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CLIFTON HEIGHTS HISTORIC PROPERTIES SURVEY Marblehead, Essex County, Massachusetts

Final Report
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Abstract

The project completed an intensive-level survey of historic resources within the Clifton Heights neighborhood in the town of Marblehead. This project was ranked high in the priorities cited in the Town's Historic Resource Survey Master Plan (2013) as Clifton Heights contains some notable examples of 19th-century resort-era and early 20th-century suburban development. First the railroad and then the automobile route of Atlantic Avenue brought summer tourists which led to the development of distinctive seaside architecture. However, many of the historic areas and properties identified in the master plan had been documented previously in a coastal zone survey undertaken in 2015, reducing the number of properties available for a neighborhood survey. To address this numerical deficiency the scope of work was expanded into the adjoining Clifton neighborhood to capture portions of the Ware Farm north to Humphrey Street. (The Ware Farm was the first to be developed of the series of farm lots stretching from Humphrey Street to the ocean running up the Marblehead peninsula.)

Methodology

Survey Objectives: The survey is the fifth project to follow-up on recommendations made in the 2013 survey master plan. Prior to this, few properties or areas had been recorded outside of Marblehead's historic town center, which is listed on the National Register. Clifton Heights was prioritized because of its association with Marblehead's development as a summer resort during the last half of the 19th century. Yet, the current make-up of the neighborhood is largely characterized by suburban development occurring in the first half of the 20th century. Thus, the objectives here were two-fold: search out and document all surviving properties from the tourism period and survey residential subdivisions and initiate the study of suburban development in the town. Building forms were completed for individual properties associated with the tourism theme and area forms were created for a number of prominent subdivisions.

Assessment of Previous Research

Until the Marblehead Historical Commission began its survey program in 2014, very few historic properties outside of the historic districts in the town core had been documented. A review of local repositories done for the 2013 survey master plan revealed little source material pertaining to the 19th- and 20th-century development of the rest of Marblehead. The scant existing historical sources provided a starting point for a more comprehensive documentation for the selected buildings and areas.

Selection Criteria

The areas were selected based on field work following up on findings in the reconnaissance survey conducted for the survey master plan. Boundaries have been defined by recorded subdivision plans. The survey master plan included a preliminary list of individual properties based on their representation on an atlas of Marblehead published in 1912. Some had been inventoried in the previous coastal zone survey; the rest were field verified before selections were made for building forms. They fall within both the Clifton Heights and Clifton neighborhoods. None has been previously inventoried.

Procedures Followed in Survey:

The survey followed the standard methodology set forth in the “Historic Properties Survey Manual” issued and updated by the Massachusetts Historical Commission. The process includes field inspection with on-site notational and photographic recording, archival research, association with architectural and historical contexts, and assessment of significance. Archival research will collect information on property owners employing deeds, historic atlases, city directories, census records, vital statistics and genealogical sources searchable on Ancestry.com. Relevant information in local archives and historical source materials will be researched in local repositories and on the Internet. Municipal building records will be reviewed if they are found to be germane. Biographical information on architects and builders will be provided where possible using architectural records, newspaper accounts, obituaries and genealogical sources and indexes.

The products will be completed MHC Area and Building Forms with detailed property and building histories. Each form will be illustrated with current and, when available, historic views of the property. Digital photographs taken as part of the project will be conveyed to both MHC and the Town. A table with property data on each building will be compiled as an index to the survey and a basis for general analysis and mapping. A base map will be produced showing the locations of the surveyed properties using data provided in this table. A final report also will be prepared providing an overview of the project along with its findings and recommendations for future applications. At the end of the project a public presentation will be made.

Products:

The survey compiled architectural, historical and photographic documentation on survey forms for the following areas:

- In Clifton Heights
 - Greystone Beach, Section I (1926) containing 83 buildings
 - Greystone Heights (1928) containing 31 buildings
 - Greystone Beach, Section II (1959) containing 49 buildings
 - Temple Sinai & Jewish Community Center of the North Shore (1962-1985), 4 buildings
- In Clifton
 - Smith, Phelps & Langmaid Subdivision (1887) containing 45 bldgs.
 - Ware Manor (1934) containing 30 buildings

In addition, 33 individual properties, most of them outside of the areas were documented on MHC Building Forms. A more detailed listing of the areas and individual properties can be seen below. The results differed little from initial expectations. A valuable and more detailed understanding has been gained of the 20th-century residential subdivision process, the individuals involved, the backgrounds of lot buyers and the design of houses.

Street Index of Inventoried Properties

AREAS

AY	Greystone Beach, Section 1						
AZ	Greystone Heights						
BA	Greystone Beach, Section 2						
BB	Smith et al. Subdivision						
BC	Ware Manor						
BD	Temple Sinai & Jewish Community Center						
AY	Greystone Beach, Section 1						
MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2101	48 35 0	1	Adams Rd	Herbert & Marion Schreibman House	ca. 1955	Split Level Col.	0.190
MAR.2102	64 27 0	4	Adams Rd	McLaughlin/Brauer House	ca. 1993	Modernist	0.129
MAR.2103	64 28 0	8	Adams Rd	Paul & Judith Weinstein Hse	ca. 1963	Split Level Mod.	0.150
MAR.2104	64 29 0	10	Adams Rd	Dorothy & Robt Butler House	ca. 1936	Colonial Revival	0.187
MAR.2067	65 9 0	13	Adams Rd	Simonds-Karak House	ca. 1927	English Revival	0.322
MAR.2105	65 1 0	14	Adams Rd	Robt. & Elinor Raymer House	ca. 1964	Split Level Mod.	0.186
MAR.2106	65 8 0	15	Adams Rd	Marble-Gardner-Scivetti Hse	ca. 1929	English Revival	0.215
MAR.2107	65 2 0 65 3 0	16	Adams Rd	Harold & Priscilla Plotkin Hse	ca. 1962	Mod. Ranch	0.181 0.092
MAR.2108	65 4 0 65 3A 0	20	Adams Rd	Rich. & Frances Sherman Hse	ca. 1956	Shingle	0.365 0.092
MAR.2109	65 5 0	24	Adams Rd	Chew-Brooks House	ca. 1995	Contemp. Trad.	0.316
MAR.2110	65 6 0	28	Adams Rd	Maurice & Marion Samiljan House	ca. 1971	Contmp. Trad.	0.327
MAR.2111	64 26 0	234	Atlantic Av	Richardson-Williams/Kiernan House	ca. 1950	Cape Cod	0.122
MAR.2112	48 36 0	244	Atlantic Av	LaCava-Flaxer House	ca. 1956	Ranch	0.157
MAR.2113	48 37 0	248	Atlantic Av	Green-Jennings House	ca. 1956	Ranch	0.167
MAR.2114	48 38 0	252	Atlantic Av	Ernest & Ruth Goodwin Hse	ca. 1950	Cape Cod	0.189
MAR.2115	48 39 0	256	Atlantic Av	Davis-Sterman House	ca. 1950	Ranch	0.200
MAR.2116	48 10 0 48 53 0	270 5	Atlantic Av Jackson Rd	Barry & Phyllis Zimman House	ca. 1950	Garrison Col.	0.151 0.147
MAR.2117	48 11 0	274	Atlantic Av	Munce-Goodrow House	ca. 1950	Cape Cod	0.127
MAR.2118	45 1 0	282 0	Atlantic Av Ticehurst Ln	Aaron & Patricia Weinstein House	ca. 1959	Ranch	0.497
MAR.2119	48 6 0	1	Cleveland Rd	Leonard-Ginsberg-Spanos Hse	ca. 1950	Cape Cod	0.125
MAR.2120	48 5 0	3	Cleveland Rd	Prout-Norman House	ca. 1954	Split-Level Col.	0.130
MAR.2121	48 4 0	5	Cleveland Rd	Hathaway-Fanning House	ca. 1952	Gamb. Colonial	0.208
MAR.2122	48 55 0	6	Cleveland Rd	McAuley House	ca. 1952	Split-Level Col.	0.166
MAR.2123	48 3 0	7	Cleveland Rd	Oliver House	ca. 2007	Contemp. Trad.	0.168
MAR.2124	48 2 0	9	Cleveland Rd	Hayes House	ca. 1980	Contemp. Trad.	0.164
MAR.2125	48 1 0	11	Cleveland Rd	Capobianco House	ca. 1929	Italianate	0.159
MAR.2126	47 5 0	13	Cleveland Rd	Flynn-Hayes House	ca. 1958	Split-Level	0.158

MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2127	47 4 0	15	Cleveland Rd	Della Croce House	ca. 1958	Modern Ranch	0.159
MAR.2128	47 3 0	17	Cleveland Rd	Cushner House	ca. 1958	Split Level	0.159
MAR.2129	47 2 0 47 1 0	19 21	Cleveland Rd Cleveland Rd	Chamberlain-Kleinfeld House	ca. 1955	Split Level	0.164 0.216
MAR.940	65 7 0		Coolidge Dr	Sandy Beach Reservation	ca. 1925	n/a	1.003
MAR.2131	47 39 0	2-4	Coolidge Rd	Corman-Kleiman House	ca. 1943	Georgian Rev	0.939
MAR.2132	47 25 0	3	Coolidge Rd	Callahan-Zielinski House	ca. 1953	Cape Cod	0.250
MAR.2133	47 24 0	5	Coolidge Rd	Pitman-Kelly-Quigley House	ca. 1940 ca. 2000	Contemp. Trad.	0.278
MAR.2134	47 37 0	8	Coolidge Rd	Turkensis House	ca. 2000	Contem. Shingle	0.822
MAR.1327	47 36 0	10	Coolidge Rd	Ker Seymer/Herrick-Ravich Hse	ca. 1931	English Revival	0.340
MAR.2135	47 27 0	11	Coolidge Rd	Guild-York House	ca. 1947 ca.2010	Cape Cod (alt)	0.171
MAR.2136	47 35 0	12	Coolidge Rd	Riccio House	ca. 2014	Contem. Shingle	0.348
MAR.2137	47 34 0	14	Coolidge Rd	Work in progress	ca. 2020	unknown	0.318
MAR.2138	47 28 0	15	Coolidge Rd	Rockett House	ca. 2010	Contemp. Trad.	0.184
MAR.2139	47 33 0	16	Coolidge Rd	Gleason House	ca. 1930	Colonial Revival	0.295
MAR.1328	47 32 0	18	Coolidge Rd	Johnson House	ca. 1930	English Revival	0.625
MAR.2149	47 31 0	22	Coolidge Rd	Perlman/Hower-Zion House	ca. 1975 ca. 2005	Contemp. Trad.	0.371
MAR.2141	47 30 0	24	Coolidge Rd	Sands House	ca. 1926	Colonial Revival	0.344
MAR.2142	47 29 0	26	Coolidge Rd	Eyges-Baratz House	ca. 1959 ca. 2005	Contem. Shingle	
MAR.2143	48 51 0	3	Grant Rd	Symonds-Frankel House	ca. 1948	Garrison Col.	0.135
MAR.2144	48 43 0	4	Grant Rd	Geo B & Mary Jane Farnsworth House	ca. 1952	Cape Cod	0.206
MAR.2145	48 50 0	5	Grant Rd	Graham-McKeon House	ca. 1949	2-sty Colonial	0.124
MAR.2146	48 44 0	6	Grant Rd	Tarr-Merkin House	ca. 1951	Garrison Col.	0.193
MAR.2147	48 49 0	9	Grant Rd	Frank & Barbara Healy House	ca. 1965	Ranch	0.137
MAR.2148	48 45 0	10	Grant Rd	J Jos & Helen Blaine House	ca. 1949	Cape Cod	0.166
MAR.2084	48 48 0	11	Grant Rd	Knut & Anna L. Swanson Hse	ca. 1929	Craftsman Col.	0.199
MAR.2149	48 46 0	12	Grant Rd	Swanson-Nash House	ca. 1949	Ranch	0.156
MAR.2150	48 47 0	14	Grant Rd	Wm & Joad Quigley House	ca. 1964	Gamb Colonial	0.145
MAR.2085	48 9 0	1	Greystone Rd	Giordano-Abrams House	ca. 1938	Colonial Revival	0.210
MAR.2151	48 41 0	4	Greystone Rd	Hixon-Stratton House	ca. 1927	2-sty Colonial	0.288
MAR.2086	48 52A 9	9	Greystone Rd	Capobianco Duplex See 2 Jackson Rd	ca. 1929	Colonial Revival	0.100
MAR.2152	48 42 0	10	Greystone Rd	Sweet-Budrose House	ca. 1927	Tudor Revival	0.146
MAR.2153	48 51A 0	12	Greystone Rd	Stephen & Verna Saxe House	ca. 1993	2-sty Colonial	0.165
MAR.2154	47 43 0	18	Greystone Rd	Walter & Ellyn Colwell House	ca. 2010	Contemp. Trad.	0.458
MAR.2155	47 11 0	19	Greystone Rd	Ralph & Phyllis Maxwell Hse	ca. 1949	Col. Four Square	0.217
MAR.2156	47 41 0	24	Greystone Rd	Alexa & David Krauter	ca. 2015	Contemp. Trad.	0.258
MAR.2086	48 52 2	2	Jackson Rd	Capobianco Duplex See 9 Greystone	ca. 1929	Colonial Revival	0.094
MAR.2157	48 53 0	4	Jackson Rd	Dow-Norton-Boulter House	ca. 1927	Col Four-Square	0.152
MAR.2158	48 7 0	7	Jackson Rd	Maxwell-Gorfinkle House	ca. 1954	Cape Cod	0.151

MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2159	48 54 0	8	Jackson Rd	Cohen-Navon House	ca.1981	Colonial Revival	0.158
MAR.2160	47 10 0	1	Madison Rd	Curran-Davidson House	ca. 1950	Cape Cod	0.169
MAR.2161	47 9 0	3	Madison Rd	Hammond-Calvani House	ca. 1955	Two-Story Col.	0.142
MAR.2162	47 12 0	4	Madison Rd	Solomon House	ca. 1968	Mod Split Level	0.154
MAR.2163	47 8 0	5	Madison Rd	Dorey-Moulton House	ca. 1951	Cape Cod	0.142
MAR.2164	47 7 0	9	Madison Rd	Taylor-Chandler/Weiss House	ca. 1951	Cape Cod	0.190
MAR.2165	47 6 0	11	Madison Rd	Bagnulo-Dalton House	ca. 1952	Two-Story Col.	0.212
MAR.2166	47 17 0	14	Madison Rd	Fuller-Block House	ca. 1952	Two-Story Col.	0.111
MAR.2167	47 23 0	4	Monroe Rd	Tromanhauser/Shaw-Hasan House	ca. 1996	Contemp. Trad	0.238
MAR.2168	47 13 0	7	Monroe Rd	Severance-Whelan House	ca. 1949	Cape Cod	0.122
MAR.2169	47 22 0	8	Monroe Rd	Whitehead-French House	ca. 1937	Cape Cod	0.153
MAR.2170	47 14 0	9	Monroe Rd	Giordano-Proctor/O'Regan Hse	ca. 1950	Cape Cod	0.119
MAR.2171	47 21 0	10	Monroe Rd	Popeo House	ca. 2015	Contemp. Craft.	0.167
MAR.2172	47 16 0	13	Monroe Rd	Jackson-Rotondi House	ca. 1931	Colonial Revival	0.273
MAR.1329	47 20 0	14	Monroe Rd	Whorf-Bauer-Rimer House	ca. 1927	English Revival	0.735
	47 19 0	16	Monroe Rd				0.411
MAR.2173	47 18 0	15	Monroe Rd	Procter-Reynolds-Filosa Hse	ca. 1951	Two-Story Col	0.108
AZ Greystone Heights							
MAR.2174	64 24 0	228	Atlantic Av	Leonard & Gertrude Yellin House	ca. 1956	Ranch	0.129
MAR.2175	64 25 0	232	Atlantic Av	Chalek-Cartledge House	ca. 1956	Ranch	0.141
MAR.2176	64 10 0	1	Gallison Av	J Frank & Ethel Brown House	ca. 1930	Dutch Colonial	0.134
MAR.2177	64 9 0	5	Gallison Av	Wm & Anita Clark House	ca. 2006	Contem. Shingle	0.162
MAR.2178	64 8 0	9	Gallison Av	Very-Lavoie House	ca. 1947 ca. 1996	Contemp. Trad.	0.146
MAR.2179	64 7 0	11	Gallison Av	Chipman-Bloom House	ca. 1959	Modern Ranch	0.146
MAR.2180	64 6 0	17	Gallison Av	Lily M Richardson House	ca. 1948	Cape Cod	0.127
MAR.2181	64 18 0	6	Summit Rd	Barr-Smith House	ca. 1969	Modern Ranch	0.131
MAR.2182	64 21 0 64 22 0	7	Summit Rd	John & Rita McNeil House	ca. 1952	Two-Story Col.	0.178 0.148
MAR.2183	64 19 0	10	Summit Rd	Francis & Eleanor Babson Hse	ca. 1929	English Revival	0.134
MAR.2184	65 10 0	11	Summit Rd	David & Phyllis Caldwell Hse	ca. 1964	Raised Ranch	0.179
MAR.2185	65 41 0	12	Summit Rd	Kelley-Gardner House	ca. 1947	Two-Story Col.	0.163
MAR.2186	65 40 0	14	Summit Rd	McNeil-Forziati House	ca. 1964	Contemp. Trad.	0.356
MAR.2187	65 11 0	15	Summit Rd	Edith & Elmer Laskey House	ca. 1942	Two-Story Col.	0.123
MAR.2188	65 12 0	17	Summit Rd	Morton R. Mora Creesy Hse	ca. 1953	Two-Story Col.	0.165
MAR.2189	65 13 0	19	Summit Rd	Crampton-Coffman House	ca. 1948	Contemp. Trad.	0.276
MAR.2190	65 39 0 65 38 0	30 9	Summit Rd W Orchard Rd	Stevens-Ayres House	ca. 1931	Two-Story Col.	0.140 0/153
MAR.2191	64 11 0	2	Vassar Rd	Francis & Wilhelmina Cronin Hse	ca. 1950	Cape Cod	0.278
MAR.2192	64 23 0	3	Vassar Rd	Wood-Martel House	ca. 1931	Two-Story Col.	0.153
MAR.2193	64 12 0	6	Vassar Rd	Andrews-Flynn House	ca. 1955	Garrison Col. Split Level	0.167

MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2194	64 13 0	10	Vassar Rd	Sofield-Vale House	ca. 1956	Modern Ranch	0.151
MAR.2195	64 17 0	11	Vassar Rd	Thos & Virginia Karydis House	ca. 1955	Split Level	0.135
MAR.2196	64 14 0	12	Vassar Rd	Michael & Kimberly Monahan Hse	ca. 2004	Contemp. Trad.	0.149
MAR.2197	64 16 0	15	Vassar Rd	Guinon-Doughty House	ca. 1949 ca. 1995	Contemp. Trad.	0.140
MAR.2198	64 15 0	16	Vassar Rd	Arthur & Marilyn Dreben Hse	ca. 1956	Modern Ranch	0.125
MAR.2199	65 35 0	17	Vassar Rd	Christopher & Cynthia Scangas House	ca. 1991	Contemp. Mansard	0.169
MAR.2200	65 34 0	20	Vassar Rd	Pedersen-Grayson House	ca. 1949	Cape Cod	0.262
MAR.2201	65 33 0	24	Vassar Rd	Musen-Little House	ca. 1966	Garrison Colonial	0.130
MAR.2202	65 32 0	1	W Orchard Rd	Rick-Harney House	ca. 1928	Dutch Colonial	0.131
MAR.2203	117 35 0	7	W Orchard Rd	Todd-Alexander House	ca. 1951 ca. 2005	Contemp. Trad.	0.152
BA Greystone Beach, Section 2							
MAR.2204	63 24 0	221	Atlantic Av	Isaac Wyman Estate Tenant House	ca. 1890	Shingle Style	0.151
MAR.2205	63 1 0	233	Atlantic Av	Satterley-Mundy-Pierce House	ca. 1966	Cape Cod	0.274
MAR.2206	48 34 0	237	Atlantic Av	Sloane-Mollan House	ca. 1958	Garrison Col.	0.241
MAR.2207	48 33 0	241	Atlantic Av	Saul & Lois Sudman House	ca. 1958	Two-Story Col.	0.236
MAR.2208	48 32 0	247	Atlantic Av	Kaufman-Ogan House	ca. 1957	Mod. Split Level	0.240
MAR.2209	48 31 0	251	Atlantic Av	Fuller-Newton House	ca. 1957	Garrison Col.	0.231
MAR.2210	48 27 0	259	Atlantic Av	Dixon-Salemi House	ca. 1957	Col. Split Level	0.231
MAR.2211	48 26 0	263	Atlantic Av	Jack & Ann Chilnick House	ca. 1957	Cape Cod	0.232
MAR.2212	48 25 0	269	Atlantic Av	Wolf-Peralta House	ca. 1957	Col. Ranch	0.240
MAR.2213	48 24 0	273	Atlantic Av	Peskin-Thibodeau House	ca. 1957	Garrison Col.	0.247
MAR.2214	48 23 0	277	Atlantic Av	Cronan-Doyle House	ca. 1956	Garrison Col.	0.242
MAR.2215	48 12 0	283	Atlantic Av	Boardman-Crandall House	ca. 1956	Garrison Col.	0.285
MAR.2216	48 21 0	3	Buchanan Rd	Kramer-Follick House	ca. 1961	Garrison Split Level	0.252
MAR.2217	48 16 0	4	Buchanan Rd	Edward & Jane Dana House	ca. 1961	Garrison Col.	0.230
MAR.2218	48 20 0	5	Buchanan Rd	Garber-Zigelbaum House	ca. 1961	Mod. Split Level	0.279
MAR.2219	48 17 0	6	Buchanan Rd	Helaine & Henry Bershad House	ca. 1961	Two-Story Colonial	0.243
MAR.2220	48 19 0	7	Buchanan Rd	Lewis-Goodman House	ca. 1961	Split Level	0.236
MAR.2221	48 18 0	8	Buchanan Rd	Alan & Sondra Griffel House	ca. 1963	Split Level	0.231
MAR.2222	48 30 0	11	Buchanan Rd	Colella-Guerrero House	ca. 1962	Two-Story Colonial	0.230
MAR.2223	49 21 0	12	Buchanan Rd	Solomon & Mildred Goldstein House	ca. 1961	Raised Ranch	0.230
MAR.2224	48 29 0	13	Buchanan Rd	Harold & Rosalyn Lurie House	ca. 1961	Raised Ranch	0.235
MAR.2225	49 22 0	14	Buchanan Rd	Alexander-Badoleto House	ca. 1964	Ranch	0.246
MAR.2226	48 28 0	15	Buchanan Rd	Murray & Dorothy Selby House	ca. 1963	Mod. Split Level	0.239

MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2227	63 4 0	16	Buchanan Rd	Morris & Elaine Larkin House	ca. 1963	Split Level	0.236
MAR.2228	63 3 0	17	Buchanan Rd	Richard & Elda Morgan House	ca. 1962	Split Level	0.230
MAR.2229	63 19A 0	18	Buchanan Rd	Callahan/Muller House	ca. 2000	Contemporary Traditional	0.619
MAR.2230	63 2 0	19	Buchanan Rd	Bernard & Beverly Gerber House	ca. 1962, ca. 2010	Two-Story Colonial	0.230
MAR.2231	63 21 0	20	Buchanan Rd	Samuel & Lillian Katz House	ca. 1962	Ranch	0.250
MAR.2232	63 22 0	22	Buchanan Rd	Edward & Virginia Barry House	ca. 1963	Garrison Colonial	0.461
MAR.2233	63 23 0	24	Buchanan Rd	Edward L. & Lenore Lederman House	ca. 1959	Split Level	0.297
MAR.2234	48 20 0	7	Eisenhower Rd.	Zodikoft-Nathan House	ca. 1973	Gambrel Colonial	0.233
MAR.2235	48 23 0	8	Eisenhower Rd.	Barr-Swerdlich/Nechten House	ca. 1967	Split Level	0.246
MAR.2236	49 25 0	3	Lehman Rd.	Harriet C. Friedman House	ca. 1966	Split Level	0.269
MAR.2237	49 28 0	4	Lehman Rd.	Frederick & Diane Warren House	ca. 1969	Contemporary Mansard	0.230
MAR.2238	49 24 0	5	Lehman Rd.	Earl & Nancy Weissman House	ca. 1967	Split Level	0.265
MAR.2239	49 29 0	6	Lehman Rd.	Goldenberg-Katz House	ca. 1969	Two-Story Colonial	0.230
MAR.2240	49 30 0	8	Lehman Rd.	Most-Freedman House	ca. 1967	Split Level	0.230
MAR.2241	49 19 0	11	Lehman Rd.	Lawrence & Carol Snyderman House	ca. 1972	Split Level	0.298
MAR.2242	49 37 0	12	Lehman Rd.	Mildred DeCoste House	ca. 1972	Ranch	0.278
MAR.2243	49 18 0	15	Lehman Rd.	Swartz-Gendzel House	ca. 1973	Two-Story Colonial	0.315
MAR.2244	48 22 0	3	McKinley Rd	Rosenblatt-Pressman House	ca. 1960	Split Level	0.264
MAR.2245	48 13 0	4	McKinley Rd	Kirstein-Ciccone House	ca. 1959	Mod. Split Level	0.230
MAR.2246	48 15 0	5	McKinley Rd	Friedman-Gold House	ca. 1960	Garrison Col.	0.246
MAR.2247	48 14 0	6	McKinley Rd	Marvin & Eleanor Meyers House	ca. 1959	Garrison Col.	0.230
MAR.2248	49 26 0	7	McKinley Rd	Wyner-Gold/Siegel House	ca. 1960, ca. 1995	Contemporary Traditional	0.236
MAR.2249	49 1 0	8	McKinley Rd	Edward & Lorraine Berman House	ca. 1961	Modern Split Level	0.230
MAR.2250	49 2 0	10	McKinley Rd	Rosenfeld-Brenner House	ca. 1960	Modern Split Level	0.230
MAR.2251	49 27 0	11	McKinley Rd	Rea-Munick House	ca. 1961	Raised Ranch	0.230
MAR.2252	49 3 0	12	McKinley Rd	Green-Bornstein-Gulko House	ca. 1961	Raised Ranch	0.230
BB	Smith, Phelps, Langmaid Subdivision						
MAR.2253	24 22 0	4	Brook Rd		ca. 1950	Ranch	0.296
MAR.2454	23 11 0	1	Clifton Av	Routhouska House	ca. 1936	Colonial Revival	0.184
MAR.2255	23 12 0	2	Clifton Av	Hamm House	ca. 1936	Colonial Revival	0.263
MAR.2256	23 10 0	5	Clifton Av	Cahill House	ca. 1936	Colonial Revival	0.188

MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2257	23 9 0	7	Clifton Av	Gould House	ca. 1926	Colonial Revival	0.230
MAR.2075	23 13 0	8	Clifton Av	E. Vinton & Essie A. Earle Hse	ca. 1904	Colonial Revival	0.230
MAR.2258	23 8 0	11	Clifton Av	Blaney House	ca. 1926	Colonial Revival	0.230
MAR.2259	23 15 0	12	Clifton Av	Hannan House	ca. 1926	Colonial Revival	0.271
MAR.2260	23 7 0	15	Clifton Av	Hall House	ca.1926	Dutch Col. Rev.	0.230
MAR.2261	23 16 0	18	Clifton Av	Hammond House	ca. 1926	Colonial Revival	0.230
MAR.2262	23 6 0	19	Clifton Av	Hall House	ca. 1926	Colonial Revival	0.230
MAR.2263	24 14 0	23	Clifton Av	Beckett House	ca. 1926	Colonial Revival	0.230
MAR.2264	24 15 0	24	Clifton Av	Webster House	ca. 1926	Craftsman	0.230
MAR.2265	24 13 0	27	Clifton Av	Carsley House	ca. 1926	Dutch Col. Rev.	0.230
MAR.2266	24 16 0	28	Clifton Av	Morse House	ca. 1926	Dutch Col. Rev.	0.273
MAR.2267	24 17 0	32	Clifton Av	Campbell Jouse	ca. 1926	Colonial Revival	0.230
MAR.2268	24 12 0	35	Clifton Av				0.230
MAR.2269	24 18 0	36	Clifton Av	Dayton House	ca. 1926	Colonial Revival	0.230
MAR.2270	24 11 0	37	Clifton Av				0.230
MAR.2076	24 10 0	39	Clifton Av	Geo. E. & Jessie P. Jenkins Hse	ca. 1897	Shingle	0.230
MAR.2077	24 19 0	40	Clifton Av	Townsend-Story House	ca. 1902	Shingle	0.230
MAR.2271	24 9 0	41	Clifton Av	Swain-Blotner House	ca. 1926	Spanish Colonial	0.230
MAR.2272	24 20 0	44	Clifton Av		ca. 1950	Colonial Revival	0.254
MAR.2273	24 8 0	47	Clifton Av	Harrington House	ca. 1926	Craftsman	0.230
MAR.2274	24 21 0	54	Clifton Av	Burke House	ca. 1946	Colonial Revival	0.296
MAR.2275	23 22 0	176	Humphrey St	Rolfe House	ca. 1937	Colonial Revival	0.182
MAR.2276	23 1 0	2	Rockaway Rd	Smith House	ca. 1919	Colonial Revival	0.409
MAR.2277	23 2 0	8	Rockaway Rd	Norton House	ca. 1926	Colonial Revival	0.250
MAR.2278	23 3 0	12	Rockaway Rd	Dolphin House	ca. 1930	Dutch Col. Rev.	0.250
MAR.2279	23 4 0	16	Rockaway Rd	Brokaw House	ca. 1926	Craftsman	0.250
MAR.2280	23 5 0	20	Rockaway Rd	Thomas House	ca. 1926	Craftsman	0.250
MAR.2281	24 1 0	24	Rockaway Rd	May House	ca. 1926	Craftsman	0.249
MAR.2282	24 2 0	28	Rockaway Rd	Reed House	ca. 1926	Colonial Revival	0.250
MAR.2093	24 3 0	30	Rockaway Rd	Draper Rental House	ca. 1905	Queen Anne	0.247
MAR.2094	24 4 0	34	Rockaway Rd	Draper Tenant House	ca. 1905	Shingle	0.247
MAR.2283	24 5 0	36	Rockaway Rd	Forbes House	ca.1926	Dutch Col. Rev.	0.247
MAR.2284	24 6 0	46	Rockaway Rd		ca. 1946	Moderne	0.246
MAR.2285	24 7 0	50	Rockaway Rd		ca. 1960	Modernist	0.291
MAR.2286	23 21 0	1	Ware Ln	Kelsey House	ca. 1937	Colonial Revival	0.183
MAR.2287	23 20 0	7	Ware Ln				0.275
MAR.2288	23 19 0	11	Ware Ln		ca. 2020	Shingle	0.274
MAR.2289	24 28 0	25	Ware Ln		ca. 2003	Contemp. Trad.	0.270
MAR.2290	24 27 0	27	Ware Ln		ca. 1974	Colonial Revival	0.230
MAR.2291	24 25 0	37	Ware Ln		ca. 1998	Contemp. Trad.	0.270
MAR.2292	24 24 0	41	Ware Ln	Story House	ca.1937	Colonial Revival	0.270
MAR.2293	24 23 0	45	Ware Ln		ca. 1947	Colonial Revival	0.254

MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
BC Ware Manor							
MAR.2294	23 34 0	164	Humphrey St		ca. 1941		0.184
MAR.2087	23 33 0	166	Humphrey St	Ira B. & Adelaide Bacon Hse	ca. 1890	Italianate	0.115
MAR.2295	23 32 0	168	Humphrey St		ca. 1936	Colonial Revival	0.187
MAR.2296	23 23 0	2	Rose Av	DuPlessis House	ca. 1935	Colonial Revival	0.168
MAR.2297	23 31 0	5	Rose Av	Bullard House	ca. 1935	English Revival	0.245
MAR.2298	23 24 0	6	Rose Av	Atherton House	ca. 1935	Colonial Revival	0.165
MAR.2299	23 30 0	7	Rose Av	Callahan House	ca. 1936	Colonial Revival	0.195
MAR.2300	23 25 0	8	Rose Av	Wood House	ca. 1936	English Revival	0.166
MAR.2301	23 29 0	9	Rose Av	Full House	ca. 1936	Colonial Revival	0.195
MAR.2302	23 26 0	10	Rose Av	Storer House	ca. 1936	Colonial Revival	0.168
MAR.2303	23 28 0	11	Rose Av	Taylor House	ca. 1936	Tudor Revival	0.196
MAR.2304	23 27 0	12	Rose Av	Jackson House	ca. 1936	Colonial Revival	0.169
MAR.2305	23 29 0	13	Rose Av	Metzger House	ca. 1936	Colonial Revival	0.196
MAR.2306	24 46 0	14	Rose Av	Carruth House	ca. 1936	Colonial Revival	0.169
MAR.2307	24 45 0	16	Rose Av	Morrill House	ca. 1936	Colonial Revival	0.173
MAR.2308	24 44 0	18	Rose Av	Sprague House	ca. 1936	Colonial Revival	0.173
MAR.2309	24 30 0	19	Rose Av	Goddard House	ca. 1936	Colonial Revival	0.197
MAR.2310	24 43 0	20	Rose Av	Dinan House	ca. 1936	Colonial Revival	0.174
MAR.2311	24 31 0	21	Rose Av	Breed House	ca. 1936	Colonial Revival	0.197
MAR.2312	24 42 0	24	Rose Av	Cunney House	ca. 1936	Colonial Revival	0.174
MAR.2313	24 32 0	25	Rose Av	Hall House	ca. 1936	Colonial Revival	0.197
MAR.2314	24 41 0	26	Rose Av	Boland House	ca. 1945	Colonial Revival	0.174
MAR.2315	24 33 0	27	Rose Av	Sargent House	ca. 1936	Colonial Revival	0.198
MAR.2316	24 40 0	28	Rose Av	Baxter House	ca.1946	Colonial Revival	0.181
MAR.2317	24 34 0	29	Rose Av	Dunham House	ca. 1936	Colonial Revival	0.109
MAR.2318	24 39 0	30	Rose Av	Tenner House	ca. 1940	Colonial Revival	0.176
MAR.2319	24 35 0	31	Rose Av	Shildneck House	ca. 1940	Colonial Revival	0.256
MAR.2320	24 38 0	32	Rose Av	Ryan House	ca. 1940	Colonial Revival	0.177
MAR.2321	24 37 0	34	Rose Av	Johnson House	ca. 1940	Colonial Revival	0.179
MAR.2322	24 36 0	37	Rose Av	Mitchell House	ca. 1936	Colonial Revival	0.243
BD Temple Sinai & Jewish Community Center							
MAR.2323	28 29 0	1	Community Rd	Temple Sinai	1962	Modernist	1.82
MAR.2324	29 23 0	4	Community Rd	Jewish Community Center	1972	Brutalist	10.08
MAR.2325	29 23 0	4	Community Rd	Swimming Pool & Pavilions	ca. 1980	Modernist	---
MAR.2326	29 27 0	6	Community Rd	Epstein Hillel School	1985	Modernist	0.80

Individual Properties							
MHC No.	Assessor's No.	St. No.	Street Name	Historic Name	Date	Style	Acres
MAR.2067	65 9 0	13	Adams Rd	Nath. P. & Carrie L. Simonds House	ca. 1927	English Revival	0.322
MAR.2068	26 14 0	385	Atlantic Av	Clifton Garage	ca. 1912	Utilitarian	0.26
MAR.2069	26 12 0	393	Atlantic Av	Temple Emanuel	1958	Modernist	2.26
MAR.2070	9 32 0	409-11	Atlantic Av	Rockaway Inn & Annex	ca. 1914	Indeterminate	0.275
MAR.2071	9 33 0	415			ca. 1920		
MAR.2072	25 21 0	3	Brook Rd	Eveleth School	1956	Modernist	3.42
MAR.2073	7 20 0	10	Carlton Rd	James N. & Fanny R. North House & Carriage House	ca. 1886	Shingle	0.78
MAR.2074	7 18 0	5	Briar Ln				
MAR.2075	23 13 0	8	Clifton Av	E. Vinton & Essie A. Earle Hse	ca. 1904	Colonial Revival	0.23
MAR.2076	24 10 0	39	Clifton Av	Geo. E & Jessie P. Jenkins Hse	ca. 1897	Shingle	0.23
MAR.2077	24 19 0	40	Clifton Av	Townsend-Story House	ca. 1902	Shingle	0.23
MAR.2078	10 30 0	57	Clifton Av	George A. & Nellie C. Brown Cottage	ca. 1891	Queen Anne	0.36
MAR.2079	25 22 0	66	Clifton Av	Hobbs Memorial Building	ca. 1913	Colonial Revival	1.76
MAR.939							
MAR.2080	10 34 0	69	Clifton Av	Pollard Carriage House I	ca. 1894	Colonial Revival	0.22
MAR.2081	10 36 0	75	Clifton Av	Pollard Carriage House II	ca. 1897	Chateau	0.68
MAR.2082	9 39 0	79	Clifton Av	Flint-Hartshorn Summer Cottage	ca. 1903	Queen Anne	0.43
MAR.2083	9 38 0	85	Clifton Av	Flint-Chapman Summer Cottage	ca. 1890	Shingle	0.20
MAR.2084	48 35 0	11	Grant Rd	Knut & Anna L. Swenson Hse.	ca. 1929	Craftsman Col.	0.199
MAR.2085	48 9 0	1	Greystone Rd	Giordano-Abrams House	ca. 1938	Colonial Revival	0.210
MAR.2086	48 52A 9 48 52 2	9 2	Greystone Rd Jackson Rd	Capobianco Duplex	ca. 1928	Colonial Revival	0.194
MAR.2087	23 33 0	166	Humphrey St	Ira B. & Adelaide Bacon House	ca. 1890	Italianate	0.11
MAR.2088	22 1 0	175	Humphrey St	Hathaway-Orcutt House	ca. 1900	Queen Anne	0.38
MAR.2089	17 38 0	179-183	Humphrey St	Sevinor Block	ca. 1927	Classical Revival	0.14
MAR.2090	17 36 0	187	Humphrey St	Rice-Brookhouse House	ca. 1886	Queen Anne	0.36
MAR.1047	17 20 0	201	Humphrey St	Robert Brookhouse Jr. House	ca. 1845	Greek Revival	0.60
MAR.2091	12 24 0	206	Humphrey St	Brookhouse Tenant House	ca. 1870	Gothic Revival	0.20
MAR.2092	26 3B 0	3	Orchard Cir	Mary H. Rose House	ca. 1896	Queen Anne	0.315
MAR.2093	24 3 0	30	Rockaway Av	Draper Rental House	ca. 1905	Queen Anne	0.23
MAR.2094	24 4 0	34	Rockaway Av	Draper Rental House	ca. 1905	Shingle	0.25
MAR.2095	11 41 0	39	Rockaway Av	James H. & M. Elizabeth Jacobs House	ca. 1897	Queen Anne	0.18
MAR.2096	11 49 0	43	Rockaway Av	Jacobs – Tapley House	ca. 1896	Queen Anne	0.32
MAR.2097	10 44 0	81	Rockaway Av	Frederick H. Smyser House	ca. 1925	Craftsman	0.17
MAR.2098	9 23 0	82	Rockaway Av	Samuel F. Dunlap House	ca. 1890	Colonial Revival	0.31
MAR.2099	9 16 0	93	Rockaway Av	Ware Tenant House	ca. 1880	Second Empire	0.23
MAR.2100	9 27 1-2	94	Rockaway Av	Joseph H. & Lucy A. Lambertson House	ca. 1890	Queen Anne	0.25

National Register Contexts for Evaluation

The Clifton Heights neighborhood contains a range of properties ranging from farmhouses to summer cottages (large and small) to suburban homes in post WWI and post WWII subdivisions. Town trustees partitioned the land between Humphrey Street and the ocean into long, narrow strips and disbursed them to local taxpayers in the early 18th century. The pattern of these land divisions is still evident in current parcel maps in the town. The area continued in agricultural use for the next two centuries, although by the end of the 19th century, summer resort development had occurred along the ocean.

In 1856 there were no roads, much less a railroad, running through the Clifton Heights neighborhood. However, by this time, the Ware family had opened the Clifton House to summer tourists, located at the end of a long lane leading through their farm from Humphrey Street, later to be known as Clifton Avenue. The Wares developed Clifton Village to further accommodate tourists. A second road to the east ran through the Hathaway farm to the ocean where a land-lease cottage colony developed around Hathaway Road. A third leads from Humphrey Street, around a hill and towards the ocean at what was Peabody Camp, now The Casino. By 1872 ocean access shifted to Atlantic Avenue, which had been extended from Swampscott as far as Ocean Avenue, as its ultimate destination, as a tourist route, was Marblehead Neck. A branch line of the Eastern Railroad was opened connecting Marblehead with Lynn and the main line to Boston. The Clifton Station was positioned between Rockaway and Clifton avenues. This further spurred Marblehead's tourist economy, and it was the harbinger of the town's future as a suburb.

A trolley line running along Humphrey Street from the town center to Lynn was opened in 1884 bringing public transportation into the core of the neighborhood. Three years later, George H. Smith, James T. Phelps and John H. Langmaid filed a subdivision plan for 48 house lots at the westerly end of Rockaway and Clifton avenues on land they evidently acquired from Benjamin Ware, who was busy developing the ocean side.

Following a hiatus during the First World War, residential development resumed in Marblehead at a rapid rate. The Clifton neighborhood in the interior of the peninsula experienced tremendous growth as farmland was partitioned into house lots for suburban development spreading out from Salem, Lynn and Boston. Almost immediately, this house-building activity spread from Clifton, across the railroad tracks and into open sections of Clifton Heights, not just areas on the westerly side of Atlantic Avenue, but into the summer-home zone along the ocean as well. The first planned subdivision to appear was named Greystone Beach, filed in 1926, which contained 91 lots and occupied the portion of the Wyman tract between The Casino and the Devereux neighborhood on the ocean side of Atlantic Avenue. The initial houses were substantial and were designed in the Gothic Revival and Colonial Revival modes. Yet, as built-out, the subdivision is characterized by smaller houses constructed after WWII. Greystone Heights was appended to the south side of Greystone Beach in 1928 adding 36 lots to the plan. Ware Manor a 27-lot subdivision was laid out along Rose Avenue in 1934.

The properties documented represent a range of historic domestic architecture characterizing the Clifton Heights neighborhood's residential development during the last half of the 19th century when the demand for summer accommodations motivated farmers to create colonies on their ocean frontages and during the first half of the 20th century as farms were platted with residential subdivisions. By the end of the 1900s, the neighborhood was built out, and although changes have been made to the buildings to adapt them to current times, most of the work has been sympathetic to the neighborhood's historic character, but with ever-increasing real estate values comes concerns for its long-term preservation.

Contexts for evaluation for these properties include the following.

- *Architecture.* The summer houses built at the turn of the 20th century were generally wood frame in construction with gable roofs and dormers; cross-wings, bay windows, widow's walks and towers; and ornate piazzas on multiple sides assembled in an informal and picturesque Queen Anne manner. Later in the century and into the early 20th, the Shingle Style was popular, with houses distinguished by gambrel roofs and the requisite outdoor "rooms" often tucked under. By 1912, ocean front properties in the Clifton Heights neighborhood had been created and largely built out with summer homes.

Houses built in post WWI subdivisions are small in scale and designed in modest but distinctively decorated single family dwellings in a wide variety of Colonial Revival, Cape Cod, Tudor, Craftsman and Shingle styles, the latter being a hold-over from the resort era. They generally appear to be catalog designs some of which likely were pre-fab kits. After WWII the principal house types were Two-Story Colonials, Ranches and Split-Levels characteristic of the period.

Nearly all the houses in the neighborhood are recognizable in form and design and representative of their particular period. Resort era houses are more likely to have additions and alterations. Only a few are intact or distinguished enough to be individually eligible for the National Register under the architecture context. However, as a whole, they are authentic and significant enough to contribute to a historic district likely to emerge from this survey. Houses built in the 20th-century tend to be more intact to their date of construction, although changes to exterior materials and windows are not uncommon. Because of their number and uniformity, few will be individually eligible for the National Register under the architecture context. However, as components of planned subdivisions, they will contribute to historic districts that might emerge from this survey.

- *Summer Tourism.* Land use in Clifton Heights made the transition from agriculture to summer tourism in the mid-19th century when farmers began leasing land for colonies on the ocean shoreline. This coincided with the increase in tourism on the North Shore when improved transportation links to Boston and other industrial cities made it easier and more affordable for city families to find recreational opportunities. Early campgrounds were created in Clifton Heights and on Marblehead Neck by religious and labor organizations. More permanent land lease cottage colonies, where vacationers built small dwellings on plots leased from the landowner, also were developed. Clifton Heights (now known as the Casino) began as a land lease colony, but Clifton Village was more formally platted with lots sold for more substantial summer homes. Hotels also were built for tourists. More than one Ware house in Clifton Village was converted to this use. Once the railroad and Atlantic Avenue were introduced in the 1870s Clifton Heights was the first stop in a direct line leading into the Marblehead peninsula. At that time, larger and more elaborate "summer cottages" were built by the Boston elite and gradually displaced many of the earlier colonies and campgrounds.
- *Suburban Development.* Summer tourist development was concentrated along Marblehead's shorelines, for obvious reasons, but after the turn of the 20th century, suburban residential subdivisions rapidly filled in the open space left in the interior of the peninsula. The growth of white-collar and professional occupations in neighboring cities, particularly General Electric in Lynn, created a demand for modern housing. The first wave of development

occurred during and after the First World War creating a number of new neighborhoods composed of new homes with eclectic, stylish designs. This wave also washed over some of the existing tourist settlements in Clifton Heights filling in and replacing more modest summer dwellings. Another series of developments occurred after the Second World War with new subdivisions distinguished by homes of mid-century design. At this point, virtually all the farms comprising the middle and upper divisions of Marblehead had been subdivided and developed.

Properties Appearing Eligible for the National Register

The Whorf-Bauer-Rimer House at 14-16 Monroe Road in Greystone Beach Section I (MAR.1329) was identified as eligible for the National Register in the coastal zone survey. No other individual property was assessed to be eligible in this survey. Those that had distinctive characteristics were found to have questionable integrity or had lost their context due to redevelopment. And the most significant properties, like the Whorf-Bauer-Rimer House had already been documented and evaluated in the coastal zone survey. None of the areas surveyed were considered to be eligible as historic districts. Greystone Beach Sections 1 and 2 appear to have potential for district status; however, this evaluation must be deferred until more 20th-century residential subdivisions in the town are surveyed and a broader study of the context is completed in the town. It is not enough to evaluate the significance of these areas in a single neighborhood.

Further Study Recommendations

The sole recommendation is to continue to develop the historic and architectural contexts related to the 20th-century suburban development in Marblehead to better assess the significance of its component subdivisions.

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Marblehead Assessor's Office. Maps and Property Data. <http://marblehead.patriotproperties.com>
Marblehead Engineering Department. Interactive parcel map. <http://marblehead.org/webgis/>.
Marblehead Engineering Department. Subdivision maps
Marblehead Town Clerk. Town records and reports.
Marblehead Historical Commission. Records & Archives. www.marbleheadhistory.org.
Marblehead Museum & Historical Society. Historical Collections & Archives.

Other Repositories

Boston MA. State Archives. Dept. of Public Safety, Div. of Inspection, Plan Record cards and plans.
Boston MA. Massachusetts Historical Commission. Marblehead Reconnaissance Survey Town Report, Marblehead inventory forms filed in the Inventory of Historic and Archeological Assets of the Commonwealth, National Register of Historic Places nomination forms and vertical files pertaining to Marblehead.
Marblehead MA. Shipyard Association.
Salem MA. Peabody Essex Institute. Library and archives; on-line sources
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Historic Maps

Coast of New Hampshire and Massachusetts from Great Boars Head to Marblehead Harbor. Joseph F.W. Des Barres, 1776.
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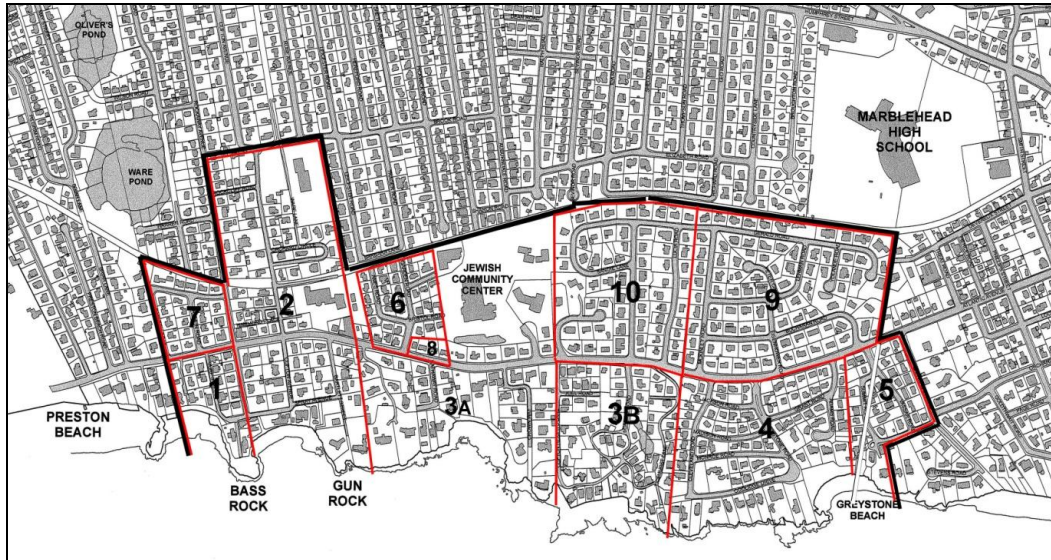
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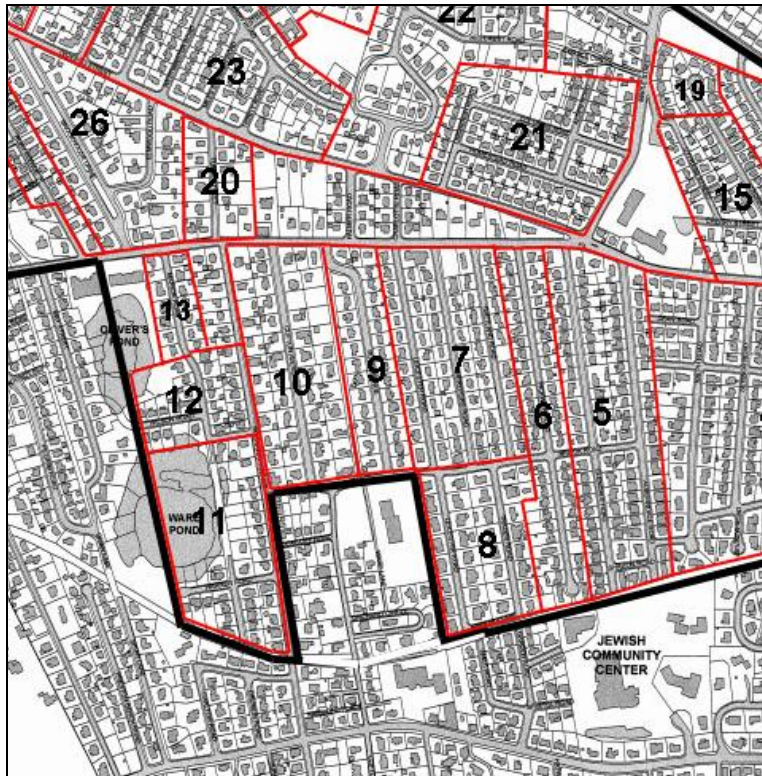
BASE MAP

The base map will be generated by the Massachusetts Historical Commission with the assistance of the Town of Marblehead Historical Commission.

MAP OF CLIFTON HEIGHTS & CLIFTON NEIGHBORHOODS SHOWING LOCATION OF AREAS
(Maps from Marblehead Historic Resource Survey Master Plan, 2013.)



Map of Clifton Heights Neighborhood. Area Forms will be created for subdivisions numbered 4, 5 & 9 on the right side of the map.



Portion of Map of Clifton Neighborhood. Area Forms will be created for subdivisions numbered 9 & 10.