

# Historic Salem incorporated

P.O. BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799 / FAX (508) 744-8255

**77 BAY VIEW AVENUE**

Researched by Donna Vinson  
January 1997

77 Bay View Avenue  
built in 1878 for Edward Ellingwood, Manufacturer

**History of the property:**

The house presently bearing the address 77 Bay View Avenue, formerly 17 Central Avenue, is one of the "Juniper Point Cottages" built after the 1875 subdivision of Salem Neck by Daniel Gardner, Jr.<sup>1</sup> Lot number "49", adjacent to Central Avenue and Short Street, was conveyed to Edward Ellingwood of Lowell by Gardner two years later.<sup>2</sup> At this time, Salem Neck was in the process of being transformed from farmland into a summer colony of seasonal residents, most of whom were from the prosperous Merrimack River Valley. The Ellingwoods proceeded to erect their summer cottage in the following year.

The best sources for the early history of Salem Neck are the 1897 reminiscences of William Welch and Gilbert Streeter.<sup>3</sup> They recount the fortifications and fisheries of the Neck and Winter Island and the former's transformation after "Hospital Point" was laid out as the Willows public park in 1858. At the turn of the nineteenth century, the forty-plus acres that constituted Gardner's later subdivision were acquired by Captain Edward Allen of Salem, who extended the standing "ancient" mansion house, "planked new piers on the north side of Abbott's Cove" (according to Dr. Bentley's Diary), and indulged in considerable (and apparently expensive) landscaping. Allen was Juniper Point's first summer resident. After his death in 1816, his presumably-indebted family sold the "Allen Farm" to Jonathan Dustin, a Danvers butcher. Nineteenth-century Salem maps refer to Salem Neck alternatively as "Neck Farm" and "Heirs of Dustin", and it is from the latter that Daniel Gardner purchased his property in 1875.

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<sup>1</sup> See enclosed "Plan of Cottage Lots Belonging to Danial B. Goodwin Jr. (Daniel B. Gardner, Jr.) at Juniper Point, Salem Neck, G.A. Putnam, Surveyor, October 1875" Essex Deeds South District, Book No. 1, leaf 15.

<sup>2</sup> Essex County Registry of Deeds, Book 977, folios 208-209; May 21, 1877.

<sup>3</sup> Essex Institute Historical Collections, Volume 33 (1897): 81-129.

Juniper Point's designation as a summer colony actually predated Gardner's development plan by several years. Lowell residents had traditionally summered across the water on Marblehead Neck, but in 1873 the land company that owned most of that neck advised its tenants either to purchase their plots or to seek a new vacation locale. Most left, but they did not go far. When Gardner purchased the Neck Farm in 1875, he was responding to the apparently-increasing demand of Lowell's prosperous industrialists for coastal vacation property on the North Shore.

Purchasers of Gardner's plots were bound by certain development conditions, specifically that "no shop, store, public house, boarding house, saloon, or stable shall ever be erected on said lot nor any building thereon used for any of said purposes." Stable lots parallel to "Cheval Avenue" were also available, and the Ellingwoods purchased stable lot number "43". 17 Central Avenue remained in the Ellingwood family until the end of the century, at which time it was conveyed to Cora S. Haskell of Salem, who represents the commencement of a Salem custom of maintaining a summer cottage on Juniper Point and a primary residence in "town".<sup>4</sup>

Cora Haskell's heirs-at-law, Mabel and Alvah Bigelow, summered at 17 Central Avenue/77 Bay View Avenue (after 1920) even before they inherited the property. According to the Salem Directories, Mr. Bigelow was a clerk at the M. Robson Leather Company on Goodhue Street in Salem. The Bigelows also maintained a primary "town" residence on Federal Street in Salem. Occasionally the Salem Directories refer to a summer tenant in residence at their Juniper Point cottage (such as Louis Bailey in 1910), or a vacancy. There is no evidence of year-round, permanent residence in this century. In 1918 the Bigelow's transferred title to the property to Lucy H. Bigelow of Salem.<sup>5</sup> Successive transfers were made from Rosamond W. Gould to Lucy H. Gould in 1950 and from the latter and her husband Roscoe W. Gould to its present owners, Edwin W. and Rosamond W. Dennis, in 1972.<sup>6</sup>

Transfers of title:

Essex County (South) Registry of Deeds, Book 977, folios 208-209

Grantor: Daniel B. Gardner of Salem  
Grantee: Edward Ellingwood of Lowell  
Consideration: \$175

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<sup>4</sup> E.C.R.D. Book 1576, pages 129-130; May 3, 1899.

<sup>5</sup> E.C.R.D. Book 2394, page 31; June 26, 1918.

<sup>6</sup> E.C.R.D. Book 3718, page 30; January 19, 1950.  
E.C.R.D. Book 5918, page 456; October 27, 1972.

Conveyance of: "a certain lot of land on Juniper Point so called in said Salem and being numbered forty-nine (49) on a plan of lots entitled "Plan of Cottage Lots, Juniper Point, Salem Neck. C.A. Putnam, Surveyor, October 1875" and recorded with Essex Deeds South District to which reference may be had. This Conveyance being made on condition that no shop, store, public house, boarding house, saloon or stable shall ever be erected on said lot nor any building thereon used for any of said purposes. Also one other lot of land being numbered forty-three (43) and known as a stable lot on said plan."  
Date recorded: May 21, 1877

E.C.R.D. Book 1378, pages 367-368

Grantor: Edward Ellingwood of Lowell  
Grantee: Elizabeth C. Ellingwood of Lowell  
Consideration: \$175  
Conveyance of: "a certain lot of land on Juniper Point...."  
(above identical description)  
Date recorded: January 9, 1885

E.C.R.D. Book 1576, pages 129-130

Grantor: Elizabeth C. Ellingwood of Lowell  
Grantee: Cora S. Haskell of Salem  
Consideration: "\$1 and other good and valuable considerations"  
Conveyance of: "a certain lot of land on Juniper Point...."  
(above identical description)  
Date recorded: May 3, 1899

E.C.R.D. Book 2006, pages 471-472

Grantor: Mabel W. Bigelow of Salem  
Grantee: Alice J. Hurley of Peabody  
Consideration: "\$1 and other valuable considerations"  
Conveyance of: "a certain parcel of land with the buildings thereon situate on Juniper Point....also another parcel of land with the buildings thereon situate on Federal Street in said Salem. The title of the said Mabel W. Bigelow in the above described premises was acquired by her as the only heir-at-law of the said Cora S. Haskell, late of said Salem."  
Date recorded: March 10, 1910

E.C.R.D. Book 2006, pages 473-474

Mortgage Deed: from Hurley to Bigelow

E.C.R.D. Book 2394, page 231

Grantors: Alvah H. Bigelow and Mabel W. Bigelow of Salem

**Grantee:** Lucy H. Bigelow of 121 Federal Street, Salem  
**Consideration:** paid  
**Conveyance of:** "land in that part of said Salem commonly called Juniper Point described as follows, to wit: Lot numbered "49" on a plan of lots entitled "Plan of Cottage Lots, Juniper Point, Salem Neck, C.A. Putnam, Surveyor, October 1875" which is recorded with Essex South District Deeds, Book of Plans number 1, Plan 15, meaning hereby to convey the first parcel described in a deed from Alice J. Hurley, recorded with the Essex Deeds, Book 2006, Page 473, subject to the conditions in said deed set forth."  
**Date recorded:** June 26, 1918

**E.C.R.D. Book 3718, page 30**

**Grantor:** Rosamond W. Gould of Salem  
**Grantee:** Lucy H. Gould of Salem  
**Consideration:** paid  
**Conveyance of:** 77 Bay View Avenue  
**Date recorded:** January 19, 1950

**E.C.R.D. Book 5918, page 456**

**Grantors:** Lucy H. Gould and Roscoe W. Gould of Marblehead  
**Grantees:** Edwin W. Dennis and Rosamond W. Dennis of 33 Warren Street, Salem  
**Consideration:** nominal  
**Conveyance of:** "the land, with the buildings thereon, situated in said Salem, bounded and described as follows: Being described in deed of Alvah H. Bigelow and Mabel W. Bigelow to Lucy H. Bigelow, dated May 11, 1918 and recorded in Essex South District Registry of Deeds, Book 2394, page 231 as Lot numbered "49" on a plan of lots, entitled "Plan of Cottage Lots, Juniper Point, Salem Neck, C.A. Putnam, Surveyor, October 1875", which is recorded with said Registry of Deeds, Book of Plans number 1, Plan 15, meaning hereby to convey the first parcel described in deed from Alice J. Hurley, recorded with said Registry of Deeds, Book 2006, page 473, subject to the conditions in said deed set forth."  
**Date recorded:** October 25, 1972

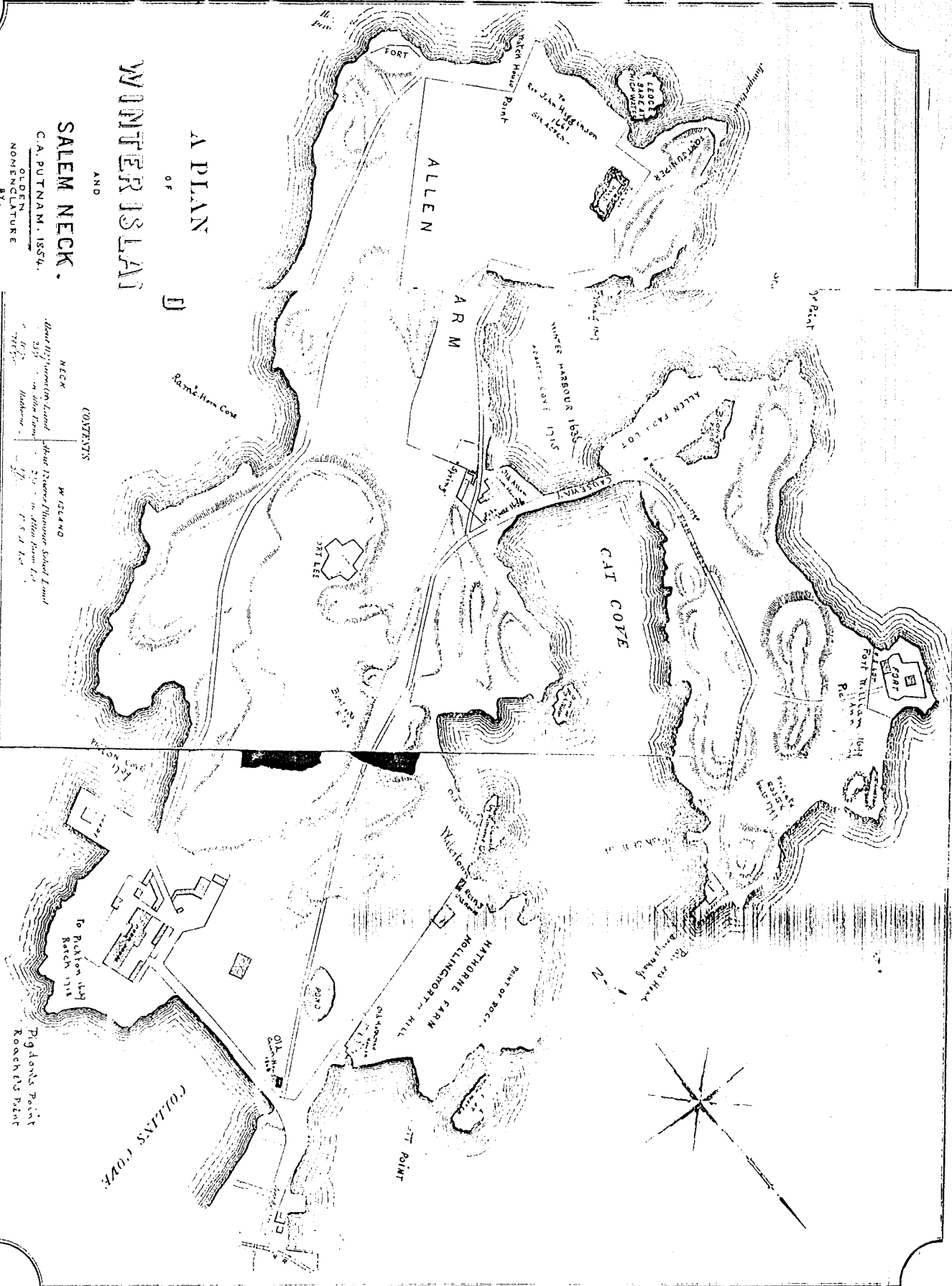
# A PLAN OF WINTER ISLAND AND SALEM NECK.

OLDEN  
NONENCLATURE  
BY  
William Schuchard  
1896

NECK  
COASTS  
W ISLAND

about 1770, wintering land about 1800, summer school land  
355' in area from  
1770  
1770  
1770

about 1800, summer school land  
250' in area from  
1770  
1770  
1770



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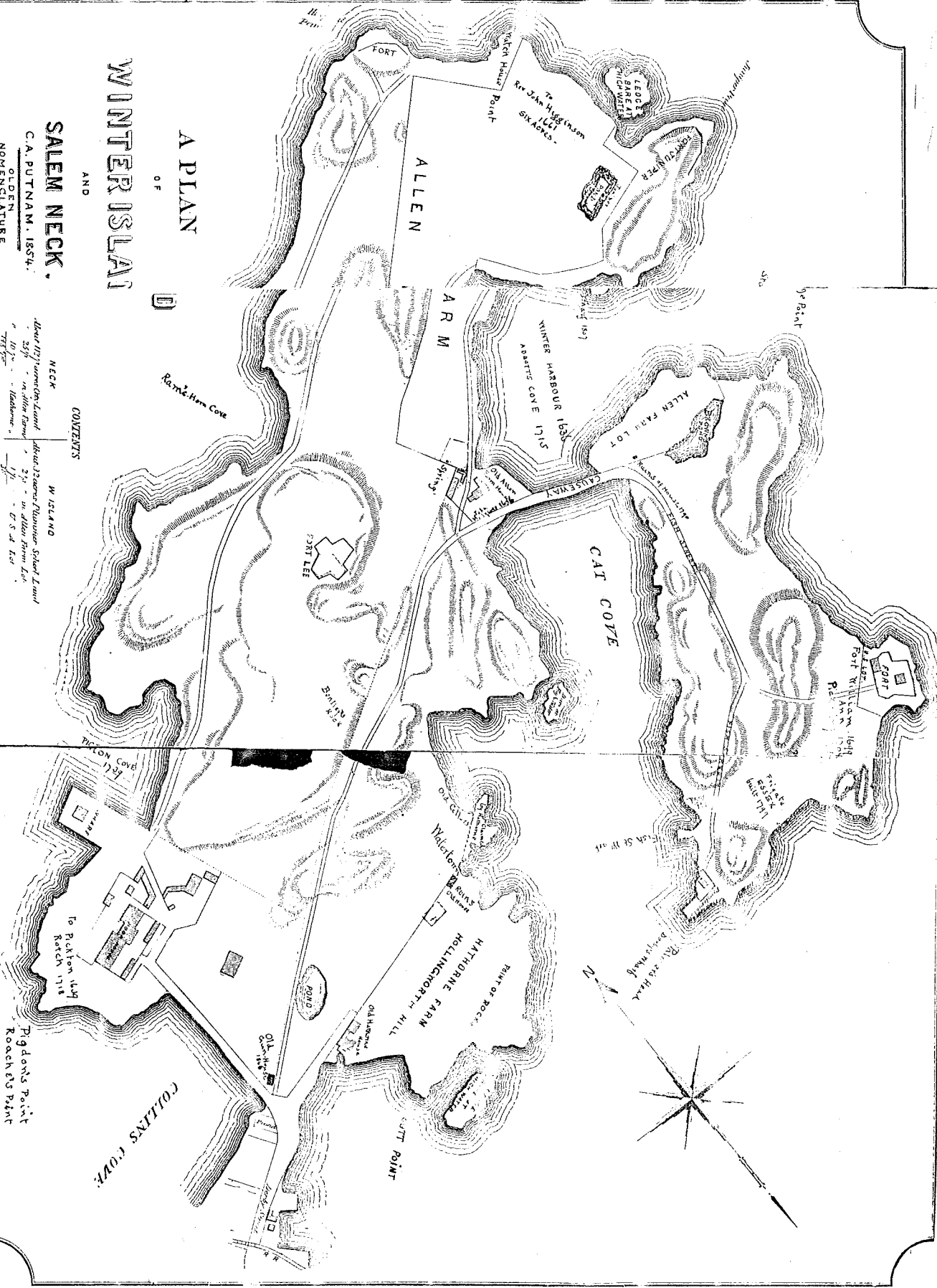
# WINTER ISLAND

## SALEM NECK

AND  
 OF  
 A PLAN  
 ALLEN  
 ARM  
 CAT COVE  
 COLLINS COVE

C.A. PUTNAM, 1854.  
 GUDEN  
 NOMENCLATURE  
 BY  
 William Lewis DODD  
 1896

NECK  
 CONTENTS  
 W ISLAND  
 About 12 square Rodometer - about 1 mile  
 250' - in other parts  
 10' - in other parts  
 5' - in other parts



Plan of Cottage Lots  
belonging to  
Daniel B. Goodwin Jr  
at  
Juniper Point Salem Weck

BK 1  

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PL. 15

Salem 12/1/1875