the local housing authority under the state Department of Community Affairs' 707 program, which reduced the rent of some units to a level affordable by the poorest tenant.

Central Grammar is owned by a 10-member, limited-dividend partnership, with the general contractor and



3. The building faces the historic city hall.

Gloucester Development Team serving as general partners during construction. The contractor, who was required to guarantee completion of the project, agreed to become a limited partner once the building was 95 percent occupied. Having the general contractor tied financially into the venture obligates him to the project for almost 17 years, at the end of which time, if the project is disposed of through sale or foreclosure, the depreciation benefits allowable by the Internal Revenue Service are not subject to recapture. In addition, the local nonprofit Gloucester Development Team remains the sole general partner, and operating decisions thus remain in local hands. In the event the project requires a financial reserve, escrow accounts totaling \$109,000 have also been established.

Design and Engineering Features

The Central Grammar building was constructed in the functional style of its time, with neoclassical details. As a school the structure contained 35 classrooms, an assembly hall on the third floor, a gymnasium on the fourth floor, a cafeteria in the basement, and an unused attic. The architect, in his design, tried to retain the beauty of the original school, which was still sound at the time of conversion. To test some of his ideas, particularly for the less conventional floor plans, full-scale mock-ups were erected in the building in 1973, using wood studs, a type of corrugated board, and wrapping paper. Representatives of a number of Gloucester senior citizen groups took part in two design evaluation sessions.

The conversion makes more complete use of the building's space by including previously unfinished or unused space in the basement and attic. Throughout the structure, large hallways were retained and existing classrooms were used, where possible, for the apartments, producing units larger than those normally found in housing for the elderly. By lowering the sills of some windows to create doorways, all basement units were given direct access to private, fenced yards.

Apartments in the 1889 portion of the attic have living space on one floor and stairs leading to bedrooms on the floor above. Wooden trusses in this area were retained as architectural elements, but in the 1924 addition the roof was cut back along both sides to allow for recessed outdoor decks off the apartments. One entrance to the school building was glassed in and made into a living area in an apartment, and the basement entryway was converted into a main entrance and lobby. The coal room was rebuilt as a laundry and restrooms. In addition, former storage space was turned into a tenant lounge and small kitchen. Some of the original maple floors, oak wainscoting, and oak trim were retained, and ceilings throughout the building were lowered to 9½ feet.

A Comparative Project

Another school had stood a number of blocks from Central Grammar but had been demolished a few years earlier, and a high-rise apartment building for the elderly was constructed on the site at the same time Central Grammar was

being renovated. Although it is difficult to meaningfully compare any two development projects, the contrast between these two projects is informative. The average apartment in the high-rise is two thirds the size of the average at Central Grammar. In total development costs, the high-rise units averaged \$25,666, whereas the Central Grammar units averaged \$22,525. Rentable floor space is 61 percent of gross floor area in the new building, 79 percent in the renovation. The new building took about 18 months to construct and several months thereafter to fill with tenants, whereas renovation of Central Grammar required 10 months, and all apartments were rented (and the tenants had begun moving in) within a month of completion. Finally, the high-rise units are uniform in layout and design, whereas the Central Grammar units vary in response to the school's former arrangement.

Tenants

Tenants at Central Grammar elect a committee to advise the professional resident manager on matters ranging from home improvements to health and social activities. A captain is also designated for each floor to check in with each tenant daily and to make sure that all residents are safe during emergencies. Each unit has a health alarm in the bedroom and bathroom. Nearby churches, the library, and the YMCA provide a wide range of recreational and social services. These organizations have established for Central Grammar residents an outing club, a bowling team, bingo matches, and a monthly covered plate dinner.

Experience Gained

- The use of original materials, finishes, and architectural elements can help make a project marketable. Old and new elements can be successfully mixed.
- By limiting structural changes, money can be saved for amenities, quality fixtures, and special attention to details.
- Before schematics are developed, the original building should be well known to those making the architectural decisions. Making or helping with the measured drawings, although usually a dirty job, can help accomplish this.
- Unusual apartments—the result of retaining the original building configuration—are a selling point and help reduce the institutional feeling of a large apartment building.
- Previously unused areas of a building should be considered for living quarters.
- The developer of an adaptive use project should start as early as possible to work with fire department officials, the building inspector, and other public officials to assure them that the building can be made safe according to current codes and life safety standards. Codes required smoke detectors wired to the central fire station, audible alarms, hose cabinets, and standpipes, and the fire department required, in addition, a sprinkler system to cover all public areas. At one point, fire safety requirements nearly ended the Central Grammar project.

Project Data

Land Use Information:

Site Area: 43,000 sq. ft. (3,999 square meters)

Dwelling Units: 80

Gross Density: 81 du/acre

Parking Spaces:

Total 27

Per Dwelling Unit 0.34

Land Use Plan:

	Sq. Ft.	Percent
Building	16,000	37.2
Landscaping	15,000	34.9
Drives and Paving	12,000	27.9
Total	43,000	100.0

Building Information:

Gross Floor Area: 72,500 sq. ft.

Net Rentable Area: 57,750 sq. ft.

Percent Rentable: 79.6

Economic Information:

Site and Building: \$96,000

Construction: \$20.45 per sq. ft.

Amenities: \$15,000³

Total Development: \$1,802,000⁴

Unit Information:

Type	Sq. Ft.	Number ¹	Rent ²	Bedrooms	Bathrooms
A	485-860	69	\$185	1	1
B	846-993	7	\$215	2	1
Duplex	750	4	\$185	1	1½

Notes:

¹ Consists of 21 low-income (Section 8 equivalent) units, 58 moderate-income units (subsidized through MHFA's bonding abilities), and 1 unit for resident manager.

² Includes all utilities.

³ Includes landscaping and furnishings.

⁴ Includes land acquisition and "soft" costs such as architectural, legal, filing, and survey fees, and interest.

Metric Conversions

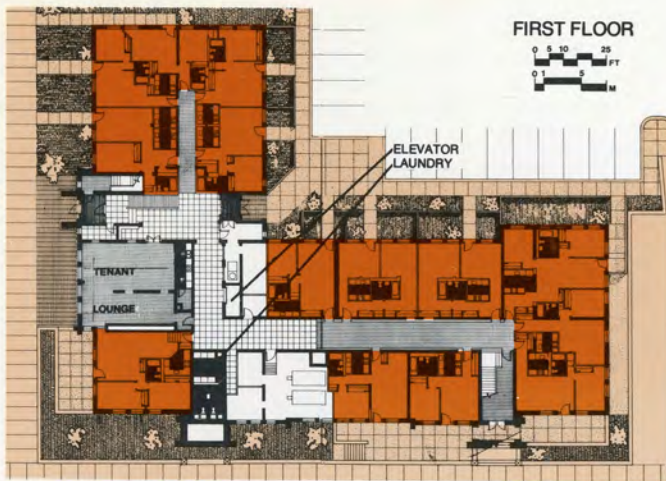
meters = feet × 0.305

kilometers = miles × 1.609

square meters = sq. ft. × 0.093

hectares = acres × 0.405

(1 hectare = 10,000 square meters)

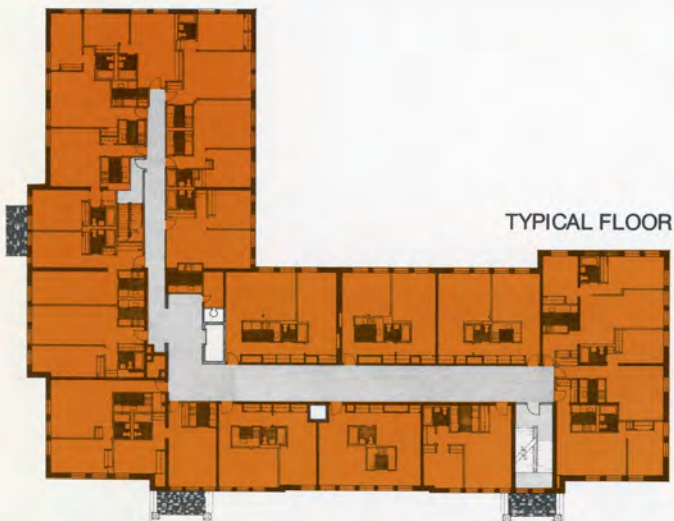


Directions

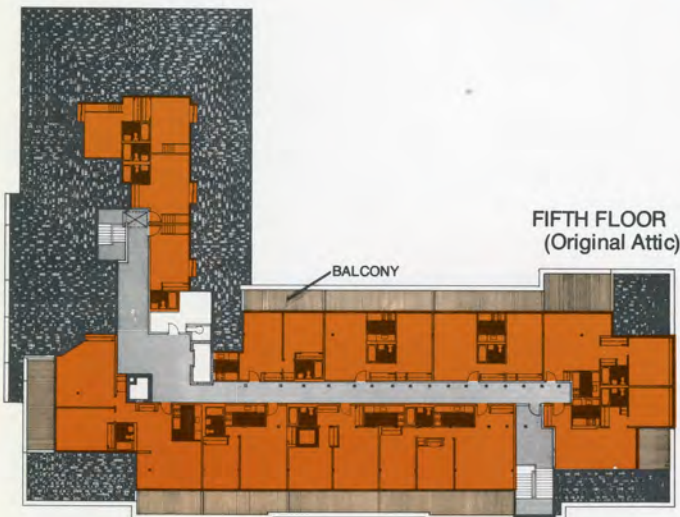
From Logan International Airport: Take Route 1 north to Route 128 North and follow the signs to Gloucester. At the first traffic circle on Route 128, take the first right, onto Washington Street. Follow Washington to Railroad Avenue, the first left after the railroad tracks, then turn onto Railroad Avenue and drive to Prospect Street, which runs at a slight angle to Railroad Avenue. Turn left onto Prospect and go one block, then turn right onto Dale Avenue. The project is on the right, at 10 Dale Avenue.

Driving Time: Approximately 50 minutes in weekday traffic.

Photograph Nos. 4 and 6 by Jerry Klinow.



4. Balconies cut into the original roof.



5. An entry is now a living area.



6. A fifth-floor unit.

Publications Division

Frank H. Spink, Jr., Director of Publications

Joseph D. Steller, Jr., PRF Editor

Mark Schlotterbeck, Editorial Associate

Irene Trembl, Artist

Ronald R. Rumbaugh, Executive Vice President

The Project Reference File is published quarterly and is intended as a resource tool for use by the subscribers in improving the quality of future projects. Data contained herein were made available by the development team and constitute a report on, not an endorsement of, the project by ULI—the Urban Land Institute.

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the proximity of the two offices, and that there are more tax dollars available from the school district and the town.

Other branches of government might be housed in a school building. Police and court offices now occupy the Court Street School in Freehold, New Jersey, and share the building with a senior citizen organization. In the same state, East Greenwich converted a 4-room schoolhouse on a main road into police offices, a courtroom, city offices, and a meeting room. In New York State, the Rotterdam Police Department and Judicial Offices now occupy the former Shelmont School after a \$125,000 renovation.

Several conversions of schools to offices have been completed in Georgia. A high school built in Carnesville in the 1930s, which had been used in recent years only for home economics and social studies, has been converted into offices for the superintendent of schools and a branch of the public library. Another county, Rayburn, moved its school administration into a school built in 1954. And in a related conversion, White County relocated its education offices into a residence that used to be provided for principals.

The county government will manage and be the master leaseholder for tenants in an empty school in Goleta, California, that among other uses will house county offices.

Conversions

Converting schoolhouses to recreation centers, senior citizen centers, museums, arts centers, community colleges, and adult education programs often makes only minor demands on the building itself. New plastering, windows, wiring or plumbing, a wall taken down or put up, and a great deal of paint are the main physical changes. (But too often even these modest improvements are not made!) There are also school buildings that can be completely remodeled to an entirely different use, such as housing.

One example of this has occurred in Gloucester, Massachusetts, where the 1889 Central Grammar School is being turned into publicly assisted housing for people over 55. A

'Tis an ill wind that blows nobody any good

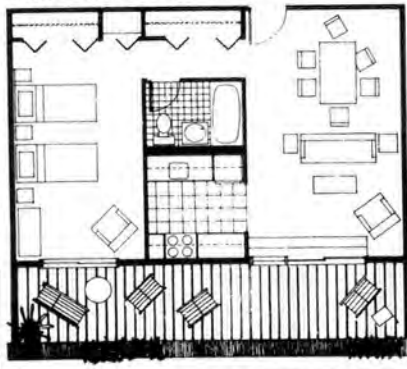
nonprofit corporation, the Gloucester Development Team, purchased the building from the city for \$95,000. The building can revert to the city in 50 years for just \$1, so, in effect, the team has leased the building and its grounds for exactly half a century.

The 5-story building is located near city hall, two blocks from the main shopping area and three blocks from the city's bustling harbor. Its central location, with a limited need for transportation, is one of the factors that led architects to think of it as a possible site for senior citizen housing.



Central Grammar Apartments

Gloucester High School building dedicated in 1889 is shown in original dignity in this wood engraving. Among facilities provided by ingenious remodeling are one-bedroom apartments with outside terraces at roof level as shown in diagram below.



'Adaptive reuse' of an 1889 school building

Part I: The Past
by Peter Anastas

Old buildings are ghostly places anyway — especially schoolhouses. And this is so, I suspect, not only for how they do look when they have often been allowed to run down — smashed window panes, roofs of broken slate — but because of what they contain of the past, or what we ourselves know or imagine of lived-life to have occurred within their walls, behind the forbidding red brick now badly in need of painting and the remaining glass of windows that shows no human face but rather mirrors a pewter sky.

I'm thinking of the way Central Grammar school used to look as you came up

Please turn to page 3

Reprinted with permission from "North Shore 75," the weekend supplement of Essex County Newspapers, Inc., May 3, 1975.



Developer cut back edge of roof of 1889 schoolhouse to make space for balconies for top floor of apartments.



Eighty apartments are provided in the school. There is an elevator, complete security system, individually controlled heating units, and central garbage compactor system. Each apartment has one or two bedrooms, and access to private yard, terrace or balcony. Special accommodations have been included for the handicapped.

Each apartment will cost between 15 percent and 20 percent less than in a brand new building. The apartments themselves reflect their schoolhouse origins: high ceilings, hardwood floors, and wide corridors between apartments, all features that have made the living quarters unusually attractive to potential tenants. In addition, the building has a number of public rooms and ample parking space, and is tended by a resident manager. Rentals will be about \$200 per month, but tenants will pay according to their means.

Not far from Gloucester, two schools in Boston are being converted to housing for the elderly. The Greater Boston Community Development Corporation purchased an 1890s

Don't scrap that school

By Judith N. Getzels

Empty public school buildings have become a matter of serious concern for communities across the country. The growing number of unused classrooms, caused by a declining birth rate and shifts in residential patterns, presents school officials with problems they have never faced before.

A national survey of 49 school districts by Richard Andrews of the University of Washington shows that almost three-quarters cite declining enrollment as the major factor behind school closings. The age of the building was a factor in less than half the closings.

Obviously, many sound school buildings are being closed simply because there are not enough students. The challenge, therefore, is to decide what to do with usable buildings that are, for the moment, considered surplus. One solution is to recycle them.

There are good reasons for saving

school buildings. One is that schools, particularly elementary schools, often are located right in the center of the community. Moreover, the savings gained from closing schools often are not as great as expected. In that University of Washington study, only a third of the school districts surveyed concluded that they had saved money from the closures, and most of them felt they did not save as much as was projected. Nor have the educational benefits of having a few large schools instead of many small schools been firmly documented.

Arguments like these suggest that school districts faced with declining enrollments would do well to work for multiple uses of surplus school buildings. Instead of closing the schools, cities and towns should add other public services to existing schools. That should be the first possibility considered in planning for the use of surplus space.

The active life of school buildings can be lengthened by combining community services with educational functions. The neighborhood focus and residential location of many school buildings suggest their shared use as centers for services that are pedestrian related: neighborhood programs for the elderly or very young, health clinics, community meeting rooms.

Some of the services and facilities that could go into the schools are libraries, continuing education programs, day care centers, hot lunch programs for the elderly, hobby groups, vocational training centers, and data processing centers.

In Ann Arbor, Michigan, the Mack Elementary School, a familiar landmark, exemplifies imaginative adaptation of an existing school for a combined community and school program. A new structure was added to the old elementary school to provide a multipurpose center used cooperatively by the board of education and the city. The old school building was bought by the city from the school board for a nominal sum.

Part of the old building is used for several community purposes. The city built and operates a swimming pool in the original structure. It is open to the public in the evening and serves as part of the city's recreational program. The new building, presently used for elementary classes, is owned by the school board. A new gym, which the city uses in off hours, remains the school board's; the locker rooms, however, are jointly owned.

State support of this concept is coming into favor. California law expressly permits community use of school property for certain purposes. Minnesota in 1971 passed the Community School Law, which offers financial assistance to districts adopting expanded community use of schools. Several Minnesota cities have implemented such programs. Atlanta, Georgia; Pontiac, Michigan; and Arlington, Virginia, have successfully experimented with combined community and school programs.

If it is not feasible to maintain the original school in an existing building, an alternate educational program is often the next-best use. In



Phyllis Karas



Jerry Klinow

The Central Grammar School in Gloucester, Massachusetts, became the Central Grammar Apartments (opposite

page) when the building became vacant. Surplus schools make excellent housing for the elderly because of their

central location (note the city hall in the picture). Above a typical room in the building, which has 80 apartments.

Westminster, Colorado, for example, an old high school was recycled into the new Westminster Enrichment Park, a vocational training center containing space for an automobile shop, adult education, community recreation facilities, and a restaurant.

Colleges and universities often look to existing buildings for expansion. The town of Commack in Suffolk County, New York, became the envy of Long Island school administrators when it sold its Marion Carol High School to the New York Institute of Technology for use as a new campus. The transaction included an agreement to award scholarships to Commack students.

The demand for space is widespread. In Salt Lake City, for example, the school board found that the Mountain Bell Telephone Company was able to use an elementary school for a training center.

Lacking suitable tenants for shared programs or alternate educational programs, some school districts lease or sell their buildings to other public agencies. For \$800,000 in revenue sharing funds, the Medina, Ohio, school district sold an outmoded junior high school to Medina County for use as a county administration building. The school board then was able to build a new school in another area that was growing rapidly, and the

county had a "new" building at less than the cost of new construction.

In Huntington, Long Island, on the other hand, the school district proposed to give away its Simpson Junior High School for a town hall for a token one dollar. The town had been shopping for office space for some time. It is the school board's belief that keeping the town hall quarters in its district will retain other private business in the area and thus maintain Huntington's tax base. Whether the voters accept this rationale for giving the building away will be decided when the issue goes to a referendum.

When no related educational or other public use can be found for sound school buildings, the private sector may come to the rescue. Surplus school buildings often are successfully converted into housing for the elderly. Paul McGinley of Anderson-Notter Associates of Boston, architects for several successful school reuse projects, believes that the residential location of school buildings, with existing urban services in place, makes them particularly suited for this type of adaptation.

The Gloucester, Massachusetts, Central Grammar Apartments, converted by Anderson-Notter, is a prototype of such a reuse of surplus schools in an urban area. "The

Central Grammar School in Gloucester lay vacant for over three years before work began to rehabilitate and convert it to housing," the Massachusetts Office of Local Government Affairs reports. "Before the conversion began, there were many persons who felt that the building should be torn down. Yet, today, it is difficult to find anyone in Gloucester who is unhappy with the project."

Only a few blocks away from the Central Grammar Apartments is the site of another former elementary school, which was demolished to make way for the construction of housing for the elderly in a completely new building. Not only does the converted building provide more distinctive and spacious apartments than the new building, but both the costs and the time involved in the conversion were far less.

The Gloucester project sparked other school adaptations for housing for the elderly. The schools committee in nearby Needham, Massachusetts, was encouraged to plan for a similar reuse of their Stephen Palmer School after the group visited Gloucester and saw for itself what could be done.

Several other New England towns have completed or are proceeding with reuse projects. Boston and Peabody, Massachusetts, and New Britain and Middletown, Connecticut, are

working on similar projects.

In Middletown, the city responded to a citizen committee request that the Middletown High School building be spared by rejecting an offer that would have involved demolishing the building for a parking lot. The solicitation of bids for the sale of the building specified that its historic features must be preserved in accordance with the city's wishes.

The public sector can take an active role in assisting the private developers of such projects. In Massachusetts, for example, under the HUD 701 Planning Assistance Program, the Office of Local Assistance of the state Department of Community Affairs helped to prepare the school reuse plan for the Stephen Palmer School in Needham.

The Massachusetts Housing Finance Agency (MHFA) also has been instrumental in providing financing for private developers of school property. Although many states have housing finance agencies, none has taken such an active role in recycling as the MHFA, which receives its funds from the sale of tax-exempt bonds for specific projects. Unlike the New York Urban Development Corporation, it does not put up front money

nor act as a developer. Operating funds come from fees charged to developers for using the agency's resources, and revenue to pay off the bonds comes from the rental of units. Acquisition as well as rehabilitation costs can be funded through this source. All the MHFA-financed projects require a percentage of units for low-income families.

Finally, surplus schools can be used for commercial purposes, as in architect William Downing's multiple-use plan for saving the DeWitt High School in Ithaca, New York. He designed a successful new complex that includes shops, offices, and 49 apartments. The old school library has become an elegant 1,500-square-foot unit with three bedrooms and two baths.

It is Downing's view that planning departments and school districts often lack imagination and give up too easily when they agree to sell a public building for demolition. Future tax returns can more than repay the effort to seek new uses.

Imaginative tenants across the country are beginning to recognize that old school buildings can provide quarters for a variety of uses, from corporate headquarters to small busi-

nesses. In Dallas, Texas, the 1888 Cumberland School, an old Victorian landmark in a downtown location, was meticulously restored as offices for SEDCO, Inc., an international drilling and pipeline firm, by the architectural firm of Burson, Hendricks, and Associates; A. H. Pierce, consulting architects.

Schools have been sold for uses as diverse as churches (Des Moines), antique galleries (Atlanta), and even a handsome funeral parlor (Geneva, Illinois). In Boulder, Colorado, Historic Boulder, Inc., bought and adapted the Highland School as a day care center, dance school, and women's center.

There is no easy answer to the adaptation of old school buildings. Razing sound buildings, however, should be rejected as wasteful, uneconomic, and destructive of the urban fabric. Such a course can be resisted if the whole community becomes involved either in developing new programs that share facilities or in finding suitable new tenants. □

An ASPO senior planner, Judith Getzels currently is working on a study of integrating capital improvement programming with comprehensive planning. This article is based on her research for Recycling Public Buildings, PAS No. 319.

How you can do it in your city, too

Local governments can take a number of steps to ensure that public buildings of all kinds are given maximum life through recycling. The following checklist suggests the kind of approach local governments could take:

- Before deciding that an old building is surplus, make a thorough feasibility study to consider continued use or reuse through renovation.

- Develop and disseminate information on new renovation techniques, costs, examples of existing recycled buildings, and firms experienced in renovation. This information can assist both the city and potential private developers. An architectural advisory commission working with the planning or public facilities department can assume this responsibility.

- Work with building departments to develop a better understanding of

the special problems involved in renovating old buildings and help to incorporate flexible provisions for recycling into the building code.

- Incorporate a policy for reuse of good public buildings within the comprehensive plan. The identification of those buildings that must be saved and the development of plans for desirable new uses compatible with future neighborhood development must be an ongoing, long-term program.

- Take a fresh look at location of functions. Consider decentralizing government offices, relocating them into old publicly or privately owned buildings or into a complex of adjacent buildings.

- Centralize public building information by keeping an inventory of available space for federal, state, county, and city agencies, including schools, within the department of

planning or public facilities. When space is vacated by one tenant, all levels of government should be notified of its availability.

- Integrate school district planning more closely with planning for other facilities.

- Establish a policy that explicitly supports multiple uses of government buildings by both the public and the private sector.

- Develop incentives for recycling by the private sector. Useful techniques include assistance in locating federal and state subsidy programs, developing tax abatement programs and revolving funds, and providing supportive capital improvement programs at the local level.

- Help prepare and support state and local legislative programs, including new zoning, historic district, and landmark preservation ordinances.

CENTRAL GRAMMAR SCHOOL, Gloucester, MA.

Description/History

designed by architect Tristram Coffin and built in 1889
5-story brick and stone building; 1 major addition
centrally located near city hall, 2 blocks from main shopping
area, 3 blocks from harbor
abandoned 1940

Preservation Problems

1. disuse of school, economic loss for school system
2. eventual deterioration and possible demolition

Solutions

1. adapt for another use, retaining character for aesthetic and practical reasons
2. lease or purchase of structure by developer
3. capitalize on building's assets: high ceilings, wide corridors, unused space in basement and attic, built-in bookcases, large windows, hardwood floors

Results

1. Gloucester Development Team, nonprofit organization, purchased from city, 1974 for \$95,000. In 50 years ownership reverts to city for \$1 (in effect, GDT leasing for \$95,000)
2. successful conversion of building into public assisted housing for those over 55; sold out in 12 days, 100 now waiting
3. economically advantageous to use older building (cost \$18,500/unit compared to \$26,000/unit in nearby new building with less space per unit)
4. success of project encouraged architectural firm of Anderson-Notter to get involved in 18 similar projects

Visuals coming: slides from Paul McGinley of Anderson-Notter who has slide show on it in sequence of renovation; also film "Back to School to Live" coming

Why use as a case study? Good adaptive reuse project in which future occupants had input and which provides vital housing for the community; also funding received from all levels.

CENTRAL GRAMMAR SCHOOL

Introduction

Because of the recent decline in the number of school-age children in the United States, many older school buildings now stand empty. Architectural firms, developers, and communities, however, have begun to realize the value of these structures which no longer serve their intended use. The advantages of reusing these buildings over new construction has become more evident as more and more of the older buildings are rehabilitated.

History

One successful reuse project that has served as a model for others is the conversion of Central Grammar School, Gloucester, Massachusetts, into 80 apartments for the elderly.

The 5-story brick and stone building was designed by architect Tristram Coffin and opened in 1889; in 1924 the size of the building was doubled. The school served the community until 1970 when it was closed because it was no longer considered functional. Not until after its abandonment was ^{any} alternative use for the school decided upon. Although suggestions ranged from a variety of public uses to demolition for a parking lot, in 1972 a local nonprofit community agency purchased an option on the property for reuse as housing for the elderly. The school's central location was ideal for residential use. In 1974 the city sold the property to the Gloucester Development Team, Inc., a non-profit housing development

corporation, which began to proceed with the conversion. The architectural firm of Anderson-Notter Associates, Boston, was selected to determine which architectural elements could be retained and where alterations were necessary. Construction began in December 1974.

* Major exterior changes included cutting the roof back along 2 sides to create attic space for new duplex units with balconies overlooking the city and harbor. * Unused interior space in the attic and basement was converted into apartments, but wherever possible interior features and structural elements were retained. * These included the wide corridors, large windows, built-in bookcases, hardwood floors, and oak wainscoting.

Core Units

Typical classrooms were converted into one-bedroom units substantially larger than those normally found in housing for the elderly by grouping kitchens and baths in a freestanding central core which left existing walls intact.

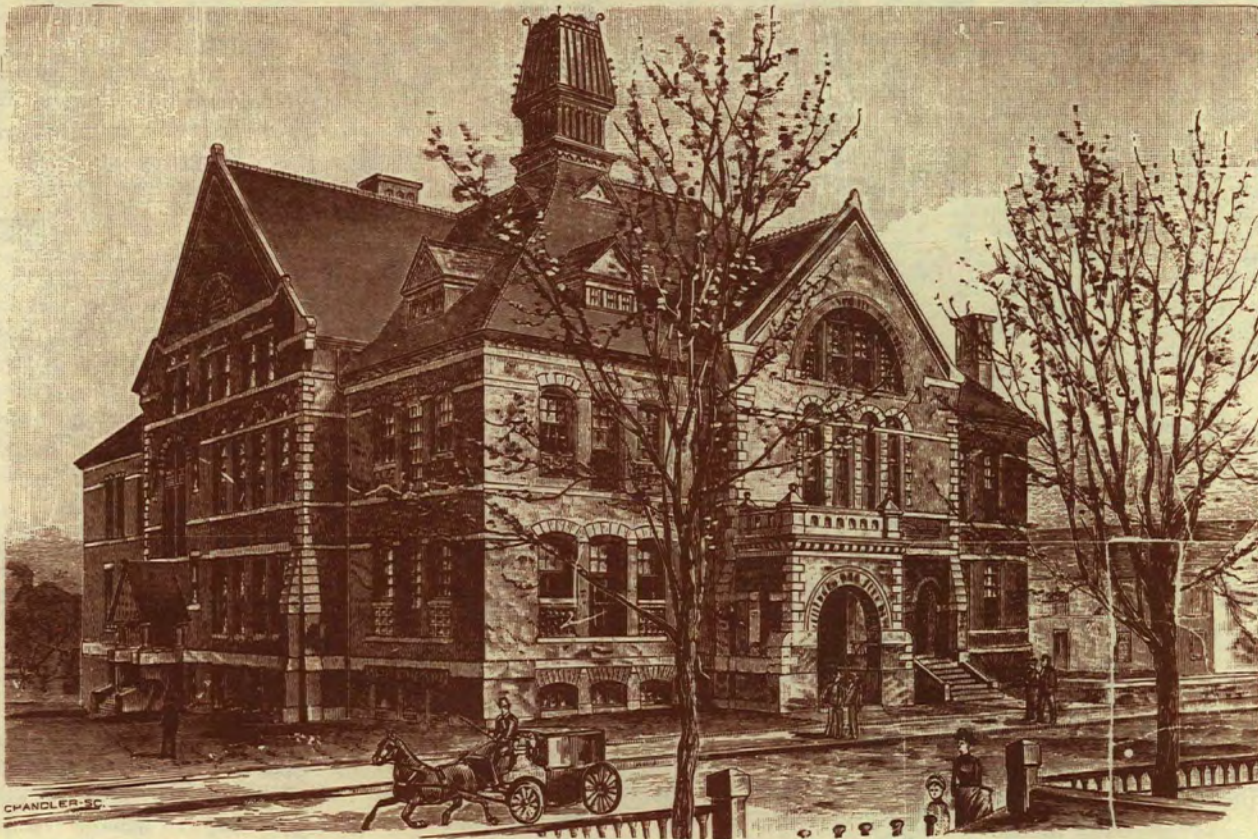
Full-scale mock-ups of the apartments were constructed in 1973 and representatives from senior citizen groups were invited to participate in design evaluation sessions. Because residents over 61 were to be given housing priority, safety and health features including hydraulic elevators, health alarms in each bedroom and bath, and smoke detectors were installed.

In September 1975, the model units were opened and within 12 days, all * units were rented. The first tenants moved in in mid-October. No vacancies have occurred since then and there now are 100 names on the waiting list.

The advantage of reusing older buildings can be illustrated by a comparison of the Central Grammar School conversion with construction of a new high-rise apartment building nearby. The average apartment in the new building is 66% as large as the average unit at the school, yet the cost per unit for construction was 12% more. Also, the new building took 18 months to construct, whereas renovation of the school took only 10 months.

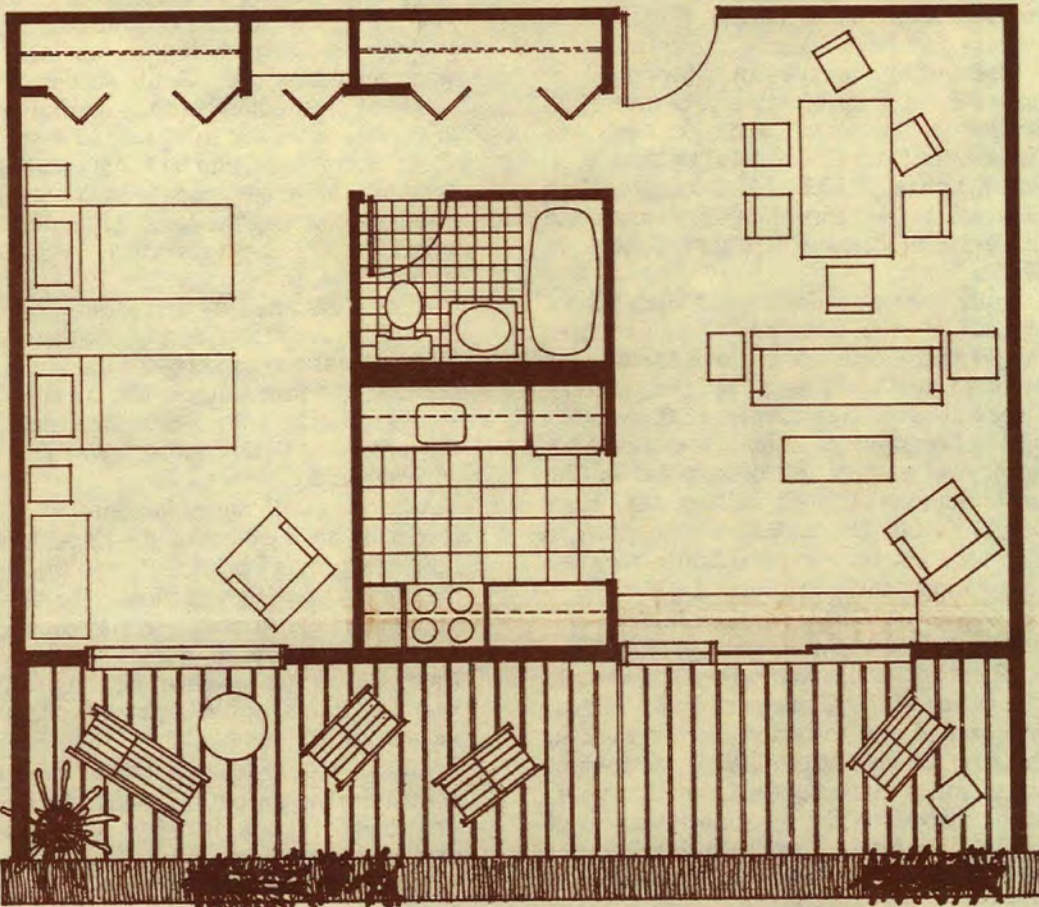
The conversion of Central Grammar School has become a prototype of what can be achieved by reusing our abandoned school buildings. The success of the project has led Anderson-Notter Associates to become involved in 18 similar projects. As described by George Notter, AIA, by converting surplus buildings into residential and commercial uses the firm is "turning a structural surplus to human service, thereby heightening the identity of places where people live and work."

North Shore '75



Central Grammar Apartments

Gloucester High School building dedicated in 1889 is shown in original dignity in this wood engraving. Among facilities provided by ingenious remodeling are one-bedroom apartments with outside terraces at roof level, as shown in diagram below.



*'Adaptive reuse'
of an 1889
school building*

Part I: The Past
by Peter Anastas

Old buildings are ghostly places anyway — especially schoolhouses. And this is so, I suspect, not only for how they do look when they have often been allowed to run down — smashed window panes, roofs of broken slate — but because of what they contain of the past, or what we ourselves know or imagine of lived-life to have occurred within their walls, behind the forbidding red brick now badly in need of pointing and the remaining glass of windows that shows no human face but rather mirrors a pewter sky . . .

I'm thinking of the way Central Grammar school used to look as you came up

Please turn to page 3

Sally, This is in response to your phone call
of Monday, Nov. 7.

KIRK Noyes

High School for 51 years, junior high for 32

Dale Avenue of a winter afternoon and were suddenly hit by the forlornness of the place after the junior high school yard moved up to the former St. Peter's (now Milton L. Fuller School) at Blackburn Circle and the massive Victorian structure had simply been abandoned. The City was trying to decide what to do with it, and Action, Inc. which spawned the Gloucester Development Team now in charge of renovating Central Grammar into elderly housing, had begun negotiations toward what architect Kirk Noyes would call "the adaptive reuse" of that handsome building.

About three years ago I went through part of the school with John Alto of the Public Works Department. Already the vandalism was a problem — most of the downstairs windows gone and panels stuck in them, and now the panels themselves written over and drawn on: names, initials, swear-words, as though the school itself did not contain enough of other-wordly voices and sounds.

I recall standing in the right angle of the big first floor corridor that led on the left down to what used to be Superintendent L. Munro Grandy's office and on the right to Principal Milton L. Fuller's office (Miss Myers always at her desk). Twenty-two years before I had stood there, "patrol boy" in grey tweed jacket, hair slicked down, as the lines passed from room to room between classes or to lunch in the cafeteria on the ground floor. Although the corridor was empty, floorboards buckling now, scarcely any light because of the window panels, the place still felt like it used to. I could almost hear the students' voices and the trampling of feet reverberating through three floors of the school.

The desks were gone from the classrooms, and the corridors had been stripped of the inspirational artifacts of Victorian education — busts of famous men, plaster cast of the headless "Winged Victory" standing in the prow of a crewless open boat, looming out there over you as you passed from music (Mrs. Silva) to reading (Mrs. Robinson) wondering if all that weight would ever fall someday, not on anyone, hopefully, but just maybe come down to cause some diversion, some break in the inexorable schedule of classes and hours, teaches and courses. And then there was always the question — Whatever are these old things doing here? They were never alluded to, they never really had any part in what was taught or discussed. They were really — and finally — what was left of what had gone before us, like the W.P.A. murals in the auditorium or across the street at City Hall: images from the past without much animation for us because we had no connection with them. And yet, as I stood in that darkened right angle thinking, three years ago, of all the thousands of miles I had traveled only to have returned momentarily to that corner in Central Grammar and indeed to my home-town, I thought about some of the consequences of our unconnectedness with our past . . .

One, most immediately, is the way we can so simply and yet so thoughtlessly let go of an old building, abandon it to the ravages of weather and the vandalism of those with no connections except to the TV's continuous presence, like an elderly person with his or her history and earned wisdom cut adrift, suddenly, because no longer "functional" in the present scheme of things.

Fortunately this has not always been so. In fact, the history of Central Grammar itself, as building and school, turns out to be an excellent case in point, well worth paying some attention to if we are going to try to preserve what is left of the best of our architectural heritage not just as museum or empty monument but as unusable — even re-usable — human space.

Most natives know or remember Central Grammar School as "the Old High School," which it was from its dedication on August 29, 1889 until September of 1940 when the present High School off Blynman Avenue was ready for occupancy. Gloucester never had a proper high school until 1850, when the first one, a large two-roomed wooden structure, was completed in the southwest corner of the present Central Grammar School yard.

Before 1850 not many pupils stayed in school beyond the age of 13. That and the fact that before 1850 the town had been a group of separate school districts with varying levels of educational need and quality had not made a centrally located upper school possible or even feasible. All that changed after 1850, when, at the urging of banker and historian John J. Babson, the people voted the old school districts out of existence and restored control of public education to the town itself, electing Babson superintendent of schools and appropriating \$15,000 for the construction of eight new school buildings, one of them the first High School.

The progress of public education in Gloucester, or what a school report of 1886 referred to as "the only means by which a poor man can educate his children," makes fascinating reading. The individual strands — the schools themselves, the personalities of the principals and superintendents, the teachers and the curriculum, the politics of building the buildings — all weave their way in and out of the total historical fabric of the town. Some can be reconstructed out of Babson's monumental "History of the town of Gloucester, Cape Ann (republished by Peter Smith, 1973) which runs until 1860. Some you may find in Pringle's "HISTORY OF GLOUCESTER, 1623-1892" and of course by a diligent reading of old school reports and back issues of newspapers.

The chief source of information, however, is a brief history of the High School as concept and actuality in Gloucester from 1850 to 1951, by Arthur N. Smith, himself principal of Gloucester High School for 14 years and now associate professor of history at Curry College in Milton.

Smith, who attended the old High School on Dale Avenue in the mid 1920's and later taught there before the move to the new school, and was head of the History Department at Gloucester High School before becoming principal, undertook his history as part of the celebration of the 100th anniversary of Gloucester High School during 1950 and 1951.

In a recent conversation Smith recalled completing the writing of his long-researched history in December and January of 1950-51 while recuperating from an operation at his home. Roy L. Parsons, late editor of the Gloucester Daily Times, encouraged him to undertake the work in the first place and published it in eight installments in the paper. Later that year, at the insistence of then Superintendent of Schools Ernest G. Lake, Smith's account was incorporated into the 103rd Annual Report of the Public Schools in a more permanent form. (It is interesting to note that the next editor of the Times, Paul B. Kenyon, was sitting on the School Committee just then — and the mayor of Gloucester and chairman ex-officio of the committee was the redoubtable John J. Burke, Jr.)

By 1862, a little more than 10 years after it was built, the old wooden high school was already overcrowded. Smith notes that "the students could skate in the winter on the open creek which flowed down Mason Street, coming from the direction of the present post office, and meandering through Proctor and Pine Street to Washington, and thence along Mansfield to Western Avenue, which was then, most appropriately, called Pond Street." By the 1880's the dilapidated wooden structure had been enlarged to about three times its original size.

In fact there was no running water in the school, Smith writes, "unless that which nature freely mingled with the fuel in the basement be so counted." And the fuel itself fired two stoves of the "schorcher's" variety, "which provided both tropic and frigid zones within the same room at the same time, according to the students proximity to their vicinity."

Clearly something had to be done. In 1884, Superintendent Hawley announced that "the time had come again when the city must either build a new high school or colonize." Already that year, an old pupil, Aaron Lloyd, told Smith, of the students "walking to various locations in search of an education: the building proper, the City Hall, the Engine House, the Y.M.C.A. building on Main Street, near Porter Street, and the Babson School . . . Indeed, it sometimes seemed that the pupils spent more time walking to class than they did in class!"

On May 10, 1887 the council voted unanimously to appropriate \$45,000 to construct a new building on the Dale Avenue lot. Just three hours later the old schoolhouse burned to the ground, about 1 a.m. the following day. When Joseph S. Merchant repoted flames coming out of the roof around a chimney, it was said "it must have been the chimney in the original part of the school, because the chimney in the annex never drew." At any rate, a new school was "assured," Smith writes; "The old one was thoroughly burned."

The new school was dedicated in August of 1889 and served as the high school until 1940, with only one major addition. It cost the city \$88,575, including furnishings, and was considered, so Smith reports "an elephant on the hands of the community," as it measured 102 feet by 136 feet, was three stories high, and had seats and desks enough to accommodate 455 students "without counting the assembly hall on the second floor, the laboratories, and the library."

It was designed by Gloucester native Tristram Coffin at a cost of \$600 and built by two local contractors. Eli Jackman did the massive foundations, just as sure and strong now as they were then and immovable, and D. Somes Watson, the superstructure.

According to Pringle, Jackman was "the leader in his business on the Cape, having built nearly every brick edifice in the city," including the High School, the Police Station and the Armory. He also conducted "an extensive traffic in coal and wood at East Gloucester, where he has ample wharf facilities for his large and constantly increasing business."

Watson, too, is described as a "principal contractor" in the city "and one of the most prominent figures in city government" during that decade.

The mayor at that time was William Wesley French, who had been elected to replace Mayor Robinson, who had in all good conscience to resign because he has required to sign a liquor license and refused, being himself a Prohibitionist. That French was a Republican; and the mayor of Gloucester in 1973, when the city

1874

SCHOOL COMMITTEE INFORMS CITY THAT EXISTING HIGH SCHOOL IS OVERCROWDED.

1886

MAYOR SUGGESTS CONVERTING EXISTING CITY HALL INTO A HIGH SCHOOL & BUILDING A NEW CITY HALL ON DALE AVENUE.

SCHOOL COMMITTEE PLEAS FOR A NEW HIGH SCHOOL.

1887

May 11 - fire
HIGH SCHOOL BUILDING BURNS NEAR END OF SCHOOL YEAR. MASS CONFUSION & CONGESTION WHEN HIGH SCHOOL IS STUFFED INTO 2ND FLOOR OF THE BABSON SCHOOL WHEN SCHOOL OPENS IN SEPTEMBER.

CITY COUNCIL AUTHORIZES \$75,115.⁰⁰ FOR NEW SCHOOL ON DALE AVE. SCHOOL DESIGNED BY TRISTRAM GRIFFIN FOR \$600.

1888

ELI JACKMAN FINISHES FOUNDATIONS AT A COST OF \$28,050 IN APRIL.

1889

D. SOMES WATSONS COMPLETES THE NEW HIGH SCHOOL FOR \$70,910.10 (UNDER COST ALLOCATION). SCHOOL DEDICATED ON AUGUST 29

School is 102 ft x 136 ft 3 stories high

1920

SCHOOL COMMITTEE PLEAS FOR NEW HIGH SCHOOL. AFTER A TOUR OF EXISTING BLDG. THE MAYOR SAYS "NO".

1921

HIGH SCHOOL GYM CLASSES MEET IN CITY HALL CHAMBERS.

MARCH 22 - MAYOR WHEELER CHANGES HIS MIND AND SUGGESTS THAT AN ADDITION BE ADDED TO THE EXISTING HIGH SCHOOL BLDG.

APRIL 28 - ARCHITECT EZRA L. PHILLIPS' PLANS FOR THE ADDITION ARE APPROVED.

JULY 23 - J.J. BOWES CO. OF BOSTON IS LOW BIDDER AT \$151,000 FOR NEW ADDITION

AUGUST 24 - HIGH SCHOOL ROTC RECOGNIZED BY THE WAR DEPT. AS ONE OF THE NINE BEST IN THE COUNTRY.

1922

SEPTEMBER 25 SCHOOL OPENING MOVED TO OCTOBER 8 BECAUSE ADDITION IS NOT FINISHED

1925

SCHOOL COMMITTEE CLAIMS HIGH SCHOOL IS OVER CROWDED AND ASKS MAYOR FOR A NEW HIGH SCHOOL BUILDING.

1940

NEW HIGH SCHOOL BUILT OFF CENTINEAL AVE AND OLD H.S. BECOMES CENTRAL GRAMMAR

1971

CENTRAL GRAMMAR CLOSED (JUNE)

1972

CITY AGREES TO SELL THE SCHOOL (Dec 7, 1972)

1974

CONSTRUCTION BEGUN ON APARTS (Dec 9)

Boston-New England

Recycling 'non-usable' buildings

Old schools, factories become apartments

By Thomas Watterson

Staff writer of The Christian Science Monitor

Gloucester, Mass.

In 1935, Grace McGinley taught business courses at Gloucester High School. A few years after she left to teach in another town, Gloucester High became Central Grammar School.

Now, Miss McGinley is retired, back in Gloucester, and living in the same building she taught in 40 years ago.

Her former schoolhouse has become a centrally located apartment building for the elderly — complete with extra-wide halls, high ceilings, and — for the people in Gloucester — the satisfaction of having saved an old building and put it to good, economic use.

Miss McGinley's new home is one of several old buildings in the Boston area that are no longer suitable for their original purposes, but are being "recycled" for new uses.

In Peabody, the former A. C. Lawrence Leather Company — three buildings, two factory structures, and a mansion built in 1814 — has become a complex of 284 apartments for the elderly, some of which have rent subsidies.

In Needham, the town meeting recently voted to earmark the former Stephen Palmer Elementary School for a housing project, also for the elderly. A group known as the Stephen Palmer Study Committee has been authorized to find and work with a developer to complete a project similar to the one in Gloucester.

Many surplus schools

"There are a lot of surplus schools around" that could be used for housing, says Paul McGinley, an architect with Anderson Notter Associates in Boston. This firm has been active in restoring old buildings for new uses throughout the Northeast.

It was at Mr. McGinley's suggestion that Miss McGinley — his aunt — moved into the former schoolhouse. She was reluctant to move out of a building she had lived in for many years, she says, but is happy she did. "This is a beautiful place, very modern," she says of her former place of employment. "I feel safe here."

Miss McGinley is one of two former Gloucester High teachers living in the old schoolhouse. Edna Rundquist joined the faculty in 1921 — three years after she received her high school diploma from the same school.

Also retired, Miss Rundquist recently moved to her new



Photos by Pete Main, staff photographer

Former Gloucester High School, former Central Grammar School, new apartment house . . .

apartment from a building on the outskirts of Gloucester. The apartment is "very, very nice," she says. "I'm quite satisfied."

An economic appeal

The reason old buildings have an appeal for new uses, is mainly economic, says Peter Lawrence of the Harvard Graduate School of Design.

"It makes sense to use existing buildings," Mr. Lawrence said. With the rising costs of labor and materials for construction, he explained, the use of older buildings is gaining acceptance throughout the country.

While he does not yet see a growing interest on the part of local officials in shifting housing and services back into the centers of their cities and towns, Mr. Lawrence does see more caution toward the building of shopping centers. This may

bring about a greater interest in older, more historic downtowns, he says.

Mr. Lawrence's belief in the economic worth of old buildings is supported by a comparison of costs between the Central Grammar School project in Gloucester and an all-new high-rise apartment building for the elderly being built a few blocks away.

There are 89 apartments in the former schoolhouse, says Curt Noyes of the Gloucester Development Team. The project was completed at a cost of \$1,482,350 and has 72,500 square feet, he said.

The new apartment building, according to John Sheedy of the Gloucester Housing Authority, has 97 units and is being built at a cost of \$2,216,712. It also contains 72,500 square feet of space.

The cost per square foot of the school project is \$20.45 while the same figure for the high-rise is \$30.58.

Also, Mr. Noyes says, the average size of the apartments in the school is about 800 square feet. The apartments in the newer building have 456 square feet, Mr. Sheedy says.

Finally, while 57,750 square feet (or 79 percent) of the school is rentable space, 44,132 square feet (or 61 percent) of the space in the new building is rentable. Nonrentable space includes lobby, halls, stairs, elevators, and service and mechanical areas, Mr. Noyes explained.

Sturdy structures needed

One possible drawback to using older buildings is that once the project begins, unforeseen structural or mechanical defects often crop up, says Joy Conway, spokeswoman for the Massachusetts Housing Finance Agency, which has provided money for several such projects throughout the state.

"Each structure you approach for rehabilitation is going to present its own surprises," she said. She recalled one former factory where contractors expected to use the original floors but, upon closer examination, found them rotten.

Another reason factories and schools are useful for housing, Mr. McGinley says, is their location. He points out that in many cases in New England, mills were built near rivers or ponds and the rest of the town grew up around them.

Also, he says, structures such as the leather company in Peabody were well built and at least have outer shells that will stand for some time.

While the Peabody renovation required replacement of all new mechanical systems, Mr. McGinley said, "recognizing the architectural integrity" of the building was the major consideration in its rehabilitation.

FINANCING:

A local non-profit housing development corporation (GDT, Inc.) obtained for \$1.00, a purchase option from the City of Gloucester for the school property. A general contractor was solicited to join GDT as joint general partner in a limited dividend ownership entity. Ten limited partners were admitted who benefit from the real estate depreciation tax allowance. The general contractor, who initially provided the partnership with a net worth, became a limited partner after the building was 95% occupied for six months and GDT had acquired a net worth via payments from the limited partners. GDT is now the sole general partner and makes all decisions regarding the property.

The project was financed by Massachusetts Housing Finance Agency. This agency acts much like a private bank but raises its mortgage money by selling state backed bonds. Mortgages are then made at 1/2% higher than the bond sale. The mortgage on this project is 8.45% for 40 years and results in rents of \$185 per month for a one bedroom, and \$215 for a two. These rents include all utilities. A 707 Rental Assistance agreement with the local housing authority makes 21 apartments available to low income elderly who pay not more than 25% of their adjusted income for rent.

BACK TO SCHOOL TO LIVE

A DOCUMENTARY FILM

The Central Grammar School closed its doors to students in 1971. Although the 1890's building was structurally sound, it lay vacant for three years, during which time, vandalism and lack of maintenance began to transform the once proud building into a public eyesore and a drudgery on the municipal tax rolls. The school deteriorated to such a point that one popular solution to the problem of Central Grammar was to tear it down.

The story of the school's re-use into elderly housing is a valuable lesson in meeting today's building needs while still preserving the character of our built environment of maintaining the quality of our neighborhoods and the flavor of our past.

Blending historic photographs and period music with construction footage and interviews with key professionals, "Back to School to Live" offers concrete insights into this relatively new form of American architecture — ADAPTIVE RE-USE.

• DEVELOPER

KIRK NOYES

EXECUTIVE DIRECTOR,

GLOUCESTER DEVELOPMENT TEAM

The developer's perspective on local governments, city councils and politi-

cians — establishing value of buildings, what to look for — life safety — relation with community groups.

• ARCHITECTS

TIM ANDERSON

GEORGE NOTTER

ANDERSON-NOTTER ASSOCIATES

Adaptive reuse defined and explained using Central Grammar as example — what older structures have to offer to communities and how they can be restored to usefulness — the two men discuss the quality of life and nature of spaces resulting from re-use — technical insights into design and construction considerations are detailed with heavy visual support from Central Grammar project.

• FINANCE

BILL WHITE

EXECUTIVE DIRECTOR,

MASSACHUSETTS HOUSING FINANCE AGENCY

The reality of re-use financing-banks-market-studies — the development package — getting unused buildings back on the tax rolls.

• NEW CONSTRUCTION COMPARISON

Impressionistic look at new construction project taking place two blocks away from Central Grammar. Music and narration point out tremendous impact of the huge, modern structure on a residential scale neighborhood.

• TENANT

MRS. GLADYS DIGGINS

Former student at, now resident of Central Grammar. A piano selection — what it's like to live in the re-used school — the location in central civic core — her feelings about re-using the school.

BACK TO SCHOOL TO LIVE

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Ms. Sally Marusin
National Register of Historic Places
Dept. of Interior
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Washington, D.C. 20240



Conversion of stairwell to bedroom



Hallway before and after



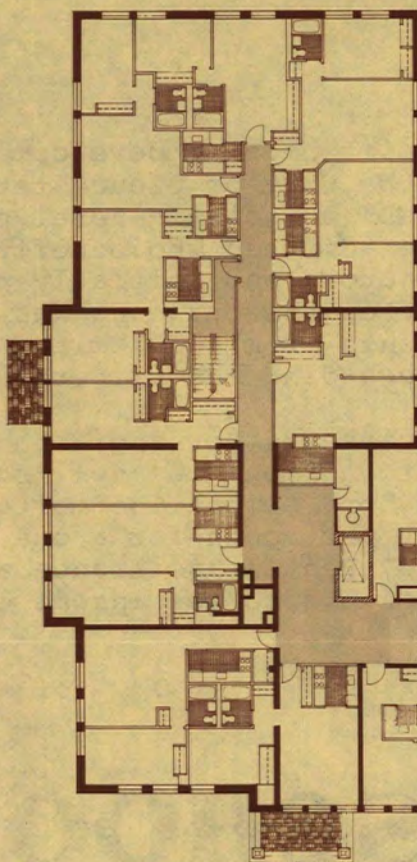
Conversion of attic into duplex



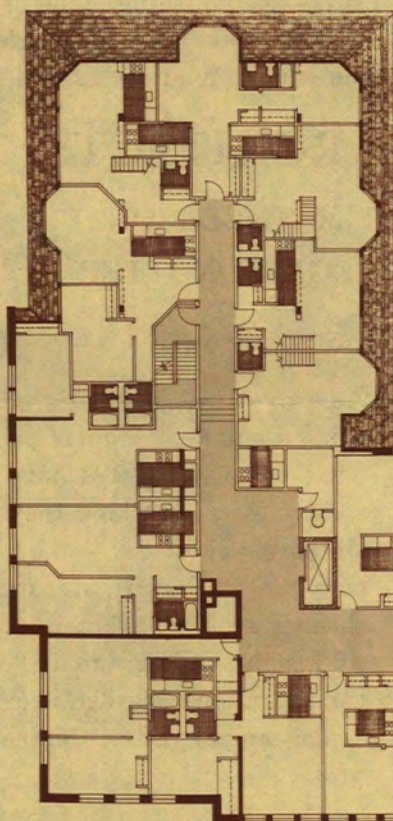
Rebuilding of gymnasium



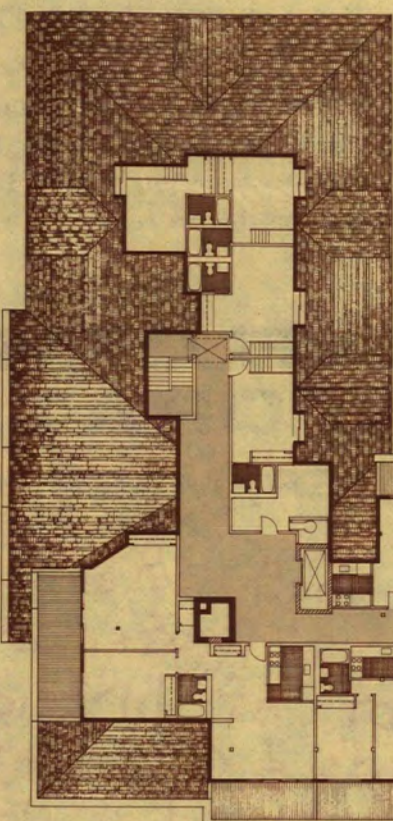
Roof opened for terraces



Third Floor



Fourth Floor



Fifth Floor
(Original Attic)



Conversion of basement into lobby



Rebuilt entrance



South and east elevations from the street



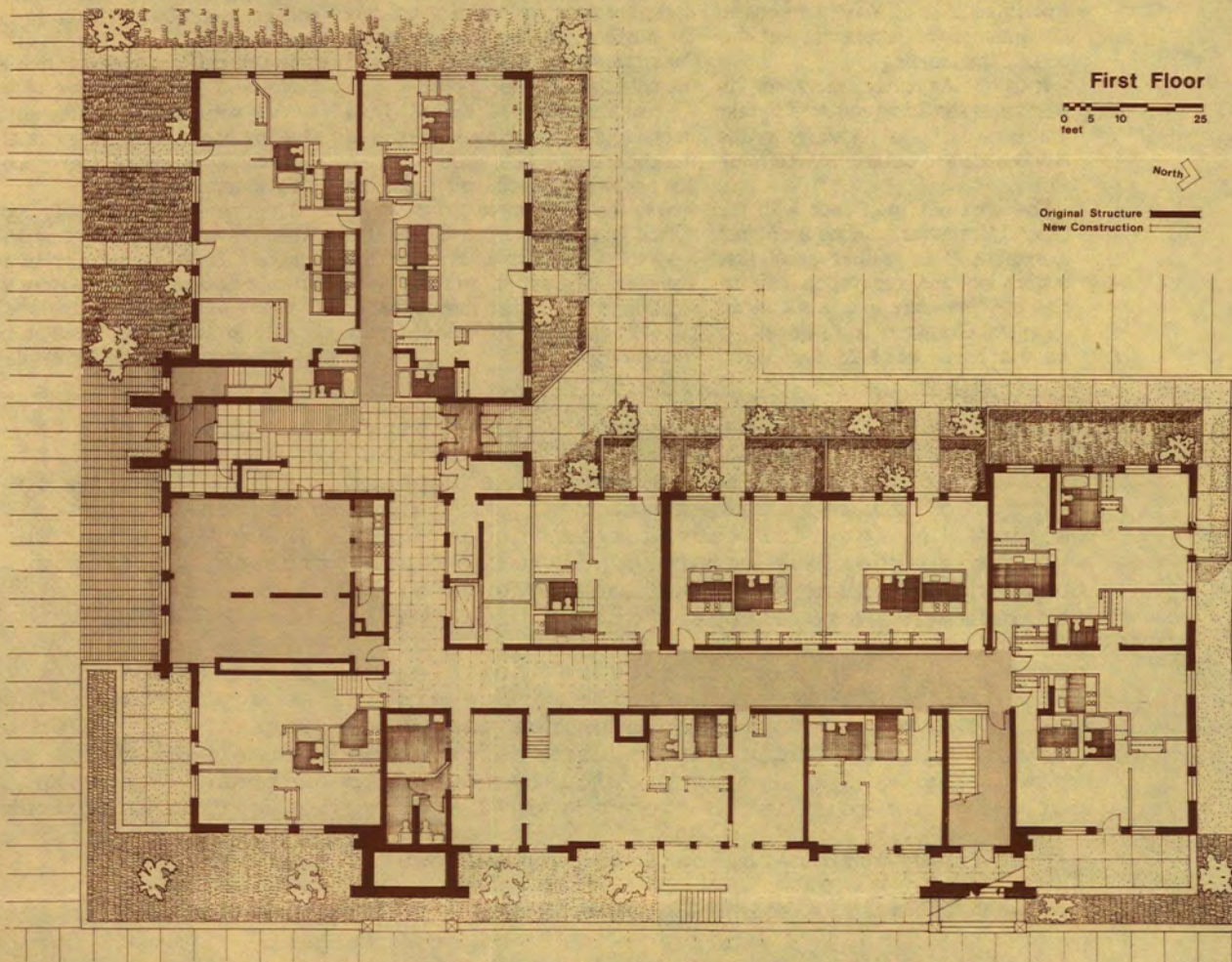
Aerial view before and after



Conversion of entrance into a living room



South elevation



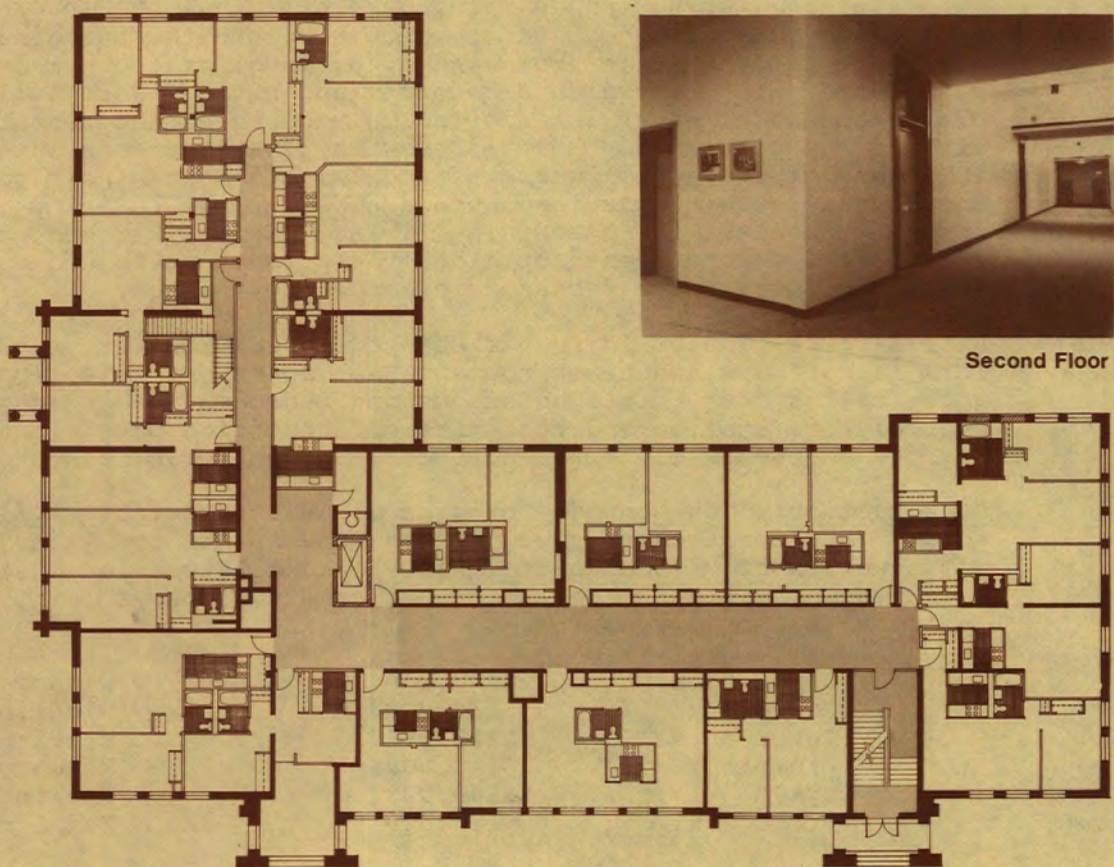
Rear entrance before and after

First Floor

0 5 10 25
feet



Original Structure
New Construction



Second Floor



Central Grammar Apartments a fine example

From now on every city official who has any part in deciding whether to restore or raze an old building of substance should be required to do two things:

1) Read the collected works of the many officials who preceded them who were so sure the Central Grammar building was no longer a useful, functional building.

2) Tour the Central Grammar Apartments, or at least a representative sample of the 80 units that now occupy the building.

Housing Authority members in particular should be required to take the tour yearly, as regularly as the city bounds are walked. Maybe more so.

For what has been done with the Central Grammar building is not just incredible. It is positive proof that restoration and renovation can be possible, aesthetic and economical.

Central Grammar is all three. An open house was held there last

night, and for anyone familiar with the old Central Grammar School, it was a hard-to-believe tour.

The best of the old school was still there: the high ceilings, wide corridors, big, sometimes interesting windows, even some of the old paneling, bookshelves and closets and some of the maple floors, now restored so they glisten.

But gone was the worst of it: the dark, brooding feeling of a building too much dominated by dark wood. Gone, too, were the coal furnaces and the outdated utilities.

Architecturally, it ranges from interesting to intriguing, with most of the open apartments different from one another, adapted uniquely to the spaces that were there.

That was done not just for the fine aesthetics it created, but for the economy inherent in working with existing spaces rather than trying to rework existing space into new configurations.

Thus, in the area near the old auditorium, there are duplex apartments with the bedrooms occupying what was once loft space.

There are balconies off the fifth floor apartments, and where they could, some of the more interesting windows have been kept.

Total cost was a modest \$1.45 million, just about \$17,500 per unit. It will generate about \$26,000 in taxes next year.

The overall impression is that Kirk Noyes and those who have been involved with him in bringing this building back to life, after its abandonment as a school, have done a truly marvelous job.

Their tenants obviously agree.

When the 80 apartments went on the market, they were initially snapped up in 12 days. A few subsequent withdrawals and disqualifications on income grounds have resulted in a few apartments still being available.

There were skeptics in the beginning who doubted the plans Noyes proposed, and there were others who argued the building should have been kept for municipal purposes, first as a police station-courthouse, then as a City Hall annex.

This newspaper had a foot in both those camps.

No more. We were wrong in our skepticism and unconvincing in our advocacy of using the building for municipal use.

But what's been done with it is fine. In providing housing it meets a serious need. And it does so with style, grace and economy.

All those persons involved have every reason to be proud.

Hopefully, Central Grammar can now serve not only as a model for those lucky enough to live in it but as an example of what can be done with older buildings if only there is the vision to do it.

Original Building: As a school the building, on a 43,045 sq. ft. lot, contained approximately 35 classrooms on three floors. The basement contained a cafeteria and kitchen, shop, two classrooms, storage, and mechanical equipment. School usage accounted for approximately 60,000 sq. ft. of space. The exterior of the building is constructed of brick and granite bearing walls. The interior corridor is wooden load bearing walls and wooden framing for the floors. The attic areas are comprised of heavy timber trusses, holding up a slate roof. The original building included two interior wooden stairs and two exterior steel stairs. All partitions in the basement were either 8 or 12" brick walls, some of which were bearing.

Reuse Design: The exterior of the building was not drastically altered. New insulated glass in aluminum frames was installed into existing wooden jambs. Window openings at ground level were enlarged to form door openings for direct access from first floor apartments to outside private yards. Attic areas were reframed and dormers or decks cut into the existing roof areas. By making use of previously unused or underused areas in the basement and attics, the building now contains 5 floors and 72,500 square feet of inhabitable space.

Floor areas within the building break down as follows:

73 one bedroom apartments - 705 sq. ft. (average)	51,360 sq. ft.
smallest - 485 sq. ft. largest - 860 sq. ft.	
7 two bedroom apartments - 913 sq. ft. (average)	6,390 sq. ft.
smallest - 846 sq. ft. largest - 993 sq. ft.	
public hallways and lobbies	11,150 sq. ft.
tenant lounge/meeting room	1,200 sq. ft.
janitor and storage areas	600 sq. ft.
mechanical equipment	1,800 sq. ft.
TOTAL	72,500 sq. ft.

Where possible existing classrooms were used to define apartment sizes. Existing oak window and door trim, and oak wainscoting were used where possible. In 9 apartments existing maple or fir floors were refinished, all other areas were carpeted. Kitchen floors are vinyl tile and bathrooms are ceramic tile. All kitchen equipment, including disposals, is included with two-bedroom apartments having dishwashers. Seven apartments are designed with special equipment in kitchens and bathrooms for handicapped tenants.

To maximize existing spaces within the building, one interior stair was removed and reframed, one chimney was removed, and one entrance into the building was closed. One new interior stair was built and the attic areas and upper level of the gym reframed. Two apartments are designed as a "core unit," in which a bathroom and kitchen were built into the middle of an existing classroom and no other interior walls used to define tenant usage. The closing of one entrance allowed the portico to be enclosed with glass and made into a living room. Attic areas in the 1890 part of the school were reframed with a mezzanine floor and duplex apartments were devised. These units have stairs leading upstairs through existing trusses to a bedroom and full bath above. The lower level contains living, dining, kitchen, and half bath. Attic areas in the 1920 addition were opened up along the parapet walls and exterior decks, entered through sliding glass doors, were recessed into the roof planes.

Life Safety: The building has been equipped with wet standpipes in both stairwells and sprinklers in hallways and trash rooms. Each apartment is equipped with heat detectors and an emergency call system in all bathrooms and bedrooms. Emergency equipment is wired directly to the Central Fire Station and registers on a location panel in the lobby. Fire alarms, warning lights, emergency lighting, intercom, and hose cabinets are also included.

Construction: Ten months, December 5, 1974 to October 1, 1975, were required to convert the school into apartments. The job was done as an "open shop" with wage scales established by the Commonwealth of Massachusetts. The total construction cost, with extras, was \$1,482,350. This breaks down to \$18,530 per apartment or \$20.45 per sq. ft. The major subcontracts were as follows:

Demolition	\$100,000	Windows and doors	\$96,000
Carpentry	\$150,000	Flooring	\$60,000
Interior Walls	\$219,000	Elevator	\$40,000
Plumbing	\$140,000	Masonry	\$30,000
HVAC	\$140,000	Roofing	\$25,000
Electrical	\$127,500	Painting	\$23,000

North Shore Community College, and the continued support of the present executive director of Action, William Rochford.

"At one point we really got tight for money," Noyes said, "and Senior Home Care Services in Gloucester came in with a small grant to keep us going for nine months while we were trying to work out financing."

The project also received the direct consultant support of Community Research Applications, Inc., a New York-based group with people working in the New England area. They assisted in architectural planning and social service delivery systems. "We built a mockup of an apartment," Noyes said, "and invited the elderly and city council members to go through and give us suggestions for improvements and changes."

Noyes particularly singled out the support of the Gloucester City Council. "They asked some very intelligent questions from the beginning," he said.

"They had the right to approve our developer, which turned out to be ourselves after we'd set up the non-profit GDT, and to approve the general contractor, Gloucester Construction Co., which they did, and to approve our tenant selection plan, which they also did.

They've stayed on top of it all the way," Noyes continued. "In fact I think the City Council should demand to participate in any housing development that goes on in the city the way they did with us just to guarantee that the work is done right."

Noyes went on to discuss the design of the project in relation to the history of the building itself:

"Central Grammar School is a part of the heritage of the people who live here. A lot of our residents will have gone to school there. I believe it's really important to salvage these buildings. It's what I base my professional life on—making use of the man-made environment. (Central Grammar is the largest of three such re-uses Noyes has done in Gloucester in the last three years.) Just because a building has outlived its intended use doesn't mean it has to be torn down. It just means it's time to get some new ideas and some new money into it and make it part of the community again.

"If you were to tear that building down you'd end up with a hole in the middle of this town that could never be successfully filled by a contemporary building. You just couldn't duplicate that same quality of facade, architectural detail and interior space in today's economy. All that brick and granite was destined to be a parking lot. God knows we need housing more than we need parking lots.

"My interest in the building was also spurred by the critical need for additional housing in Gloucester. People had been talking about building on virgin land such as the perimeter of Dogtown Common. Cape Ann doesn't need anymore of its beautiful landscape destroyed. We have areas right downtown that are unused or under-used, buildings that are partially vacant as well as vacant parcels of land. I think we'll have shown with Central Grammar that such buildings can ideally be re-used to meet the city's housing needs.

"In fact, looking at the adaptive re-use of old buildings strictly financially, it's a wonder more hasn't been done already. For one thing, you're not destroying new land nor the quality of established neighborhoods. Also, you're rebuilding in an area that the city has already made a sizeable financial commitment to—the center. The city should demand imaginative building and productive and responsible investment in the downtown area, the heart of the city.

"The mere fact that the building was made so substantial in appearance and was built across from City Hall shows that it was a point of civic pride. They were making a statement about educating their children, about human spirit. It was a prosperous time in the city then, and in the country, and a lot of the major buildings of the period reflected that pride and community spirit."

Noyes spoke at length about the actual construction of the apartments:

"There were two things in particular that we wanted to do in the building. One was to capitalize on the space that had previously been unused, that is, found-space—unfinished or unused areas found in the basement and attics. The second was to try and retain as many of the nice characteristics of the original building as we could, both for aesthetic and practical reasons. Some details that existed just couldn't be duplicated financially. The less you have to destroy, the less you have to replace and the richer the resulting environment.

"The outcome of this has been some enormous apartments—some of ours are two and a half times the minimum FHA requirements. Because we began with a building shell, the construction cost of these apartments, about \$17,400 each, runs three to four thousand dollars less than new construction. The saving will be reflected in the rent structure, so saving these old buildings makes sense—a lot of sense. It's less expensive and you get a better quality living space.

"The whole basement area is being converted into apartments where before it was just storage and kitchens. All these apartments will have a door opening onto grade, so they'll each have their own private lawn outside, too.

"On the top floor we converted the attic space into additional apartments. We cut open the roof to make outdoor terraces five or six feet wide and 25 feet long—enormous outdoor spaces.

"There was a lower attic in the old part of the building and we combined that with the re-framing of the upper attic area of the 1920's addition to make duplex apartments. The residents will have a living room dining room and kitchen with a half bathroom downstairs, connected by a flight of stairs to bedrooms and a full bath upstairs. And the view up there is spectacular!

"One of the design concepts that is rather new and very exciting is the concept of 'core units,' which we'll have in several apartments. We take existing classrooms, leave the walls where they are, and drop a kitchen-bathroom right into the middle of the space. There are no interior doors or

partitions so you can live in the space any way you want. You can put your living room or dining room anywhere you want, the same with your bedroom. There's room for a den, even a library.

He concluded:

"I think the physical structure is there to make the best possible living conditions a reality. I also think the management and ownership structure is flexible enough to meet the changing needs of the people who are going to be living there."

Applications for Central Grammar Apartments will be taken beginning on August 16, 1975. At that time three model apartments will be ready for inspection and a rental office will be open seven days a week from 12 to 4 p.m.

"Running an apartment building with over 100 residents is a sophisticated operation," Noyes said. "You have to think of the social aspects as well as the financial ones."

The management has been subcontracted to the Greater Boston Community Development Corporation, but, Noyes affirmed, the tenants will run the project themselves with professional help. "They'll have the right to hire and fire management, make improvements and so forth," he added.

Gloucester people over 61 years of age will have first rental priority.

"We made a commitment to the city to that effect," Noyes said. "If we can't fill it with Gloucester people over 61, then the City Council has agreed to let us drop the age to 54."

"If all goes well," Noyes added, "We'll start taking people through the building in August, talking to them about what apartments they'd like. And by October they should be moving in."

The entire project has been documented for historical purposes from its inception. The tenants will be given a book with reports, photographs and clippings for their own use. A copy will be placed in the Sawyer Free Library for the public. Gloucester filmmaker Al Viator has been recording the work, along with interviews with participants in the project, on film, which will also be available locally, making a very complete record of Gloucester's first major project in the adaptive reuse of an existing building.

Noyes and the Gloucester Development Team hope that the success of the Central Grammar School project will encourage more of this sort of housing development in Gloucester.

"We feel it will be giving the city back part of its own heritage," he concluded. "And it will be keeping good buildings in continued economic and social use."

Kirk Noyes is a man of vision, but he is also a pragmatist. This work of restoration of the old high school reflects a positive fusion of both vision and pragmatism. As such it would warm the hearts of the original conceivers and builders of the old high school, and should certainly enrich the lives of the new tenants.

Peter Anastas of Gloucester went to the old and new high school buildings and on to Bowdoin College. He is a professional writer.

agreed to part with the abandoned Central Grammar, was another French, this time a Democrat, Robert L.

Smith writes that it was generally expected "that the new building would be wholly adequate for Gloucester for many years into the future." However, by 1896 classes were being held in the corridors and assembly hall, some spilling over across the street into City Hall. The school went to double sessions by 1914. Although the city's population did not greatly expand in those years, the overcrowding at the High School was probably the direct result of an increased interest in high school education for both men and women. Albert W. Bacher, who was principal from 1884 to 1914, had added a two-year business curriculum to an already existing "classical" one for those who planned to go on to college or teaching and the more practically-oriented "English" course.

"When the high school began to meet a felt need," Smith writes, "to prepare for a direct job, the student enrollment began to climb."

This it did until, when Wilfred Ringer assumed the office of principal in 1920, 717 students occupied a space which had originally housed 455. After a great deal of

public relations activity, and a four-hour meeting at the home of Jeremiah Foster between Principal Ringer — "confident of the justice of his cause, and with family roots going deep into Gloucester history" — and Mayor Percy W. Wheeler, who had previously vetoed the council's request for an addition, the mayor was won over and between 1921 and 1923 a new three-story wing of classrooms was added along Dale Avenue. The addition cost the taxpayers \$300,000 ultimately. Many were opposed to the addition and Smith quotes Ringer's recollection that the students took it upon themselves to speak for the addition at public meetings at different points around the city, winning the opposition over to their side. "After all," writes Smith, "a school is for the pupils that attend it."

But the addition was a temporary relief. Although in September of 1923 the entire school met in the same building for the first time since 1916, by 1926 the school was again overcrowded. By 1930 1100 students occupied 988 desks in the building, or tried to, and by September 1933, "1280 boys and girls somehow got into the building each day, as the depression drove unemployed youth back to post-graduate work, and a lack of jobs tended to keep pupils in school longer than formerly," according to Smith.

By 1938 a new high school to be built off Blynman Avenue was in the final planning stages, thanks largely to the energy of Superintendent Ernest W. Fellows and Mayor Elmer W. Babson, who was particularly insistent that there be the option of vocational training added, a real innovation for the time. In September of 1940 the high school vacated its building on Dale Avenue, the students carrying all their books to the new building, having taken them home from Dale Avenue the day before, at the suggestion of Headmaster Leslie O. Johnson. Such a gesture probably saved the school department hundreds of dollars in moving expenses. Smith noted, adding that it was probably the first time that many had ever taken all their books home at once!

At this point the old high school building became the Central Grammar School accommodating the seventh and eighth grades of the city, making possible the permanent closing of the inadequate Sawyer, Collins, Point Primary and Stone Court Schools. For the next 30 years the old High School would be the "new" junior high in keeping with a not unproblematic but essentially intelligent and economical pattern of the city's continuous use of a single structure for the better part of a trying century.

Back to school to live

Part II: The Present

How man-made environment was saved by 'adaptive re-use'

by Peter Anastas

On October 1, 1975—just 16 years short of a century after the old high school opened its doors—the first tenants will be moving into Central Grammar Apartments. Some of them may well have attended high school classes in the very spaces in which they will soon be living.

Although the development and planning of Central Grammar Apartments has been a highly cooperative project, involving the Gloucester City Council, Action, Inc. and several other agencies and individuals at the local, state and national levels, the main source of energy has come from Kirk Noyes, a 29 year old St. Louis-born architect, who came to Gloucester five years ago to fulfill two years of obligatory alternative military service at Action, Inc. and ended up staying here.

"From the minute I saw Central Grammar I could see it had all kinds of uses," Noyes said in a recent conversation. "It was beautiful—and sturdy as a rock."

At that time Noyes, who is now executive director of the Gloucester Development Team, Inc., a local non-profit housing development corporation, was a research assistant working in the anti-poverty agency in the areas of housing and community development. It was in that capacity, and in behalf of Action, Inc., that he made his first report in February of 1971 to the Gloucester City Council suggesting an alternative use of the recently abandoned Central Grammar School as an adjunct to City Hall. The council turned that down, as well as a subsequent proposal

by several local groups to turn the school into a combined police station, court house and city hall annex.

"I finally made a written proposal a year later to convert the school into apartments for the elderly," Noyes reported. "Eleven months later it was accepted contingent upon the City Council's approval at different stages of development."

In the interim, New England Non-Profit Housing Development Corporation agreed to loan the Gloucester Development Team \$9,000 to get the project off the ground.

"It was really the first money we had that showed somebody thought the project made sense," said Noyes. "Then we had a meeting with HUD for their backing, and in December 1972 the city agreed to an option that would let the Gloucester Development Team buy the building for \$96,000, with the city having the right to buy it back again in 50 years for one dollar."

"Everything looked feasible," Noyes continued, "when nine days later President Nixon cut off all of HUD's funds."

What apparently saved the day for the project was the fact that the Massachusetts Housing Finance Agency, a state-backed agency that loans money at very low interest rates for such projects, still had some money and was receptive to the idea.

"On November 18, 1974 we got final approval of our request to MHFA for \$1,800,000 and a couple of weeks later, on December 9, 1974, we started construction," Noyes said.

Noyes who did both his undergraduate and graduate work in architecture at Washington University in St. Louis, but is not registered, and his associate, David Rome, went out interviewing architects for the project. He was looking for someone with specific experience in the adaptive reuse of old buildings, someone with specific experience in the adaptive reuse of old buildings, someone who was imaginative and willing to work with a community group.

After interviewing 11 firms in the Greater Boston area—four of them were interviewed by members of the board of Action, Inc. and Senior Home Care Services, Inc.—Anderson and Notter, a Boston firm involved with urban renewal in Newburyport, re-use of the old Boston City Hall, and many other adaptive re-use projects, was the unanimous choice.

"Throughout the entire planning process," Noyes stresses, "we've made use of experienced consultants and tried to get as much professional input as possible"

The greater Boston Community Development Corporation was the prime consultant and provided financial assistance, legal help, and advice in matters of construction. "The project caught the imagination of the board of directors at Action, Inc.," Noyes said, "and they've supported it all the way through." Noyes also cited the support of former executive director of Action, Inc., Denton Crews, now director of human services at