

# HAVRHILL RECONNAISSANCE REPORT

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## ESSEX COUNTY LANDSCAPE INVENTORY

### MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



Massachusetts Department of Conservation and Recreation

Essex National Heritage Commission

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## **INTRODUCTION**

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Essex County is known for its unusually rich and varied landscapes, which are represented in each of its 34 municipalities. Heritage landscapes are places that are created by human interaction with the natural environment. They are dynamic and evolving; they reflect the history of the community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities. This wealth of landscapes is central to each community's character; yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first steps towards their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature, an inland river corridor or the rocky coast. To this end, the Massachusetts Department of Conservation and Recreation (DCR) and the Essex National Heritage Commission (ENHC) have collaborated to bring the Heritage Landscape Inventory program (HLI) to communities in Essex County. The primary goal of the program is to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected. The focus is on landscapes that have not been identified in previous survey efforts in a given community. Another important goal of the program is to provide communities with strategies for preserving heritage landscapes.

The methodology for the Heritage Landscape Inventory program was developed in a Pilot Project conducted in southeast Massachusetts. It is outlined in the DCR publication *Reading the Land* which has provided guidance for the program in Essex County. In short, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-ENHC consulting team. The LPC organizes a heritage landscape identification meeting at which interested residents and local officials offer community input by identifying potential heritage landscapes. This meeting is followed by a fieldwork session including the consulting team and the LPC, usually accompanied by other community members. This group visits the priority landscapes identified in the meeting and gathers information about the community. The final product is the Reconnaissance Report, prepared for each participating community. It outlines the history of the community; enumerates the resources and documentation that provide background information; provides a short description of the priority heritage landscapes visited; discusses planning issues identified by the community; and concludes with a brief discussion of survey and planning recommendations. A list of all of the heritage landscapes identified by the community is included in the Appendix.

## **HAVERHILL HISTORY**

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Haverhill's distinctive landscape features – the Merrimack River, the many ponds, wetlands and varied topography – were instrumental in shaping the history of the community from the earliest use of the area by Native Americans through the long tradition of shoe manufacturing to land uses that continue today.

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Native American activity along the Merrimack River prior to European settlement was intense with several tribes known to have been in the Haverhill area, including the Pentuckets, Pawtuckets and Agawams, all sub-tribes of the Penacook group. The first European settlement took its name from one of the Native American tribes, when Pentucket was established in 1640 and one of the four shires of the plantation was called Haverhill, named after the birthplace in England of Haverhill's first minister, John Ward. The area was not incorporated as a city until 1870, the same year in which Bradford was annexed to Haverhill.

Agriculture, fishing and shipbuilding were the economic base well into the 19<sup>th</sup> century. In the early 1800s there was a strong cattle market which gave rise to the shoe industry. By the 1830s and into the early 20<sup>th</sup> century Haverhill became a leader in shoe manufacturing. Known as the "Queen Slipper City" Haverhill was noted for its shoe designers and makers. After World War I the shoe industry began its decline in Haverhill. In the 1950s the arrival of Western Electric was a boost to the local economy; however the large plant moved out of Haverhill in the late 20<sup>th</sup> century.

The Merrimack River served as a key mode of transportation from prehistoric times into the early 19<sup>th</sup> century. Once the railroad opened in 1839 there was a shift in transportation which also fostered the shift in the economy to the shoe industry. Mid 20<sup>th</sup> century interstate highway development resulted in the city's strategic location between Rt. 93 and Rt. 95 on Rt. 495.

One of the larger municipalities in Essex County, Haverhill's population by 1850 had risen to 5,754 and continued to increase substantially throughout the 19<sup>th</sup> century. Between 1880 and 1920 the population more than tripled to 53,884. However, as the shoe industry declined, the population decreased slowly but steadily throughout much of the 20<sup>th</sup> century until the 1990s when it recovered and exceeded the 1920 level. In 2000 the population was nearly 59,000.

## **RESOURCES AND DOCUMENTATION**

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This section of the Reconnaissance Report identifies planning documents and tools that provide information relevant to the Heritage Landscape Inventory program.

### **Inventory of Historic Assets**

The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. A searchable database, known as MACRIS, now is available online at <http://www.sec.state.ma.us/mhc>.

According to the MHC, Haverhill's inventory documents 820 resources constructed between 1670 and 2001. The early documentation was completed in

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the 1970s; updating and new documentation was completed in the 1990s by professional preservation consultants. A number of area forms document village centers and neighborhoods accounting for buildings, structures and objects in each area. Many of the late 19<sup>th</sup> and early 20<sup>th</sup> century neighborhoods of managers and workers' housing as well as the commercial districts are described in these area forms.

### **State and National Registers of Historic Places**

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. All National Register properties also are listed in the State Register of Historic Places. Haverhill's National Register (NR) program began in 1975 with the listing of the John Greenleaf Whittier Homestead. There are five districts and ten individual property NR listings. Of the ten individual NR properties listings, five were listed as part of the First Period Thematic Nomination. One property, the Whittier Hay Field, opposite the Homestead, is protected by a preservation restriction (PR), drawn up in accordance with MGL Chapter 183, Sections 31-33. A PR runs with the deed and is one of the strongest preservation strategies available. All properties which have preservation restrictions filed under the state statute also are automatically listed in the State Register.

### **Local Historic Districts**

Local historic districts, which are administered at the local level, are special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by a local historic district commission. In 1974, Haverhill adopted the Rocks Village Historic District in which there are 26 properties. The Bradford Common Local Historic District was established in 1975 and the Washington Street Shoe Historic District in 1982. Each is nearly identical to a corresponding National Register district. All local historic district properties are automatically listed in the State Register of Historic Places.

### **Planning Documents**

Nearly 15 years has lapsed since the *Haverhill Historic Preservation Plan* was written in 1990; however there are many important and pertinent recommendations that are long range and that are useful advice. These include updating the survey and making use of the media to inform residents and visitors of the rich history. Other recommendations were to augment the National Register listings, expand boundaries of existing local historic districts, adopt additional local historic districts, establish administrative and design review guidelines for local historic districts, adopt and designate scenic roads, and survey and evaluate the archaeological sites at Ward Hill Industrial Park.

The 2000 *Haverhill Open Space and Recreation Plan* describes the unique qualities of Haverhill to be the landscape character of the Merrimack River coursing through the city with 18 public landings, the rolling hills, thick forests

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and good agricultural land that sustains over 50 active farms at the turn of the 21<sup>st</sup> century. Development pressures are strong due to the proximity to major highways which make these natural resources vulnerable. Among the numerous recommendations in the OSRP are those that recognize the vitality inherent in the agricultural landscape, scenic vistas, scenic roads and urban neighborhoods. Some recommendations are similar to those in the Preservation Plan such as the adoption of a scenic roads ordinance and preservation of the urban districts.

### **Planning Ordinances and Other Tools**

Haverhill has a Special Permit Residential Cluster Development Ordinance that allows development while preserving open space. Agricultural Preservation Restrictions (APRs) are in place protecting four of Haverhill's farms for a total of 647 acres that are preserved and remain in agricultural use.

### **PRIORITY HERITAGE LANDSCAPES**

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The Haverhill Heritage Landscape Identification meeting, attended by about 10 residents, some representing city boards and local non-profit organizations, was held on July 13, 2004. During the meeting residents identified a lengthy list of Haverhill's heritage landscapes, which is included in the Appendix. Once the comprehensive list was created, attendees were asked to articulate the value of each landscape and the issues relating to its preservation. Based on the information gathered, community members identified a group of high priority heritage landscapes to be visited by the consulting team during the fieldwork. Each of the priority landscapes is highly valued, contributes to community character and is not permanently protected or preserved.

The following text describes the priority heritage landscapes that are the focus of the reconnaissance work in Haverhill. In most instances intensive survey work will be needed to fully document the physical characteristics and the historical development of the landscape. These heritage landscapes, which are listed in alphabetical order, represent a range of scale from a single property to a river corridor.

#### **Bradford College including Kimball Tavern**

Bradford College was established in 1803 as a co-educational institution known as Bradford Academy. In 1832 it began to educate only women. From 1932 it was a junior college and in 1971 converted to a four year degree college and also began to admit men as it had in its first three decades. The College closed in 2000. Currently the entire property including Kimball Tavern is owned by a real estate development corporation.

The campus is south of the Merrimack River in a village of Haverhill known as Bradford, which was a separate town until annexed to the city in 1896. The large brick Georgian Revival campus buildings that front on Main Street are part of a National Register and local historic district. The overlapping districts extend

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along Main Street to Bradford Common and include the Kimball Tavern (1692), which was owned by the College, is in good repair and is situated on the north side of the Common. The college also owned an area known as the Back 40, a parcel of open land of approximately 40 acres, where the present owner plans to construct a housing development. It is anticipated that the main campus buildings will be sold for a new educational use sometime in the future. The key features are the campus arrangement with the main structures set back from Main Street and buffered by a stone retaining wall. The broad greensward in front of the main buildings has mature deciduous trees and circulating paths that connect the buildings. Also on the campus, but not within in the districts, is Tupelo Pond, a long narrow body of water which traditionally has been used for skating by students and residents of the area.

### **Don Orione**

Located in the Bradford section of Haverhill, the Don Orione property was built in the early 20<sup>th</sup> century as a religious retreat and summer camp for members of Don Orione congregations. The property is set back from Salem Street and encompasses many acres of rolling terrain screened by wooded areas on the edges of the fields and the house site. Two Colonial Revival buildings with Arts and Crafts influence form the estate like setting for the retreat. Each has a heavy rubblestone first story, a shingled second story, columns and pilasters, modillioned cornices, and a variety of window types. The main house is situated on a plateau with a circular driveway in front and a former outbuilding — caretaker's house with garage — is off the main driveway set in a slight depression in the land. The lawn slopes away from the house and blends into fields below. Some modern buildings, a picnic shelter and playground have been built at the bottom of the hill that slopes behind the main house and outbuilding. The property is owned by the Archdiocese and currently is for sale. Head Start and Community Action Inc. are using some buildings for school programs.

### **The Highlands, including Plug Pond**

The neighborhood known as the Highlands represents development from about the 1850s to the early 1900s including a civic and institutional corridor and upper and middle class residential housing for manufacturers, retailers and professionals. Examples of commodious architect-designed Queen Anne and Colonial Revival houses are on Belvedere Heights Drive. The neighborhood wraps around three sides of Plug Pond (aka Lake Saltonstall), and some of the commodious dwellings overlook this body of water. Gale Park on Mill Street, in which there are several important monuments and statues, and Hale Hospital are located in the Highlands neighborhood. On Saltonstall Road there is a Montessori School in a Tudor Revival building, which is a former estate overlooking the Lake. There is a Highlands Neighborhood Association. This neighborhood was well documented in 1994 by means of a comprehensive MHC Area Form and many individual building forms.

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### **Hilldale Cemetery and Potters Field**

Laid out in 1859, the Hilldale Cemetery has curvilinear paths, hills and dales, and stones of granite and marble. Stone piers and a bronze tablet mark the main entrance to the burial ground. The cemetery is in very poor condition, and has no funds for restoration and maintenance. There are cemetery records in the library. Potters Field Cemetery is adjacent to the Hilldale Cemetery with a separate entrance, which is a long drive lined with sycamores forming an allee. Markers in the Potters Field Cemetery are hand made, generally of non-durable materials. Both cemeteries are city owned.



### **Lafayette Square**

This urban crossroads was until recently a rotary that was marked by a statue of the Marquis de Lafayette. Although not at a city limit, this crossroads of several main routes — Broadway (Rt 97) and Winter and Essex Streets — is a gateway to the center of the city and marks an area that was historically inhabited by French immigrants. Recent highway improvements have resulted in the removal of the rotary, installation of a traffic light, and relocation of the statue of the Marquis de Lafayette to the side of the road. Late 19<sup>th</sup> and early 20<sup>th</sup> century three and four story brick buildings mark the intersection including one that wraps the corner and is marked Union St. Jean Baptiste 1892-1922. Some older buildings have given way to single-story modern convenience store construction and other wood framed buildings have been significantly altered with the application of modern storefronts and synthetic materials. The sense of the place (as a square) has been substantially altered by the new infrastructure. The statue, which once was a centerpiece, looks like an afterthought and is no longer visually prominent in its new location next to a parking lot and close to telephone poles and overhead wires.

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## **Merrimack River**

The Merrimack River forms part of the southwest boundary between Haverhill and Methuen before it flows easterly through the center of the city and then northerly forming the boundary between Haverhill and towns to the east; Groveland and West Newbury. Rocks Village is the most northeasterly point in Haverhill along the Merrimack River. Throughout Haverhill's history the river has been an integral part of the story of the city's economic development. For nearly a century Haverhill was a leader in shoe manufacturing and the many 19<sup>th</sup> and early 20<sup>th</sup> century mills at the river's edge attest to this fact.

Primary issues are related to the public views of and access to the Merrimack River as well as zoning along the river. Views from the Friend's Landing area, a public access point near the center of the city, may be obstructed by two proposed 10-story towers at the river's edge. There are 18 city-owned landings, which should provide access to the river; however some are obstructed and others are unknown.

## **Mt. Washington Neighborhood**

Many development phases are represented by the housing stock in the Mt. Washington neighborhood from pre-1850 up to 1945. The brick buildings of late 19<sup>th</sup> century shoe manufacturing industry line the north bank of the Merrimack River. Housing was constructed for the mercantile elite in many styles, much of it a result of speculative real estate development. Some shoe manufacturing owners and managers lived in this area in the mid to late 19<sup>th</sup> century. Then a later phase of development resulted in the multi-family housing, such as the three-deckers on Pilling Street, built for immigrant shoe tannery workers. Notable locations in the neighborhood are Riley's Corner, the Fantini Baking Company and Observatory Avenue, which has a tower at the top, but is surrounded by modern housing. In the early 20<sup>th</sup> century, Italian immigrants established social clubs and churches in the Mt. Washington area. The 1890 John G. Tilton School at the top of Grove Street is an important civic building of the neighborhood.



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## **PLANNING**

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### **Preservation Strategies**

Haverhill's varied landscape, with rolling hills, farmland and urban development on the Merrimack River corridor, offers opportunity for a range of preservation strategies to maintain the diversity of its rich heritage landscape. Three areas are protected by local historic district designation. Agricultural preservation restrictions have been granted for four farms. Through the Heritage Landscape Inventory program, Haverhill is looking beyond the traditional historic resources to the landscapes, the neighborhoods, the river corridor and other cultural and natural assets that define the overall fabric of the community.

### **Planning Issues**

In addition to the priority landscapes listed in the previous section, residents identified general issues related to heritage landscapes and community character. Each of the critical planning issues affects at least one of the priority landscapes. These issues are arranged in alphabetical order. Community members also expressed interest in learning about preservation tools and strategies that have been effective in other Massachusetts communities and in identifying sources for preservation funding.

#### ***Cemetery Preservation***

The city is responsible for the care and maintenance of 17 burial grounds or cemeteries, but the number in the city is greater due to private and church owned cemeteries. Condition of stones, pathways and landscaping is poor. Cemeteries are undocumented and there is little awareness of the richness and historical importance of these resources. Current maintenance funding is inadequate to provide even the most basic stewardship of the cemeteries. Roads are rutted and impassable; there are numerous hazardous trees; many monuments are badly damaged; and the ground plane is rapidly becoming too rough to mow.

#### ***Gateways to Haverhill***

Many of the main gateways or entrances to Haverhill are numbered routes that have no protection and tend to have a fair amount of commercial development. Rt. 110 at the Merrimac-Haverhill line and the country roads in the northwest section that lead into New Hampshire, which are rural, are the exceptions. Presently the entrances to the city have little or no identity that links them with Haverhill.

#### ***Merrimack River Access and Zoning***

Although there are many city landings, few are easily accessible and parking near them is limited. Furthermore the location of city landings is little known by the general public. Zoning along the river does not take into account views of the

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river, so that access and views are threatened. For instance a proposal to build two ten-story towers near Friend's Landing will obstruct one of the few center city views of the river.

***Use of Large Historic Properties – e.g. Bradford College and Don Orione***

In the village of Bradford, some of the original uses of larger properties such as Bradford College and the Don Orione retreat center are no longer viable. The challenge is to find appropriate new uses that preserve the context of the properties, and to provide appropriate zoning that will allow for reuse that does not foster demolition of existing historic structures and subdivision of all open land.

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**PLANNING RECOMMENDATIONS**

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Preservation planning is a three-step process involving identification, evaluation and protection. Four useful documents to consult before beginning to implement preservation strategies are the Massachusetts Historical Commission's *Survey Manual* and *Preservation through Bylaws and Ordinances*; the Department of Conservation and Recreation's *Reading the Land*; and the Essex National Heritage Commission's *Essex National Heritage Area Plan*. Each publication provides necessary information for the identification, evaluation and preservation of the rich cultural heritage of a community. General recommendations are listed first, followed by more specific recommendations.

Each community will have to determine the best way to implement the recommendations discussed below. One approach that might help Haverhill begin the process is to form a Heritage Landscape Committee, as described in *Reading the Land*.

**General Recommendations**

Recommendations that apply to a broad range of resources are discussed below. These general recommendations are listed in the order in which they are most logically addressed when applying the three step preservation planning process as described above. Thus the goal will be to (1) identify, (2) evaluate and (3) protect.

***Preservation Plan***

The Haverhill Preservation Plan now is 15 years old; yet there are many relevant recommendations. Some have been implemented such as reconstituting each commission with the required expertise among the members. An important early step in Haverhill's preservation of its heritage landscapes would be to review the Preservation Plan – particularly the Executive Summary – to determine what has been accomplished and which tasks remain. The relevancy of those remaining tasks should be evaluated and a new list developed which indicates who is

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responsible for implementation of each task. Many of the following general and specific recommendations may be incorporated in the preservation action plan.

### ***Inventory of Heritage Landscapes and other Historic Assets***

The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and the historical development. New procedures that are more comprehensive and link properties in a more coherent way than in the past may enhance Haverhill’s survey, particularly of outlying farms and resources along the river. Thus, using the Massachusetts Historical Commission survey methodology, record Haverhill’s heritage landscapes beginning with the priority landscapes listed in this report:

- Compile a list of resources that are under-represented or not sufficiently documented including heritage landscapes, such as farms and estates.
- Document unprotected resources first, beginning with threatened areas.
- Make sure to document secondary features on residential properties, such as outbuildings, garages, stone walls.
- Record histories for the First Period dwellings – the 1985 documentation focuses on structural analysis only.

### ***National Register Program***

Survey work will require National Register evaluation. This may provide new information about the eligibility of properties, and will likely augment the rich National Register program that already has been developed in Haverhill. Thus to extend Haverhill’s National Register program:

- Develop a National Register listing plan, taking into consideration a property’s integrity and vulnerability. Properties that are in need of recognition in order to advance preservation strategies should be given priority.
- Review inventory for neighborhoods such as the Highlands and Mt. Washington for National Register listing.

### ***Agricultural Landscapes***

Preservation of agricultural landscapes means preservation of the farming activities; otherwise, it simply is the preservation of land as open space. It is important to know what the features of an agricultural setting are and which features the community treasures in order to make a case for preservation of

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these landscapes. Some preservation tools are available that can assist communities in preserving the actual farming activities. Consider the following options.

- Form an agricultural commission to address farm preservation in Haverhill.
- Adopt a right-to-farm ordinance which allows farmers to carry on farming activities that may be considered a nuisance to neighbors.
- Review the city's cluster ordinance for refinement of buffers, particularly between development and farmland.
- Raise funds to purchase development rights on farms or to assist a farmer in the restoration of historic farm buildings for which the farmer would be required to donate a preservation restriction (PR).
- Continue public-private partnerships to preserve farm land through purchase of farms or purchase of conservation restrictions (CR) on farms.

### ***Burial Grounds and Cemeteries***

Haverhill has nearly 250 acres of burial grounds or cemeteries in at least 18 publicly and privately owned cemeteries in the city. No cemeteries are included in the historic resource inventory. Concerns are funding for long term stone maintenance issues and general burial ground care that needs improvement. The DCR publication *Preservation Guidelines for Municipally Owned Historic Burial Grounds and Cemeteries* provides guidance on developing preservation plans for burial grounds including identification and evaluation of the resources as well as preservation strategies. Using this guide Haverhill should:

- Prepare survey forms for all burial grounds and cemeteries that have been in use for more than 50 years.
- Develop a preservation and management plan for each cemetery taking into consideration repair of stone markers, stone walls and stone fencing related to cemeteries, repair of iron work, removal of invasive growth and on-going maintenance of plant material.
- Using information on survey forms the Historical Society can develop a program that informs residents and visitors about the development of the cemeteries, noting key features and key persons buried in each.

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### *Neighborhood Character*

Nearly all preservation strategies address neighborhood character in some manner. As described above, thorough documentation on MHC inventory forms is an important first step in the preservation planning process, followed by National Register listing where appropriate. Three preservation tools that are particularly applicable to Haverhill's historic neighborhoods are demolition delay, local historic district designation (MGL Chapter 40C) and neighborhood conservation district designation. A demolition delay ordinance provides a time period in which the city can consider alternatives to demolition. Both types of districts recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. Each type of district is a local initiative, adopted by a 2/3 vote of the City Council, and administered by a district commission, appointed by the Mayor. As the city knows from experience in its three local historic districts, the strongest form of protection for the preservation of historic resources is local historic district designation, while neighborhood conservation districts are less restrictive but still embrace neighborhood character.

- Adopt a demolition delay ordinance to apply to all properties that are 50 years old or more and to give the Historical Commission authority to invoke a delay of demolition of up to one year. Publication of demolition requests reinforces the value of local historic resources; therefore include a notification requirement in the ordinance.
- Determine whether other historic neighborhoods such as Mt. Washington and the Highlands would be appropriate local historic or neighborhood conservation districts. Areas with a high level of historical significance and integrity should be considered as potential local historic districts, while neighborhood conservation districts would be more appropriate for residential neighborhoods that may have less integrity and where more flexibility is needed.
- Designate additional historically significant neighborhoods as local historic districts to preserve individual properties as well as neighborhood character. In a local historic district, any proposed changes to exterior architectural features visible from a public right-of-way are reviewed by the locally appointed historic district commission.
- Alternatively, pass a neighborhood conservation district (NCD) ordinance. Neighborhood conservation districts are special areas that are preserved by regulating scale, massing and materials of additions and new construction. Such districts may be the most appropriate way to preserve the land use pattern of an area where there are changes in materials but the overall size, scale and orientation of structures within the heritage landscape are retained.

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### *Scenic Roads and Gateways*

Most of Haverhill's gateways are numbered routes so that they are not eligible for scenic road designation under a scenic roads ordinance (MGL Chapter 40-15C); however there are other strategies that may preserve the historic character of these entrances to the city.

- Complete an inventory with descriptions and photo documentation of each of the rural roads in Haverhill including the character-defining features that should be retained.
- Review and amend zoning measures that minimize the impact of commercial and residential development along gateway roads by considering setbacks, screening and height requirements.
- Adopt a scenic roads ordinance consistent with MGL Chapter 40-15C and designate certain roads as scenic roads. Examples may be Crystal Street, East Broadway, Kenoza Street, Hilldale Avenue, Middle Road, Millvale Road and Whittier Road. Numbered routes cannot be scenic roads under Chapter 40-15C. Include in ordinance design criteria to be considered when approving removal of trees and stone walls. Add other design criteria such as a provision allowing only one driveway cut per property on scenic roads. Coordinate procedures between Highway Department and Planning Board.
- Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstructions, which address the scenic and historic characteristics while also addressing safety. This is an important public process in which the city may have to accept responsibility for certain costs to implement certain standards that are not acceptable to projects funded by Mass Highway Department. Such standards should have a section addressing the way in which the local Highway Department maintains roads, for example requiring a public hearing if any additional pavement is to be added to a city street during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted by the City Council through an ordinance. In developing policies consider factors such as road width, clearing of shoulders, walking paths, posted speeds. A delicate balance is required.
- Consider a scenic overlay district to preserve certain vistas on properties along the roadways. This may be particularly useful on gateway roads and those that run parallel to the Merrimack River and the lakes in the city.

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### ***Water Resources – River, Lakes, Ponds***

The goals are to control pollution and provide access to the water resources. Continue to work towards solutions in the following ways:

- Define ownership of each segment of the waterfront.
- Define public ways and parking areas for landings.
- Form public-private partnerships with, neighborhood groups and Boy Scouts (or similar community groups) to develop stewardship programs for access points.
- Develop a public landings brochure to remind abutters and city residents of the public access to these landings.
- Adopt and enforce strict conservation and zoning ordinances that regulate pollution. These may be such strategies as waste water treatment and storm water run off that is more restrictive than is minimally acceptable under Title V.
- Review zoning along water's edge and refine to protect views of the river and ponds.



### ***Funding of Preservation Projects***

Funding for preservation projects is an important aspect of implementing preservation strategies. In recent years, the ENHC has maintained a small grants program for Essex County communities. In addition, both the MHC and the DCR have had funding programs to assist communities in preservation related issues including:

- Survey and Planning Grants administered by the MHC support survey, National Register and preservation planning work.

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- The Massachusetts Preservation Projects Fund (MPPF) administered by the MHC funds restoration and rehabilitation projects.
  - The Historic Landscape Preservation Grant Program (HLPGP) administered by DCR funds planning, rehabilitation, education and stewardship projects focused on historic landscapes, including cemeteries.

Funding for state programs varies from year to year. When planning Haverhill's heritage landscape inventory program, contact relevant agencies to determine whether funding is available.

Cities and towns that have adopted the Community Preservation Act (CPA) find it to be an excellent funding source for many heritage landscape projects; however Haverhill first would have to adopt the Act. While tricky to pass in lean economic times, the number and types of projects that are benefiting across the Commonwealth are worthy of consideration. The CPA (MGL Chapter 44B) establishes a mechanism by which municipalities can develop a fund dedicated to historic preservation, open space and affordable housing. Funds are collected through a .5% to 3% surcharge on each annual real estate tax bill. The Commonwealth has established a dedicated fund which is used to match the municipality's collections under the CPA.

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters partnerships among historic preservationists, conservationists, and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources. At least 10% must be used to protect Open Space. And at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the city believes are appropriate and beneficial to the municipality. Information about the CPA can be found at [www.communitypreservation.org](http://www.communitypreservation.org).

Cities, like Haverhill that have a local historic district ordinance, may apply for Certified Local Government (CLG) status which is granted by the National Park Service through the MHC. After the city completes an application and is accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions. In return the city is eligible for federal funding that is distributed by the MHC. The matching funds are competitive; however a proportion of the federal allocation must be distributed to CLGs for Survey and Planning projects. CPA funds can be used for matching funds.

### **Specific Recommendations**

The following recommendations are offered for specific resources or areas that were either priority heritage landscapes or discussed as critical issues.

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### ***Bradford College***

- Identify key features through an intensive survey of the heritage landscape.
- Assist in development of master plan for property.

### ***Don Orione***

- Update inventory of resources using heritage landscape methodology combined with traditional MHC survey methodology.
- Assist in development of master plan for property.

### ***Lafayette Square***

Recent road work has altered the square substantially by removing the major feature from the center and changing traffic patterns by removal of the rotary. The sense of place has been diminished. No longer is the intersection a square. Traffic can move through the intersection much more rapidly than it did with the rotary. The newly installed traffic lights and the enormous size of the poles carrying the wires for the lights appear to have been over-engineered. The large Lafayette statue is no longer a focal point. In all likelihood the only recourse now is to work to establish a role for the Historical Commission in such changes by developing a liaison between the Commission and other departments such as the Department of Public Works. A major goal of the Heritage Landscape Inventory program is to raise awareness about the significance and integrity of spaces and places in each community. Use this situation as an example by carrying out intensive survey of Lafayette Square to show the adverse effect on this heritage landscape and develop ways in which this information can be considered in future city projects.

## **CONCLUSION**

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The Haverhill Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Haverhill and in beginning to think about preservation strategies. However, it is only the first step in the planning process. Landscapes identified in this report, especially the priority landscapes, will typically need further documentation on MHC forms. The documentation in turn can be used in publicity efforts to build consensus and gather public support for their preservation. Implementation of recommendations will require a concerted effort of and partnerships with municipal boards and agencies, local non-profits, and state agencies and commissions.

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Distribution of this Reconnaissance Report to city land use boards and commissions will assist in making this one of the planning documents that guides Haverhill in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly Haverhill's Historical Commission, the Planning Board, and Conservation Commission. It also is advisable to present this information to the Mayor, the applicant to the Heritage Landscape Inventory Program on behalf of the city, and the City Council. Finally distribution of the Report to the Haverhill Historical Society – Buttonwoods Museum, neighborhood associations, and any other preservation minded organizations will enhance Haverhill's heritage landscapes.

## APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list is a summary of all landscapes discussed at the Heritage Landscape Identification Meeting held in Haverhill on July 13 and the follow-up fieldwork on September 15, 2004. This is a working list and can be updated by the community. **There may be other heritage landscapes that were not identified at the HLI meeting noted above.** Landscapes are grouped by type. The chart has two columns – the name of the resource and the location are in the first and notes about the resource are in the second. Abbreviations used are listed below.

APR = Agricultural Preservation Restriction      CR = Conservation Restriction  
 ECGA = Essex County Greenbelt Association      LHD = Local Historic District  
 NR = National Register      PR = Preservation Restriction  
 TTOR = The Trustees of Reservations      \* = Priority Landscape

<b>Agriculture</b>	
<b><i>Clement Farm</i></b> Main St. (Rt. 110)	Now softball fields and buildings – owned by city – American Legion Post uses the building.
<b><i>Kimball Farm</i></b> East Broadway	APR on 191 acres. Active farm with historic buildings. The current uses are raising livestock and crops are corn and hay.
<b><i>Silsby Farm</i></b> Salem St.	APR on 132 acres. Carter’s Ice Cream, active farm with historic buildings. One of the main uses is raising food for livestock known as forage. Both sides of Salem St. A pumpkin patch on the south side. Hill from farm overlooks Golden Hill and schools. Can see Main St. NR district – red brick steeple is First Baptist and white stucco steeple is Congregational. Currently on the market for \$4 million.
<b><i>Srybny Farm</i></b> Hilldale Ave.	Privately owned.
<b><i>Tattersall Farm</i></b> 542 North Broadway	150-acre farm bequeathed to city by will of Mary Alice Tattersall who died in 1999 with restrictions to keep as open space, conservation and maintain farming activities. Active farm with historic buildings, hayfields, rolling meadows, wooded areas.
<b><i>Wally’s Farm</i></b> Amesbury Rd.	Rt. 110. Farmstand. Owner, Lesiczka family, also tills fields at Whittier Birthplace.
<b>Burial Grounds and Cemeteries</b>	
<b><i>Bradford Cemetery</i></b> Salem St.	Known as the Bradford Burial Ground – was also the site of the first parish building that now is on Bradford Common.
<b><i>Elmwood Cemetery</i></b> Salem Street	Two sites; one of .75 acres and the other of 27.11 acres, both city-owned.

<b>Greenwood Cemetery</b> East Broadway	4.89 acres. Managed by Kimball Farm
<b>Haynes Family Cemetery</b> Carlton Street	Off Broadway.
<b>Hilldale Cemetery *</b> Hilldale Ave.	1859. 19 <sup>th</sup> c. rural cemetery with curvilinear paths, hills and dales, granite and marble headstones and monuments. 20.94 acres. Very poor condition. No funds, maintenance issues. Records in library. Next to Potters Field.
<b>Hillside Cemetery</b>	Off Broadway.
<b>Linwood Cemetery</b> Mill St.	31.39 acres. Well maintained, associated with Pentucket Cemetery for maintenance.
<b>Lithuanian Cemetery</b> Montvale St.	Once next to a camp ground which was a vacation spot of ethnic groups. Camp ground purchased by the city and school built there.
<b>North Parish Cemetery</b> Main Street	Small early cemetery of less than ½ acre.
<b>Pentucket Cemetery</b> Water Street	2.58 acres. Also known as First Cemetery. Next to Historical Society, site of original meeting house.
<b>Potters Field *</b>	City-owned, next to Hilldale Cemetery. Allee of sycamores. Many handcrafted markers.
<b>Industrial</b>	
<b>Taylor Goodwin Mill</b>	Probably will be developed. The Webster Building is a Romanesque Revival style formerly Hooker & Howe, a costume company. Most recent proposal is for handicapped housing. Deteriorated.
<b>Millvale Cider Mill</b> Millvale Rd.	On Millvale Reservoir. Active.
<b>Institutional</b>	
<b>Bradford College *</b>	NR, LHD, including Bradford Common. Main campus buildings fronting on Main Street in districts. College also owns <b>Kimball Tavern</b> (1692) which is in good repair and is situated on the other side of the Common, Main Street houses also important. College has closed and property is for sale. Forty acres of campus known as the Back 40 has been sold for housing with anticipation that main campus will be sold for an educational use. Tupelo Pond on main campus – used for skating.

<b>Buttonwoods</b> 240 Water St.	NR District designated in March 2005. Museum, Historical Society. 3 buildings including the John Ward House, the Duncan House and the Daniel Hunkins Shoe Shop. Potential for LHD expansion to include these resources.
<b>Clement Estate</b> Mill Street	Davis-Clement Homestead. In Highlands area at Mill Street and Boardman.
<b>Don Orione *</b> Salem St.	Religious retreat, camp, archdiocese owned, for sale, in Bradford section of city. Head Start and Community Action Inc. using some buildings. A circular drive in front of main house – arborvitae.
<b>Hannah Duston House</b> 665 Hilldale Ave.	NR. First Period. Ca. 1700. Two-story, three-bay, brick house – one of very small number of surviving brick First Period houses. Also known as the Duston Garrison House. Was being built when Hannah Duston (also spelled Dustin) was taken away by Native Americans with new born and wet nurse. The baby was killed and the mother is reported to have gone mad and returned with many scalps. There are rocks on Monument Street that mark the place from which she was taken.
<b>Powderhouse</b> Powder House Hill	Vacant.
<b>Schools:</b>	Cogswell School, Greenleaf School, which was the Old Bradford Town Hall, Smiley School, Walnut Square School, which has an old clock in the school.
<b>Whittier Building</b> Winter Street	Next to the Y, Chamber of Commerce Building.
<b>Woolworth Building Merrimack</b>	Art Deco, on corner at Bridge and Water Sts. Empty since 1970. Now prime real estate but issue is parking.
<b>Natural Features</b>	
<b>Chadwick Pond</b>	Part in Boxford.
<b>Crystal Lake</b>	Northwest part of city, a relatively large lake of 10 acres. Crystal Point Recreation Area.
<b>Hale's Island</b>	Part of Silsby's Farm (APR).
<b>Johnson Pond</b>	Part in Groveland.
<b>Kenoza Lake</b>	Pump house and waterworks, "Great Pond" named Kenoza by Whittier in 1859, meaning Lake of the Pickerel. Part of water supply since 1871. Recreational activities not permitted.
<b>Little River</b>	Flows south to the Merrimack River. At Lafayette Square, it is visible.
<b>Merrimack River *</b>	Public views and access issues, zoning along river, proposal for Friend's Landing which would include two 10-story towers on river edge. One beautiful section is at the crossing from Comfort Inn – hill with pine forest, oak, birch, the back side of Ward Hill Industrial Center. 18 City Landings.

<b><i>Millvale Reservoir</i></b>	East of E. Broadway.
<b><i>Plug Pond aka Lake Saltonstall</i></b>	City-owned bath house, a beach house in bad repair, only city-owned swimming area, boating lessons also, Highlands Area. Activities limited to Haverhill residents only.
<b><i>Round Pond / Lake Pentucket</i></b> Off Stanley Drive	East of Concord St.
<b><i>Silver Hill</i></b>	View from Silver Hill disrupted by towers and visitors no longer can go to the top, thus view is diminished.
<b><i>Saltonstall Lake</i></b>	Named for Saltonstall family – Nathaniel Saltonstall and ancestors who settled in Haverhill. Family home was here. Demolished in 1919.
<b><i>Tupelo Pond</i></b>	Also known as Lake Tupelo. See Bradford College listing. A long narrow pond used for ice skating.
<b><i>Winnekenni Basin</i></b>	At entrance to Winnekenni Park.
<b>Open Space &amp; Parks</b>	
<b><i>Bradford Ski Area</i></b>	Near Salem St. beyond Silsby Farm. Still in business as a ski area. Former Atwood Farm.
<b><i>First Landing Park</i></b> Water St.	Opposite Pentucket Burial Ground. Understated park with major development proposed nearby.
<b><i>Gale Park</i></b> Mill Street	City-owned, edge of Highlands area, the statue known as The Hiker by Kitson, WWI and Women’s WWII statues.
<b><i>GAR Park</i></b> Winter & Main Sts.	NR – Main Street Historic District. City-owned, Grand Army of the Republic common land. 1.68 acres near Merrimack River.
<b><i>Hannah Duston Park</i></b> Rt. 110	Closed, was a state rest area.
<b><i>Stadium</i></b> Lincoln Ave. at Nettleton Ave.	NR eligibility determination in 2004. NR listing in progress. WPA project. Stands have been condemned. A 9.5 acre athletic complex with football and baseball fields enclosed by brick wall. Concrete football grandstand and ticket office dating to the mid 1930s. Original grandstand was 1916 which was demolished in 1991.

<b>Residential (<i>Neighborhoods and Village Centers</i>)</b>	
<b><i>The Acre</i></b>	NR. Mid 19 <sup>th</sup> c. urban residential neighborhood northwest of original village center. Bound by Winter and Main Sts., Little River and the B& M railroad. Most of the development is after the Civil War when industrial base of Haverhill required large population increase to maintain shoe manufacturing and railroads. Representations of all house forms and styles, particularly Greek Revival and Italianate in earlier construction – such as side gables, gable front houses – duplexes and other multi-family housing in later period of development after the 1887 Haverhill & Groveland Street Railway introduced.
<b><i>Bradford Common</i></b>	NR. LHD Includes Common, and properties along Main Street, but not adjacent residential neighborhoods. Common is enclosed with granite posts and wood posts on angle. Paths through the Common. Congregational Church on Bradford Common. Recently restored steeple with fiberglass replica. Henry Ford wanted steeple, but only has a replica. Original steeple built by local ship builders. The church owns common but city uses and maintains. 1870s Parsonage. Kimball Tavern. Bradford was a separate town until 1896 then annexed. Ward Hill is a neighborhood of Bradford that needed water and Bradford had no funds to carry water out to the neighborhood – Haverhill did, thus the annexation.
<b><i>Elmwood Estate</i></b> 229 Kenoza Avenue	Was the Thomas West Estate, which once included much of the land between Lake Saltonstall and Kenoza Lake, east of Kenoza Avenue. Property subdivided in the mid 20 <sup>th</sup> c. and brick Colonial Revival House with monumental columns and shingled barn remain on a sizeable lot with mature landscape.
<b><i>The Highlands</i></b> * Highland Avenue	1850s to 1900s, civic and institutional corridor and upper and middle class residential neighborhood with housing for manufacturers, retailers and professionals with architect-designed commodious houses. The Highlands on three sides of Plug Pond (also called Lake Saltonstall), Gale Park, Hale Hospital. On Saltonstall Rd. is a Montessori School in Tudor Revival building.
<b><i>Lafayette Square</i></b> *	Statue and buildings, historically French neighborhood that serves as a gateway to the city. Recent improvements removed rotary and moved statue of Lafayette to the side. The brick building that wraps the corner is marked Union St. Jean Baptiste 1892-1922. Winter St (97), Broadway and Hilldale
<b><i>Main Street District</i></b>	NR. Seven churches including UU, Baptist, Congregational, Armenian. City Hall / 1909 Old Haverhill High, GAR Park, Romanesque Revival St. Gregory the Illuminator (1847-1848) now the Armenian Apostolic Church. 25 contributing resources.
<b><i>Monument Square</i></b> Main & Arlington Sts.	Corner of Main and Arlington Streets. Recent demolitions changing nature of square. Civil War Monument.
<b><i>Mt. Washington</i></b> *	Development phases were Silver's Hill pre-1850 up to 1945 with brick buildings of late 19 <sup>th</sup> century shoe manufacturing lining north bank of Merrimack, and housing for mercantile elite in many styles resulting from speculative real estate development, shoe manufacturing owners and managers. Then a later phase of development was the multi-family housing (3-deckers on Pilling St.) for the immigrant neighborhood - housing for shoe tanneries workers. Riley's Corner, Fantini Baking Company, Observatory Avenue with tower at top and all new housing. Italian immigrants established social clubs and church. Streetscapes – Grove Street with 1890 John G. Tilton School at top of Grove. Wysocki Park.

<b>Rocks Village Wharf Lane</b>	NR, LHD. Northeast corner of city on banks of Merrimack River at crossing to West Newbury. 18 <sup>th</sup> century maritime site with shipyards. Bypassed by industrial revolution, thus retains much of its 18 <sup>th</sup> and 19 <sup>th</sup> c. Georgian and Federal architecture.
<b>Walnut Square</b>	School with clock tower – off Main St. North Avenue – Highlandville.
<b>Washington Square</b>	NR, LHD. Historic shoe district. Downtown commercial district.
<b>J.G. Whittier Birthplace</b> 105 Whittier Rd.	NR. Whittier born here 1807. 50 acres with house built in 1688 by Thomas Whittier. House is immortalized in Whittier’s poem <i>Snow Bound</i> . In 1892 the Haverhill Whittier Club was formed – owns the house and operates the farm associated with house.
<b>Winnikenni Castle</b> 347 Kenoza Ave.	Castle built by James R. Nichols, physician and inventor in 1873-1875 as summer house. The architect was Charles Willis Damon. Built on site of Darling Farm which Nichols renamed Winnekenni (meaning “very beautiful” in Algonquin). A large barn also is at the castle site. Castle sold to city in 1895. Winnikenni Basin is man-made used to regulate Kennoza Lake, which Castle overlooks.
<b>Winnikenni Park</b>	Surrounds Lake Kenoza, Lake Saltonstall and the Castle. Public.
<b>Transportation</b>	
<b>Basilere Bridge</b> Bridge St.	An old drawbridge which does not work.
<b>Crescent Yacht Club &amp; Marina</b>	On Merrimack River at Railroad Avenue. Important river access point. There were ferry landings along entire river including here.
<b>City Landings</b>	18 city-owned landings.
<b>Comeau Bridge</b>	A Parker Truss bridge which is being demolished and replaced with modern structure.
<b>Gateways *</b>	Entrances to city = Main Street, East Broadway, Water Street, Bradford Street, River Street.
<b>Groveland Bates Bridge</b>	Slated for demolition.
<b>Rocks Village Bridge &amp; Firehouse</b> Bridge St.	Reported to be the last hand cranked bridge on East Coast. Bridge spans Merrimack River adjacent to Rocks Village HD. Bridge is 1882, 1895 and 1914. 6-span iron and steel riveted metal trusses.
<b>Scenic roads</b>	East Broadway has been identified as a scenic road for its rural character entering Haverhill from Merrimack. Other scenic roads are Crystal Street, Kenoza Street, Hilldale Avenue, Middle Road, Millvale Road, and Whittier Road.
<b>Trolley Car Barns</b> River Street	Now commercial space.

# HAVERHILL OPENSOURCE & HISTORIC RESOURCES

NOTE: Default legend, all categories may not appear on the map

- DCR
- DCRS/DFG
- DFG
- Other State
- County
- Municipal
- Federal
- Land Trust
- Non-Profit
- Conservation Restriction
- Agricultural Preservation Restriction
- CR/APR Combination
- Other Legal Interest
- State Historic Resources
- Interstate
- State
- Local Road, Ramp
- Rivers and Streams
- Lakes and Ponds



1. Bradford College & Kimball Tavern
2. Don Orione
3. The Highlands
4. Hilldale Cemetery & Potters Field
5. Lafayette Square
6. Merrimack River
7. Mt. Washington

