

NORTH ANDOVER RECONNAISSANCE REPORT

ESSEX COUNTY LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



Massachusetts Department of Conservation and Recreation

Essex National Heritage Commission

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INTRODUCTION

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 town 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; identifies 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.

NORTH ANDOVER HISTORY

North Andover's inland location and its distinctive landscape features — its rivers and lakes, hills and fertile soils — were instrumental in shaping the agricultural and industrial history of the community from the earliest Native American use of the land to the present day.

North Andover originally was the political and religious center of a larger 17th century settlement that included Andover, North Andover and the eastern part of Lawrence. First called Cochichewick Plantation for the tall trees and rivers, the area was reserved by the General Court in 1634 for an inland plantation; the first settlement was established in 1643 by residents of the coastal towns of Ipswich and Newbury. Although there were boundary changes throughout the 18th century, it was not until 1855 that Andover split into two separate towns, one being North Andover including the Old Center which was the North Parish.

The early agricultural economy was assisted by the grist and fulling mills along Cochichewick Brook. As an important textile center of Massachusetts, manufacturing of woolen cloth began as early as 1802 when the first textile mill was established. In 1813 the Stevens Mill, the second textile mill of North Andover, was established and began manufacturing broadcloth and flannel. In the mid-19th century a new industrial center emerged at Machine Shop Village with the establishment of a machine shop in 1851 and the first train depot in 1853. In spite of this important industrial center, the M.T. Stevens Mills dominated the industrial scene throughout the 19th and much of the 20th century. Thus the pattern of North Andover's development was established by the evolution of the mill village with mill worker's housing near factories, church, factory owner's residence and stores. Outlying areas remained predominantly rural with a number of farms and a few large estates.

The population increased substantially throughout the 20th century with the success of the textile mills, attracting many immigrants to the area to work in the mills. The population of less than 5,000 in 1890 nearly doubled to just under 10,000 in 1950. In spite of the closing of many mills when businesses moved south, a substantial increase in population occurred in the second half of the 20th century due to suburbanization and the construction of Routes 93 and 495. By 2000 the population rose threefold to over 26,000 residents.

RESOURCES AND DOCUMENTATION

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. This searchable database, known as MACRIS, is now available online at <http://www.sec.state.ma.us/mhc>.

According to the MHC, North Andover's inventory includes 371 survey forms documenting properties that date from 1662 to 1970. Much of the documentation was completed in the mid 1970s and accounts for the older properties up to the mid to late 19th century. In 1986 many properties in the Great Pond Road area were documented. In 1993 properties included in the Tavern Acre subdivision,

around Memorial Park, were recorded in preparation for a National Register nomination.

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. North Andover's National Register (NR) program includes three NR Districts: Old Centre, Machine Shop Village and Tavern Acres. Individual NR Properties include Osgood Hill (the Stevens Estate), the George Kunhardt Estate (Campion Hall), the Abiel Stevens House, two that are also in a district - the Parson Barnard House and the Kittredge Mansion – and five listings in the First Period Thematic Nomination. All National Register properties also are listed in the State Register. Six properties are protected by preservation restrictions (PR), drawn up in accordance with MGL Chapter 183, Sections 31-33. A preservation restriction runs with the deed and is one of the strongest preservation strategies available. All properties that have preservation restrictions filed under the state statute are automatically listed in the State Register. Six North Andover properties fall into this category, all of which are also listed in the National Register except one, Broadfields on Great Pond Road, for which there is a restriction that is held by the North Andover Historical Society.

Local Historic Districts

Local historic districts, which are administered at the municipal 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. There is one local historic district called the North Andover Historic District, which is similar to the Old Centre NR District.



Planning Documents

Completed in 2000, the *North Andover Master Plan* focuses on six areas of interest: administration, economic development, environmental and cultural resources, facilities and services, housing, and traffic. There are many issues in each area that overlap with the future of the heritage landscapes of North Andover. Recommendations directly related to preservation issues are: revise zoning bylaws and land use policies to protect and enhance environmental and cultural resources and neighborhood character; update and improve the inventory of historic assets and add properties to the National Register; develop street design criteria that consider landscape preservation; adopt a demolition delay bylaw; establish an interpretive sign program to inform the public about historic areas; encourage programs to keep land in agricultural use; and update and implement goals of the Open Space Plan.

The *North Andover Open Space and Recreation Plan* (OSRP) dated 2000 is on file with the Commonwealth. The updated version was adopted six months after the 2000 Master Plan and is reiterative of important characteristics. The OSRP discusses two key features of the local landscape character as the hilltops and farmland. The discussion of Scenic Resources and Unique Environments accounts for historic landscapes and prehistoric and historic resources. The plan identifies important open space parcels that are not protected and promotes growth management strategies to preserve key parcels particularly in the Lake Cochichewick watershed and connecting parcels to already preserved areas.

Planning Bylaws and Other Tools

North Andover has a Great Estates Bylaw which can be used to preserve the main structures and the surrounding landscapes of estates that may be ripe for development. It offers an opportunity to reuse the estate buildings and landscape for corporate or non-profit retreat or recreational purposes.

North Andover adopted the Community Preservation Act (CPA) in 2001 with a 3% surcharge, which provides funding for various community activities including historic preservation, open space acquisition and affordable housing. Many projects have been advanced with the use of these funds including the purchase of Carter Farm and Half Mile Hill each preserving scenic vistas and creating links with other protected land in the Lake Cochichewick watershed.

PRIORITY HERITAGE LANDSCAPES

The North Andover Heritage Landscape Identification meeting, attended by about 10 residents, some representing town boards and local non-profit organizations, was held on June 17, 2004. During the meeting residents identified a lengthy list of North Andover'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 North Andover. 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 individual sites to a collection of farms or a network of scenic roads throughout the community.

The Acre

This neighborhood is adjacent to the Schofield Mill established by James Schofield in 1801 and is bound by Ashland Street, Ferry Street and the Merrimack River. A brick arch and stone culvert directs the Cochichewick Brook under Sutton Street and towards the Merrimack. The mill property was sold to General Sutton who started Sutton Mills. The old Ferry Landing is at the end of Ferry Street and is not accessible due in part to overgrowth and in part to proximity to adjacent private property with a narrow right of way of Ferry St. A private company's Riverside Pumping Station is located at the river's edge. A riprap wall lines part of the river bank at the end of Ferry and Main Street. There is an old river walk marked by granite slabs each showing drill marks. It extends from the west side of the end of Ferry Street along the bank of the river. On the corner of Main and Riverview Street is an old brick mill building. Some modest early to mid 19th century housing lines the southeast side of Riverview Street such as 29-31 Riverview which has a ca. 1830 plaque. On the opposite side of the street is a grass field which slopes to the river edge.

Brooks School Campus

Once the estate of William A. Russell followed by his son, Richard Russell, the property was known as Lakeview Farm where Russell built the largest stock barn in North Andover in 1871, had a herd of registered Holsteins and also raised carriage horses. Russell's Lakeview Farm was named for its view of Lake Cochichewick on the southwestern property boundary. William Russell owned the Russell Paper Company in Lawrence. His son Richard Russell married a Sutton and was a resident manager at the Sutton Mills. He and his wife built a large Colonial Revival summer house here in 1902 which they called Oakland. Lakeview Farm became the Brooks School, a preparatory boarding school founded in 1926 by the Rev. Endicott Peabody and named after the well-known 19th century preacher and theologian Phillips Brooks, a North Andover resident. The school is located on the southwest side of Great Pond Road where there is a small man-made pond along the road and a long driveway that ascends the hill from the main gate to the campus. Athletic fields are located along both sides of this entrance driveway, with most on the right side on a broad plateau at the crest of the hill. A long straight allee of sycamore trees leads back to Russell Dormitory which originally was the 1902 Richard S. Russell House, a Colonial Revival estate house now with many additions. There are two other historic

houses on the property: the ca. 1761 Daniel Foster House and the 1885 William A. Russell House, a Queen Anne house that now serves as the Headmaster's House. Handsome trees and rolling terrain are features that make up this most picturesque campus. The school campus extends down to the lake edge where there are boat houses.

Farms: Barker Farm, Boston Hill Farm, Calzetta Farm

The Barker Farm is a 195-acre property in the northern part of town on Barker Street and along Bradford Street as well. It is the second oldest farm in New England in continuous same-family ownership. (Appleton Farm in Ipswich holds first place.) Barker Farm was a dairy farm until recently. Only the fields in which corn is grown are in use today. The picturesque agricultural landscape stretches along Barker and Bradford Streets.

The Calzetta Farm, 470 Johnson Street, recently was sold to the town at below market value. Only fields remain and a new elementary school was constructed on part of the land. This farm had been in Chapter 61A – agricultural use – prior to the town exercising the option to purchase.

Boston Hill Farm, on Rt. 114, is a 1,000-acre property with a Greek Revival farmhouse, many attached sheds, orchards and a market or farm stand. A saw mill is reported to be on the property as well. A Mass Electric power corridor cuts through the property. The farm is situated at the bottom of Boston Hill on both sides of Rt. 114. The top of Boston Hill once was a ski area and now has wireless transmission towers. A 98-condominium development soon will be constructed on part of the hill.



Lake Cochichewick

One of North Andover's most picturesque assets is the 564-acre Lake Cochichewick, located in the upper eastern part of North Andover. Great Pond Road was laid out specifically to take advantage of the beautiful vistas across the lake; these heritage landscapes remain as important features of the town. The approximately two-mile-long lake is the town's primary water supply which makes the quality of its watershed critical to the quality of life in town. The lake and watershed comprises 3,269 acres of which all are in North Andover except 365 acres which are in Boxford. Of this wide reaching watershed the town owns or controls with restrictions over 600 acres. Within the watershed are Weir Hill,

Osgood Hill (the Stevens Estate) and two conservation areas – Mazurenko Farm and Rea's Pond. Other recent purchases include Half Mile Hill and Carter Hill both also in the watershed. There is expressed interest in a trail easement across the Rockwell parcel.

Scenic Roads

The scenic quality of many of North Andover's roads is one of the more important attributes that affects residents daily as they travel throughout the town. The vistas of the farms, estates, hills and waterways are the heritage landscapes worthy of preservation. The topography of North Andover, particularly the many hilltops and the valleys through which Cochichewick Brook flows, feeding the lake and several mill ponds, are viewed from the scenic roads. From Academy Road and Andover Street one sees the early heritage in the many Georgian and Federal residences as well as the Old Centre and North Parish. Court Street is the oldest road and also has fine architectural views. Rural farms, estate entrances and views of hilltops are important scenic qualities along Barker Road, Osgood Street and Stevens Street. From Great Pond Road, which circles Lake Cochichewick, one views estates, the lake, hilltops and even some important local institutions. The historic mill village arrangement of mill pond, factory buildings and workers as well as mill managers' housing tells an important story about North Andover's development along Main, Water, Elm and High Streets.

Second Burying Ground

The Second Burying Ground, which is owned by the North Parish Church, is located on Academy Road north of the Common and near the North Parish Church. The burying ground is set back from the road and is defined by a prominent stone wall with granite coping running along the western edge. The entrance to the burying ground is marked by two sets of granite posts set within the break in the distinctive stone wall and framed by the wall's returns that slope back into the burying ground. A large multi-trunk tree is centered in the front of the burying ground with three stone benches situated in front of the tree facing north, south and west. Slate and marble stones are arranged in clusters and in rows. Several family plots are defined by iron rod fencing between granite posts or by granite curbing. Most of these areas have substantial overgrowth of shrubs, ground cover, weeds and some trees, which cover and damage the fencing and the stones within. Secondary growth has taken over the northern edge of the burying ground and many stones are completely hidden. There has been some brush removal on this western edge revealing many grave markers and re-establishing the northern edge of the burying ground.

Shawsheen River

The Shawsheen River, which flows to the Merrimack River, forms part of the western boundary between North Andover and the well known mill city of Lawrence. The river can be viewed from only a few vantage points and there is little physical access. The Shawsheen flows north from Andover behind the North Andover Shopping Mall. From there the river continues northerly towards

Green Street where there is a new housing development under construction as well as town-owned land through which there may be opportunity for access to the river. North of Green Street there are several residential streets southwest of Massachusetts Avenue that end at the river; however thick overgrowth and private property inhibit access and obscure vistas. In the area of Massachusetts Avenue, which crosses the Shawsheen, Rt. 495 forms a barrier to the river. Just northeast of where the Shawsheen enters the Merrimack River is the old ferry landing that once was the crossing to Lawrence from North Andover. A stone path, mostly overgrown, runs along the river bank from Ferry Road towards the Shawsheen River. (See description of The Acre above.)

Stevens Estate at Osgood Hill

Osgood Hill was built for Moses Tyler Stevens and named for Stevens' wife's family, the Osgoods, who had owned the land on which the 153-acre estate was constructed. It was developed from 1884 to 1886 with Hartwell & Richardson as the architectural firm for the Romanesque Revival buildings and Ernest Bowditch as the landscape architect for the grounds. The site was chosen for its prospect over the Stevens Woolen Mills below. In 1953 the Stevens family sold the estate to Boston University which used it as a conference center until 1993. In 1995, the town purchased the estate. The property retains its commanding views and element of surprise as one passes through the 1886 gatehouse and ascends the driveway which winds around the hill to the Romanesque Revival main house with brownstone trim and copper flashing. The driveway leads past this commanding structure to the stable and carriage house beyond. To one side of the main house is the old steam house which once fueled the greenhouses (no longer extant). Mature trees are well sited to screen certain areas and add to the views of other areas. A cell tower installation behind the house is well screened by a thick wooded area.

PLANNING

Preservation Strategies

North Andover has many vital heritage landscapes worthy of recognition and preservation, including one of the most picturesque old centers, a heritage landscape that is rich in historical and architectural significance, its mill villages with supporting housing, its estates and its farmland. Through the Heritage Landscape Inventory program, North Andover is now looking beyond the traditional historic resources to the landscapes, neighborhoods and other natural and cultural assets that define the overall fabric of the community. Like most Essex County communities, North Andover is under intense pressure for development.

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. The 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.

40B Projects

Housing development has sky-rocketed in North Andover with over 500 lots developed as part of 40B projects. An agricultural preservation restriction (APR) is reported to have been lifted on the Smolack Farm for the construction of housing development which used the Chapter 40B process to construct 25% affordable housing and override local zoning requirements. The challenge is to protect important heritage landscapes and address affordable housing needs.

Machine Shop Village

Incremental changes in areas such as Machine Shop Village lead to significant change in character of certain neighborhoods. The streetscape changes, such as sidewalks, street trees and lighting are public works issues while the buildings and lots on which they sit are private issues. A Machine Shop Village Streetscape Improvement Master Plan Study is underway funded in part by the Essex National Heritage Commission and in part by the CPA. The goal is to develop streetscape improvements that are consistent with the historic fabric including the pedestrian village that echoes its past.

Stevens Estate

Osgood Hill, the Stevens estate, is owned by the town and used as a conference center. It is revenue funded and there are many issues of maintaining the historic integrity of the property while addressing modern needs for uses, as well as the financial abilities of the community.

Traffic Issues

Traffic issues are prevalent in nearly every surrounding community. In particular North Andover residents have expressed concern about the effect on village centers, particularly the Town Common at the Old Centre. Presently the town is working with Mass Highway to reconfigure the intersections at the North Andover Center Common. Transportation grant funds will augment a larger highway project to provide historic signboards as well as landscaping and drainage improvements at the Common.

PLANNING RECOMMENDATIONS

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 North Andover 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 an 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.

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 of the resource. Plan to document all resources including those that have been recorded in the past, particularly those documented in the mid to late 1970s, because survey methodology has changed substantially since that time. New procedures are more comprehensive and link properties in a more coherent way than in the past. Thus, using the Massachusetts Historical Commission survey methodology, record North Andover's heritage beginning with the priority landscapes listed in this report:

- Compile a list of resources that are under-represented or not sufficiently documented, beginning with heritage landscapes.
- Document unprotected resources first, beginning with threatened areas.
- Make sure to document secondary features on residential properties, such as outbuildings, garages, stone walls as well as the primary buildings.

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- Update and complete new documentation for farms, estates and neighborhoods, such as those on each side of Waverly Street, using the heritage landscape approach.
 - Document landscape and structures associated with Lake Cochichewick, Stevens Pond (American Legion Beach), and dams and structures associated with other mill ponds and Cochichewick Brook water system.
 - Update the Old Centre properties giving emphasis to the architectural descriptions, which provide useful design review information for properties in the local historic district.

National Register Program

New survey work will require National Register evaluation. This will provide new information about the eligibility of properties. Thus for the North Andover'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.
- Complete an NR nomination for Broadfields, which is listed in the State Register with a PR and for which NR listing was begun but never completed.
- Complete an NR nomination for Schofield Mill district with consideration of The Acre to be included. (Clarisse Poirier has begun a mill nomination.)

Agricultural Landscapes

Preservation of agricultural landscapes means preservation of the farming activities. It is important to know what the features of these agricultural landscapes are and which features the community treasures in order to make a case for preservation of these farms. Some preservation tools are available that can assist communities in preserving the actual farming activities. Consider the following options:

- Adopt a right-to-farm bylaw that allows farmers to carry on farming activities which may be considered a nuisance to neighbors.
- Adopt a cluster bylaw that requires a buffer between development and farmland.
- Use Community Preservation Act funds to purchase development rights on farms or to assist farmers in the restoration of historic farm

buildings for which the farmer would be required to donate a preservation restriction (PR).

- Foster public-private partnerships to preserve farmland through purchase, conservation restrictions (CR) or agricultural preservation restrictions (APR).

Burial Grounds and Cemeteries

North Andover has at least four established cemeteries or burial grounds and several small family plots. Ownership varies from the municipality to church to private persons. Only two have been documented and are listed in the National Register. The documentation and preservation needs vary for each site. 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 North Andover should:

- Update existing or prepare new survey forms for the burial grounds and cemeteries that have been in use for more than 50 years.
- List other eligible burial grounds and cemeteries in the National Register of Historic Places.
- 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.

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 North Andover's historic neighborhoods are demolition delay, local historic district designation (MGL Chapter 40C) and neighborhood conservation district designation. A demolition delay bylaw 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 Town Meeting, and administered by a district commission, appointed by the Selectmen. As the town knows from experience in its one local historic district, 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 add a notification requirement to the demolition delay bylaw.

- Determine whether other historic neighborhoods such as Machine Shop Village or Tavern Acres 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) bylaw. 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.

Scenic Roads

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by North Andover residents and visitors alike. Yet roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel requirements as the only consideration. Under the Scenic Roads Act (MGL Chapter 40-15C) North Andover could adopt a scenic roads bylaw that would address the removal of trees and stone walls that are within the right-of-way. Yet, in addition to roadway issues, much of what we value about scenic roads — the stone walls, views across open fields — is not within the public right-of-way. The preservation and protection of scenic roads therefore requires more than one approach.

- Complete an inventory with descriptions and photo documentation of each of the rural roads in North Andover.
- Adopt a scenic roads bylaw which may apply to all town roads except numbered routes. Include 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.

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- Consider a scenic overlay district which may provide a no-disturb buffer on private property bordering on scenic roads or adopt flexible zoning standards to protect certain views. Such bylaws could be written to apply to the numbered routes also, which are not protected under a scenic roads bylaw.
 - 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 town may have to accept responsibility for certain costs to implement 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 town road during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted at Town Meeting through a bylaw. In developing policies consider factors such as road width, clearing of shoulders, walking paths, posted speeds. A delicate balance is required.

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.
- 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 these programs varies from year to year. When planning North Andover's heritage landscape inventory program, contact relevant agencies to determine whether funding is available.

North Andover adopted the Community Preservation Act in 2000 with a 3% surcharge on each real estate bill, which is an excellent source of funding for many heritage landscape projects. Many of the recommendations in this report could be funded with CPA money, including survey and National Register projects, preservation and conservation restrictions and agricultural preservation

restrictions (APRs), which may be applicable to some of the more vulnerable landscapes.

The Community Preservation Committee (CPC) is charged with developing a plan and bringing appropriate projects before town meeting for approval. Guidelines for evaluating projects and determining the impact on other resources that may be preserved by the CPA are generally established as part of the CPC plan. Thus when the CPC evaluates proposals it would take into account the effect of a project on other cultural resources. Another popular guideline is give more weight to projects that address more than one of the disciplines established by the CPA - historic preservation, open space protection and community (affordable) housing. Intensive survey of heritage landscapes may yield information about multi-disciplinary resources.

Towns, like North Andover, which have a local historic district bylaw, may apply for Certified Local Government (CLG) status which is granted by the National Park Service through the MHC. After the town 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 town is eligible for federal funding that is distributed by the MHC. The matching funds are competitive; however the MHC must pass along a proportion of its federally allocated annual funding to CLGs through its Survey and Planning Grant program.

Specific Recommendations

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

The Acre

- Complete inventory forms for the historic resources included in this heritage landscape. Consider National Register nomination if appropriate.
- Develop easier access to the Merrimack/Shawsheen River at the end of Ferry Road where a riprap wall holds back the bank of the river.
- Clear brush and unearth the stone path along the southern edge of the Merrimack westerly to the point at which the Shawsheen joins with the Merrimack and easterly as far as such a path once existed.

Brooks School

Any plans for preservation of this fine heritage landscape require a partnership – a situation in which the town is able to work closely with the school. All recommendations must be done in concert with the school.

- Complete inventory of the heritage landscape including buildings, fences, stone walls, ponds, lakefront and open space.

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- Develop a campus master plan.
 - Prepare development design guidelines.



Machine Shop Village

- Update documentation of this multi-layered heritage landscape with emphasis on the physical description.
- Using National Register documentation prepare a walking tour brochure to inform residents of history of this interesting part of North Andover's history.
- Implement Village Streetscape Improvement Study that is in progress.
- Designate as a neighborhood conservation district.

Old Centre

There are a number of public works plans that are in progress related to the Old Centre, which is a National Register and Local Historic District. Oversight of all projects related to the Old Centre, the traffic patterns and the Town Common must be considered by at least one authority in order to develop consistent and complementary plans. The Local Historic District Commission could take a lead role in these projects to assure consistency of design and development. Presently there are two projects: a transportation project and a Travel and Tourism grant which is using a CPA match. A master plan of the Old Centre should be coordinated in terms of type of work and schedule. The historic context of the Town Common is important to understand dating back to the time that houses, a fire station and even a gas station were on the common to Mrs. Coolidge's declaration in 1925 that the town finally had a common – following the removal of buildings. Changes to the common today should be in the context of these historical events. It is likely that the early 20th century Common is the one to emulate.

-
- Complete a survey of the Old Centre including all features of the heritage landscape, including such features as the Phillips Brooks statue, the flag pole, and the rhododendrons and document when each was added.
 - Research the use of paths and lighting on this and other commons to develop a plan that allows the public to use the common without compromising its historical integrity. Presently one path is planned which is reported to have been in place in 1906.
 - Work with local DPW and with Mass Highway to install historically sensitive traffic changes including black columned street light fixtures signs, such as road names and route numbers, that are strategically located and not repetitive, sidewalks of concrete material rather than black asphalt, and plant material that enhances the intersections and screens modern necessary structures such as signalization transformers. It is anticipated that the planned round-about will guide traffic in a more orderly fashion while not compromising the district with unsightly traffic lights.
 - Develop design review guidelines that are consistent with the District bylaw and take into account the resources and character defining features of the district. Such standards are useful in guiding applicants on appropriate design and the Historic District Commission in its decision making process.

Shawsheen River

- Identify land use and land owners of parcels that border on the banks of the river.
- Develop plan to purchase access points or to enhance existing access points.
- Work with Andover to enhance quality of river and its banks.

Stevens Estate at Osgood Hill

- Develop a master plan for restoration and use of Stevens Estate including all buildings and landscape (use recently completed landscape plan) including budget summaries.
- Search for university graduate programs for which this estate could become a case study.
- Establish Friends Group to assist Trustees in implementing plan including fund raising.

CONCLUSION

The North Andover Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in North Andover 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 inventory 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.

Distribution of this Reconnaissance Report to town land use boards and commissions will assist in making this one of the planning documents that guides North Andover in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly North Andover's Historical and Historic District Commissions, the Planning Board and the Conservation Commission. It also is advisable to present this information to the Board of Selectmen, the applicant to the Heritage Landscape Inventory Program on behalf of the town. Finally distribution of the Report to the Historical Society, neighborhood associations and other preservation minded organizations will broaden the audience and assist in gathering interest and support for North Andover'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 North Andover on June 17 and the follow-up fieldwork on July 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
 LHD = Local Historic District NR = National Register
 PR = Preservation Restriction * = Priority Landscape
 TTOR = The Trustees of Reservations

All LHD listings refer to the Old Centre Historic District.

Agriculture	
<i>Bailey-Loring Farm</i> 84 Academy Rd.	NR. LHD. This property was owned by Lorings until 1948. Bailey Loring was the minister for the North Parish Church from 1810 to 1850. In ca. 1818 he built this fine Federal style house with fine early 19 th c. barn. TTOR controls the fields.
<i>Barker Farm</i> Barker St.	195 acres, Chapter 61A, same family since 1642, second oldest farm in New England, cell tower. Was a dairy farm, now just growing corn in agricultural fields. Land is along Bradford St. in Boxford also.
<i>Boston Hill Farm</i> Rt. 114	1000-acre farm owned by Farnum, commercially zoned. Greek Revival house with attached sheds, orchards, Mass Electric power corridor and a saw mill on property. The farm is at the base of Boston Hill. Cell towers replace a former ski lift atop Boston Hill. Plans for 96 townhouse condominiums that are age-restricted have been appealed.
<i>Calzetta Fields</i> 470 Johnson Street	Only fields remain. 7.75 acres in agricultural use. One new school built on old farm.
<i>Carter Farm</i> Bradford Street	CR. Town owned, purchased with CPA funds in 2002. "Carter Hill."
<i>Edgewood Farm</i> Stevens St.	Stevens Farm with Edgewood Assisted Living complex about ½ mile up hill behind the barns. A sloping hill and field was purchased by town with donations from Assisted Living residents. 500 acres are now connected. Need trails.
<i>Forgetta Farm</i>	12.5 acres in Ch. 61A-agricultural use.
<i>Foster Farm</i>	93 acres, town owned since 1997 when purchased from estate of Earl L. Foster. 3 parcels: one for future school site and two as protected open space.
<i>Kittridge Farm</i> 56 Academy Rd.	NR. LHD. PR. Federal high-style house with documented 1820 double picket fence across the front garden. Former site of the muster field. Dominant hill and field in surrounding landscape. 37+ acres in Chapter 61A.

<i>Mazurenko Farm</i>	Town-owned since 1988. 105 acres in Lake Cochichewick watershed. 7 trails. There is a management plan for property.
<i>Roches Farm</i> Waverly Road	Dairy - about 20 cows. 27 acres are in Chapter 61A – agricultural use.
<i>Smolack Farm</i>	APR on part of farmland. Commercial farm stand, owned by a trust, picturesque.
Burial Grounds and Cemeteries	
<i>First Burying Ground</i> Academy Road at Court St.	NR, LHD. From 1662. Some stone restoration is being completed by the Fannins. Across from Kittridge Farm. Town owned.
<i>Holy Sepulchre</i> Waverly Road	Roman Catholic, part of St. Patrick's in Lawrence, next to Roche Farm
<i>Ridgewood Cemetery</i>	1850, private, rolling hills, perpetual care. Not documented on MHC form.
<i>Second Burying Ground *</i> Academy Road	NR, LHD. 1817, owned by First Parish Church, iron work, needs attention.
<i>Small family burial grounds</i>	Historical Society and Veteran's agent have information.
Institutional	
<i>Brooks School *</i> 1160 Great Pond Rd.	Formerly estate of Russell Family of Lawrence and known as Lakeview Farm. Late 1920s prep school with new infrastructure, expanding needs of school may be potential challenge to preserving character of campus. Has four inventoried buildings.
<i>North Andover Country Club</i> Great Pond Rd.	Early 20 th c. on north side of Lake Cochichewick.
<i>Osgood Hill *</i> 723 Osgood St.	Stevens Estate, 1886 mansion of Moses T. Stevens (1825-1907), 164 acres. Town owned, purchased in 1995. Leased as conference center, and for private functions. DEM (now DCR) grant to develop long-range plan and landscape assessment. In town drinking water (Lake Cochichewick) watershed. Need maintenance of mansion, furnace buildings for old plant house (no longer extant), gate keeper's house and other outbuildings.
<i>Rolling Ridge</i>	Methodist Retreat and Conference Center. Names associated with the property were Ethan Allen and Tyson.

Industrial	
<i>Cochichewick Brook Mills</i>	Four mill ponds, small bridge at High St., thrift shop building was a former industrial site, Sutton Mill Complex, Schofield Mill.
<i>Davis-Thurber Machine Co.</i> Elm & Main Sts.	NR. Machine Shop Village. Mill Pond off High Street. Buildings rehabilitated and converted to office and housing.
<i>Reynolds Cider Mill</i> 637 Johnson Street	Barn and springhouse-like structure close to the road.
Natural Features	
<i>Becky's Pond</i>	Named after Becky Barker (Barker Farm) – a small green space behind strip mall on Rt. 125, zoning for mall, too much paper work to save small pond, other projects take precedent.
<i>Davis Pond</i>	Mill pond for Davis-Thurber Mills at the end of Elm St.
<i>Cochichewick Brook</i>	Part of Merrimack watershed, 4 mill ponds created for each mill on brook.
<i>Lake Cochichewick *</i> Great Pond Rd.	Sole source of drinking water. Archaeological sites. Vistas from estates lining shores. A key property is the Rockwell parcel on which town would like to have a trail easement.
<i>Merrimack River Watershed</i>	Shawsheen River and Cochichewick Brook drain into Merrimack. Water from Brook goes to Merrimack via Stevens Pond – a chain reaction from Stevens to Davis Ponds. Although most lanolin issues have dissipated in the past if one pond became polluted, the other was affected.
<i>Rea's Pond</i> Great Pond Rd.	Conservation area. Swampy, The section of the road and the area is called the Flats. Adjacent to Mazurenko Farm.
<i>Shawsheen River *</i>	Path along the Shawsheen – access from Deluca se of Rt. 114 to a shopping center, access from Green Street on town owned property.
<i>Stevens Pond</i>	American Legion Beach established in 1931-32. On the opposite side is the railroad right-of-way with a trail and the arched bridge. The Pond is made from Lake Cochichewick and Brook for the Stevens mill which was demolished and now is the site of condominiums. Granite structures with gate lever inside to adjust the water level of Lake Cochichewick. Made twice the size with dam and was dammed in the 1930s for swimming and skating, former ice skating areas, conservation management issues, public beach since the 1930s.
<i>Swamps</i>	Chaplin Cedar (61 acres), Fish Cedar Swamp (6 acres), James Swamp (57 acres, town owned including Reynolds Cider Mill), Purgatory Swamp (91 acres).

<i>Three watersheds</i>	Merrimack with Shawsheen River and Cochichewick Brook draining to it; headwaters of Boston Brook and Mosquito Brook draining to Ipswich River; Parker River – archaeological sites. Cochichewick Brook and 4 mill ponds which were created by each mill – water goes to Merrimack from Stevens Pond to Davis Pond.
Open Space / Parks	
<i>Boxford State Forest</i>	Large cedar swamp of which only part is in North Andover.
<i>Half Mile Hill and Half Mile Summit Osgood Street</i>	CR. Purchased with CPA funds protecting scenic vistas. Half Mile Hill (2002 purchase of 35 acres – the Mary Charles property) and Summit (2004 purchase of 30 acres – the Michael Kettenbach property) located behind Stevens’ Edgewood Farm property.
<i>Hill tops called “Major Heights”</i>	Drumlins characteristic of topography of North Andover with views of Merrimack River Valley. Town Farm Hill and Claypit Hill are gone. Barker Hill, Boston Hill (ski area with cell towers and condos planned near Middleton line with access road at 693 Johnson Street behind the houses), Elephant Rock, Woodchuck Hill all have permitted subdivisions with only partial open space protection. Preservation of Carter Hill, Osgood Hill, Half Mile Hill, and Weir Hill are successes.
<i>Harold Parker State Forest</i>	DCR managed, part in Andover.
<i>Town Farm Forest</i>	170 acres owned by town. 126 acres purchased in 1856 from Samuel Jenkins for poor farm which was located here for 100 years. Pine plantations may have been a CCC project of the 1930s. Some athletic fields and Naves Ropes Course. This is the largest municipal open space parcel in the town.
<i>Ward Reservation</i>	TTOR, 640 acres, only ½ in North Andover. Natural landscapes including Holt Hill which is highest point in Essex County.
<i>Weir Hill Stevens Street</i>	TTOR, 1 mile of frontage on Lake Cochichewick. Drumlin overlooking the lake as well as Stevens Pond to the south of the property. Named for Native Americans’ fish weirs to catch alewives on way from Cochichewick Brook to the lake. A bridge and dam are referred to as “The Hatch.”
Residential (Estate, Neighborhood, Village)	
<i>The Acre *</i> North Main St. & Ashland Avenue	Irish / English / Italian / Polish immigrant neighborhood. Residential working class neighborhood on Merrimack River where ferry once crossed. No thorough documentation. Suttons and Pappolagiosis Corner and associated commercial areas. Sutton Mill complex on Cochichewick Brook (see Industrial). Carey Porier is writing a National Register nomination for the former carding mill which is town owned.

<i>Campion Hall</i> 1518 Great Pond Rd.	NR. Built in 1906 for George Kunhardt who owned mills that made equipment for other mills. Was known as Hardcourt. Campion Hall is the name given when owned by Society of Jesus. The Jesuits used it as a retreat center. Has been vacant for a number of years. Recently approved for 40B condominium development which saves the core of the main house and at least one outbuilding.
<i>Clairwood</i> 1399 Great Pond Rd.	Built in ca. 1909 for Susie Kunhardt Byers, sister of George Kunhardt who owned Campion Hall. Was Pine Crest Nursing Home. Now condominiums in main house and a new building behind with condominiums also. Some of estate landscape remaining.
<i>Great Pond Road Estates</i>	Farms and estates on rolling farmland, drumlins along Great Pond Road which was laid out to view Lake Cochichewick. Example is Broadfields at 121 Great Pond Rd. PR (held by North Andover Historical Society) on 1906 English Georgian Revival house designed by John Adden of Adden & Parker. Olmsted designed landscape for George H. Simonds (1912-1928). Also Pray & Gallagher landscape design.
<i>Machine Shop Village</i> Main, Pleasant, & Water.	NR, 151 properties of mill buildings, church, residences (row houses to mansions) such as 1864 Second Empire John Wiley House (93 Elm Street), built for president of Davis-Furber Co. Machine Shop and mill housing – duplexes – along Water St.
<i>Old Center</i> Academy Rd., Andover St., Massachusetts Ave., Osgood St.	NR (75 properties), LHD (52 properties) including church, Historical Society, Museum of Printing and residences dating to 1715, Old Town Common is a low area with houses and fire station on the Common and gas station moved off the Common over the years. By 1925 Mrs. Coolidge assisted in developing a town common. She developed the Center Realty Trust which owns the Hay Scales Building, the Textile Museum which now is a Printing Museum, the General Store at the intersection where the roundabout will be constructed. Also owns the Parson Burnam House and gave up a piece of the property to move a First Period house which was to be demolished. Three projects underway: construction of a round-about, underground utilities and signage to be done with drainage and road work. The signage is being funded by a Tourism Grant and CPA funds. In addition the flag pole is being moved and the rhododendrons will be clipped back, a concrete pathway will be added to cross the Common (similar to one that once was there in 1906) and lights will be added to illuminate the Common. At the southern end is a youth center for which Old Center School was demolished. Tall field lights have been added at the fields behind the Youth Center which is just outside the district. CPA funds were used for this recreational enhancement.
<i>Stevens-Coolidge Place</i> 113-115, 139 Andover St.	TTOR, 91 acres, historic house museum, 5 acres of formal landscape, 30 acres of hayfields, 6 acres of meadow. Formerly Ashdale Farm acquired by Stevens family in 1729 and farmed for 6 generations. Became the summer home of John Gardner Coolidge and Helen Stevens Coolidge from 1914 to 1962 when the farm became a rural retreat.
<i>Tavern Acres</i> Green St., Main St., Park Way, Bradstreet Rd.	NR, 41 properties in NR district around Olmsted-designed Memorial Park, 1907 Stevens Memorial Library and 1920s subdivision laid out by Olmsted Brothers, WWI, WWII, Vietnam memorials in park. Neighborhood constructed for upper management mill employees and small business owners.
Transportation	
<i>Condon Airport</i>	Also called Lawrence Airport (owned by city of Lawrence).
<i>Railroad bed</i>	Inactive, consider from River to the SE end of town, bridges along way, rail-trail possibility.

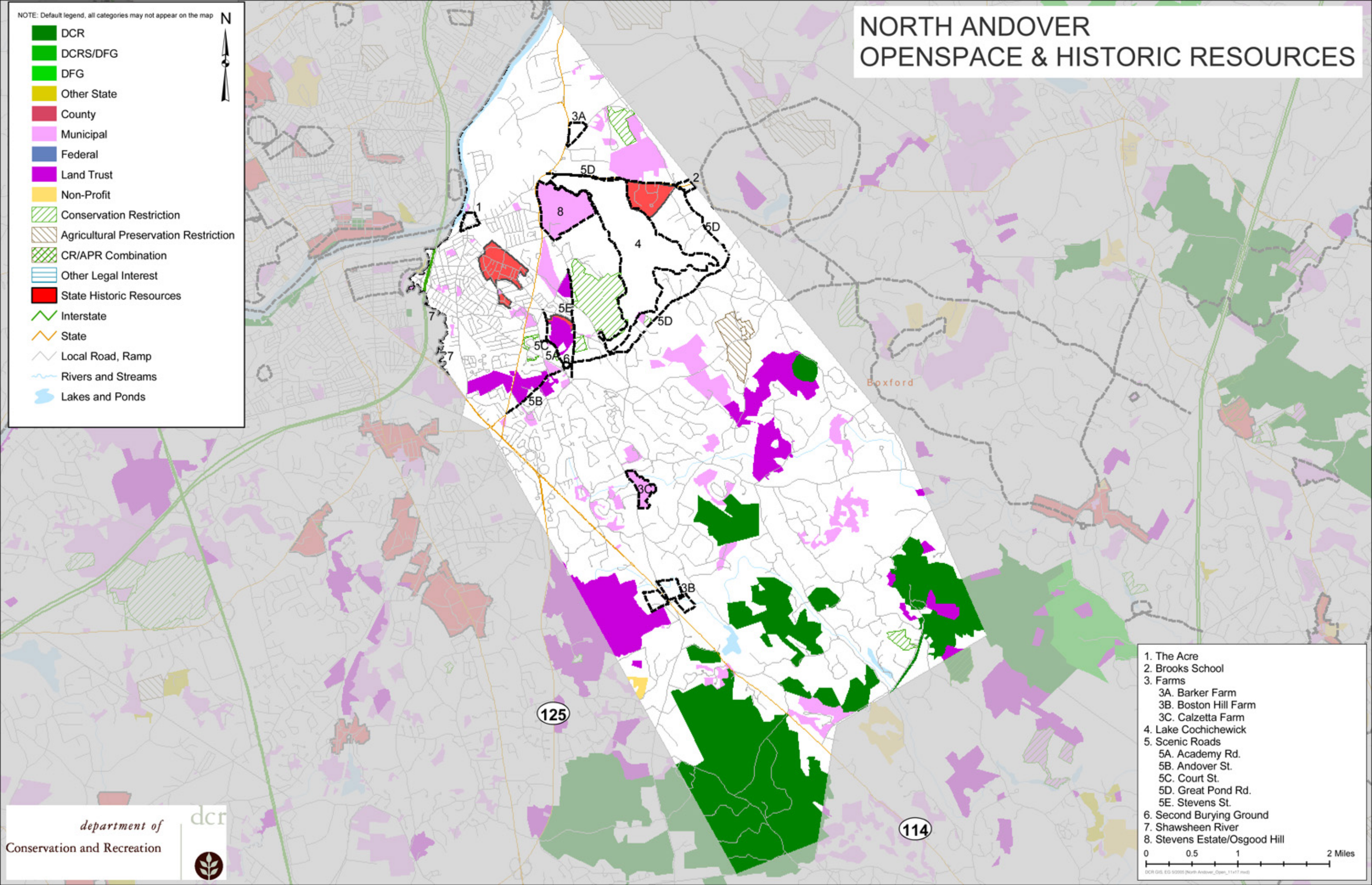
<i>Scenic Roads</i>	Academy Road, Andover Street, Barker Road, Court Street (oldest street), Elm and High Street (up from Thurber Mills where mill managers lived), Great Pond Road (around Lake Cochichewick) Main Street (upper part), Osgood Street, Stevens Street.
<i>Witches Bridge</i> Off Greene St.	Also known as Enchantment Bridge or Rustic Bridge.

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

NORTH ANDOVER OPENSOURCE & HISTORIC RESOURCES



1. The Acre
2. Brooks School
3. Farms
 - 3A. Barker Farm
 - 3B. Boston Hill Farm
 - 3C. Calzetta Farm
4. Lake Cochichewick
5. Scenic Roads
 - 5A. Academy Rd.
 - 5B. Andover St.
 - 5C. Court St.
 - 5D. Great Pond Rd.
 - 5E. Stevens St.
6. Second Burying Ground
7. Shawsheen River
8. Stevens Estate/Osgood Hill

0 0.5 1 2 Miles
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