

# **IPSWICH 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 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.

## IPSWICH HISTORY

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Ipswich's distinctive inland and coastal landscape features, particularly the expansive marshland, were instrumental in shaping the history of the community from the earliest Native American use of the land to the present day.

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Ipswich is one of the few Essex County towns where there are confirmed Native American sites of the Pawtucket group (locally known as Agawams) along the coast. European settlement began in 1633 at Jeffrey's Neck and the town of Ipswich was incorporated in 1634. The first meetinghouse was constructed in 1635. Meetinghouses in several other locations were established soon thereafter, most of which became parts of other municipalities in later years. The first meetinghouse green has remained the focus of the town's civic center throughout the community's history.

Agriculture, fishing and shipping were all important contributors to the early economic base. Agriculture continued throughout three centuries, evidenced by Appleton Farm where the same family farmed from 1638 until the late 1990s. In the 19<sup>th</sup> century, maritime industries in Ipswich were eclipsed by Newburyport, Gloucester and Salem mostly due to the lack of a deep water port at Ipswich. In the first quarter of the 19<sup>th</sup> century there was a shift in industrial development to textiles, lace production and shoe making, the latter two as cottage industries. However the lace industry collapsed in the 1830s and some of the small shops turned to stocking manufacturing under the name of Ipswich Mills which became the Ipswich Hosiery Mills in the late 19<sup>th</sup> century until its closing in 1928. Some shoe and other hosiery manufacturers continued into the 1950s.

Major transportation routes were established in the 17<sup>th</sup> century along Native American trails. The north-south route was along High Street and County Road from the late 1600s. Topsfield Road was an east-west route laid out by 1717. The Ipswich Turnpike (1A) opened in 1803 and the Newburyport Turnpike (Rt. 1) came soon after in 1806. Stage travel connected Ipswich with Boston until the advent of the Eastern Railroad in 1839 connecting Ipswich with Salem, Boston and Portsmouth, New Hampshire with a depot at Market and Winter Streets. Bridges were important links connecting the various parts of town split by the rivers. From 1900 to 1919 the Boston & Northern Electric Street Railway brought workers to the mills. Ipswich was bypassed by the Rt. 128 construction and later by Rt. 95, but the Boston to Portsmouth line of the Boston & Maine Railroad remained active until 1968.

The population of Ipswich in the 1700s was high with just over 4,500 persons in 1775. The town ranked second in wealth in Essex County at that time. However, this changed significantly by 1830 with a decline in population to 2,949 residents. It is likely that this was in part due to four annexations of parts of the early Ipswich to other towns between the American Revolution and the 1820s. There was a substantial rise in the population between 1870 and 1915 when the number of residents nearly doubled to 6,272 persons. Immigrants were Irish, English and French Canadians followed by Poles and Greeks all who came to work in the textile mills. During the late 20<sup>th</sup> century the population doubled to 13,085.

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## **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. Ipswich's coastal, farmland and river scenery was rated among the finest in the Commonwealth by the 1982 Department of Environmental Management's (now DCR) Scenic Landscape Inventory.

### **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, Ipswich's inventory documents 730 resources that date between 1640 and 1989. Much of the inventory has been recorded on area forms and most of the documentation was completed in the 1970s; the mills and mill housing were documented in 1990 by a professional preservation consultant in preparation for National Register listings.

### **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 are automatically listed in the State Register of Historic Places. Ipswich's National Register (NR) program began in 1966 with the listing of the John Whipple House individually and as a National Historic Landmark (NHL). Several listings occurred in the 1970s and in 1980 four districts and 11 buildings were listed as part of the Ipswich Multiple Resource Area nomination. Other listings since 1980 account for a total of seven districts and 62 individual resources, including Castle Hill and its 35 resources and 11 buildings listed in the First Period Thematic Nomination. In addition to the John Whipple House, Castle Hill has been declared an NHL and the Choate Bridge was designated a Massachusetts Historic Landmark. Also listed in the State Register are those properties protected by a preservation restriction, drawn up in accordance with MGL Chapter 183, Sections 31-33. A preservation restriction (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 are automatically listed in the State Register. Ipswich has the largest preservation restriction program in the Commonwealth with 36 properties protected in this fashion. Many are the result of a significant PR program in the 1970s and 1980s targeting First Period buildings.

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## **Planning Documents**

The 2000 *Ipswich Open Space and Recreation Plan* (OSRP) articulates three general goals: protection of fragile resources; preservation of landscape character; and management of open-space recreation. Other more specific goals that are relevant to the preservation of heritage landscapes include the preservation of historic and scenic character of the town; protection of water and other natural resources; the preservation of significant open space; and the promotion of a regional approach to open space and resource protection. The objectives related to the goals involve the preservation of agricultural lands, scenic features and archaeological sites, as well as the protection of salt and inland marshes, rivers and forests. Each category of resource is identified in the plan with evaluations of key resources.

In 2003 the Town adopted its *Community Development Plan* which was created under Executive Order 418 and which contains sections on economic development, housing and transportation. Each of the topics was addressed and the fourth topic, natural and cultural resources, is included in the update of the OSRP. At town meeting in the same year the Implementation Task Force was established to guide use of the Community Development Plan. One year later in September 2004, the Planning Board adopted the *Ipswich Town Character Statement*.

## **Planning Bylaws and Other Tools**

Ipswich employs two effective preservation strategies with its demolition delay bylaw and its preservation restriction program. The demolition delay bylaw allows the Ipswich Historical Commission to invoke a six-month delay of demolition for significant properties that are 100 years old. The preservation restriction program has been effective in preserving Ipswich's most unique resource – the largest collection of First Period buildings in America. Of the 36 preservation restrictions, all but a few apply to First Period dwellings.

The town has a cluster bylaw which may help to save open space when a property is subdivided. In addition to a cluster bylaw, Ipswich has the Great Estates Bylaw, which has been an effective way to preserve some of the important estates. It provides additional uses that ordinarily are not allowed in residential districts and that preserve the estate main house and acreage from residential subdivision. Ipswich also has designated 23 roads as scenic under the Scenic Roads Bylaw which is in accordance with M.G.L. Chapter 40-15C.

In 2000 Ipswich Town Meeting adopted a \$10 million Open Space Bond to be used for land and water supply protection and recreation. The Open Space Bond Committee issued a report in 2003 and the town has acted on many of the recommendations to preserve open space and protect water quality. The town has used approximately half of the Open Space Bond authorization to complete 8 projects resulting in the permanent protection of over 345 acres.

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## **PRIORITY HERITAGE LANDSCAPES**

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The Ipswich Heritage Landscape Identification meeting, attended by about 10 residents, some representing town boards and local non-profit organizations, was held on July 12, 2004. During the meeting residents identified a lengthy list of Ipswich's heritage landscapes, which is in the Appendix. Once the comprehensive list was created, attendees were asked to articulate the value of and the issues relating to the preservation of each heritage landscape on the list. 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 Ipswich. 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.

### **Cemeteries**

There are several municipally owned and privately owned cemeteries in Ipswich. Most are not well documented and are in various states of disrepair. The oldest is the Old Burial Ground on High Street. It is a section of the Highland Cemetery. The first known burial in this oldest part was in 1634. The burial ground is terraced, rising from High Street where the earlier graves are located. At the road edge is granite curbing and an iron picket fence stretching between decorative posts. Stones are slate and marble and there is one table top stone near the front marking the grave of one of the first ministers. In the earlier part of the burial ground stones are arranged in rows and face in a southeasterly direction perpendicular to High Street. Paths lead up to the terraces, many lined with mature oaks and other deciduous trees. Some of the terraces have rows of granite tombs displaying architectural facades. As one climbs the hill the burial areas become more recent with the newest still active sections at the top where one has a view of the village of Ipswich.

Another old burial ground is on Linebrook Road at the intersection with Newman Road. Old Linebrook Cemetery (1725-1915) is enclosed by a stone wall with an aggregate coping. Entrance is through iron gates which are hung on granite piers. Stones are of slate and marble. Maple and oak trees are scattered among the stones and surround the edges on three sides. New Linebrook Cemetery, which opened in 1864, is located between 387 and 391 Linebrook Rd.

The Immigrant Cemetery, part of the Highland Cemetery Annex, is on Fowler's Lane. It was active from ca. 1913 to the 1930s, when many immigrants came to work in the mills. There are many unknown graves and few markers remain. There was a WPA survey which documented approximately 300 burials of which

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100 were infants and stillborns. The earlier graves are those of Greeks and Poles. Some later graves are of French Canadians. Concrete crosses mark many of the burial places. These were cast by Greek families whose daughters would scratch the name of the deceased on the cross and apply a photograph.



### **Farms**

Several of Ipswich's most scenic areas are known for the farm land lining roads with historic dwellings, estate houses, outbuildings and agricultural fields. Linebrook Road has a number of farms, some that remain active. Elm Hill Farm, 255 Linebrook Road, is also known as the Marini Farm. This agricultural landscape comprises a ca. 1877 Colonial Revival house, a large farmstand, outbuildings and greenhouse structures all surrounded by many acres of fields most in use. The Marini family, who purchased this farm in 1928, grow vegetables and flowers here. In the recent past, the family sold to the town a pond and the surrounding land and a trail easement over part of this land which will connect with Prospect Hill in Rowley. The family has retained the right to farm the land, which maintains a rapidly declining historic land-use pattern. Linebrook Road has other farms and farmstands, including one, adjacent to the Marini property, which has just under 100 acres. There are concerns that this still-active farm may be subject to development pressures, which would substantially alter the character of the area. Other scenic farm areas line Essex Road and Argilla Road. Some of the former 18<sup>th</sup> and 19<sup>th</sup> century farms including farmhouses, outbuildings and land were converted to rural retreats. As a result today there may be a large estate house replacing or incorporating the old farmhouse as the focal point of an estate with agricultural component. Argilla Farm is an example with a large Federal house and surrounding agricultural fields.

### **Gateway Roads**

The most frequently used entrances to Ipswich are County Road (Route 1A) from the south, Essex Road (Route 133) from Cape Ann and High Street (Routes 1A and 133) from the north. Traveling over these roads towards the village of Ipswich, one encounters farms and estates that are the core of Ipswich's beautiful rural character. Since these roads are heavily traveled they are subject to highway improvement and the land is vulnerable to dense development including



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commercial uses. Presently all gateways are under intense development pressures and may change radically as gateways if measures are not taken in order to preserve these heritage landscapes.

### **Ipswich River**

The Ipswich River flows from Hamilton into the southwestern corner of Ipswich in a northeasterly direction. It winds its way through the center of the village, widens substantially east of the village and empties into Ipswich Bay at Little Neck. The river forms the boundary between Ipswich and Hamilton and is crossed by Norwood Bridge which carries Mill Road over the river. This stone triple-arched bridge is adjacent to a former mill, the building of which is on the Hamilton side. The Isinglass Mill, no longer extant, was on the Ipswich side of the river at this location. The river is a key defining feature in the village and there are three important crossings – each marked by a stone arched bridge of note. The Choate Bridge, constructed in 1764, is a Massachusetts Historic Landmark and is believed to be the oldest double-arched stone bridge in America. The two other stone arched bridges are the 1861 County Street Bridge and the ca. 1890s Green Street Bridge. Another granite bridge spans the river at Labor-in-Vain Road. Each of these bridges is a significant feature along the Ipswich River corridor, important as a reflection of historical development patterns and for their architectural and engineering aspects. At the coast, where the river empties into Ipswich Bay, there are acres of salt marshes and narrow creeks. The historical development patterns are articulated by the resources along the banks of the river from the mills and mill housing to agricultural fields, farmhouses and estates, to the salt marshes out at Little and Great Necks.

### **Little and Great Neck**

Neighborhoods of summer cottages were constructed at the turn of the last century at Great Neck and on Little Neck. Jeffrey's Neck Road leads out to Great and Little Necks from the village. Salt marshes along Eagle Hill River on the north and the Ipswich River and Neck Creek on the south set the stage for the rich natural environment at the end of Jeffrey's Neck Road. Little Neck Road branches off to the right/south while Ridge Road climbs the ridge overlooking Plum Island Sound to the North. Ridge Road and Bay View Road form an outline around Great Neck and join with Little Neck Road at the narrow causeway to Little Neck. Little Neck juts out into Ipswich Bay at the entrance to the Ipswich River and several creeks that branch off of the river.

These two neighborhoods are slightly different in ownership and plan; however they share similar issues of small houses on very small lots, with pressures of tear-downs, new construction and expansions that exceed an appropriate historical, architectural and practical density. Houses along Ridge Road on Great Neck sit high above the water with fine vistas of Plum Island Sound.

Little Neck, a peninsula off of Great Neck, is slightly different in that the private roads are laid out in a grid pattern on this small hill. The land is owned by an association called "The Feoffoes" of which the proprietors lease the land to

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individuals who own the buildings. There are restrictions limiting the amount of time each year that one is allowed to live in each bungalow, hence they remain summer cottages. An old contractual agreement between the town and the proprietors directs fees to the schools.

Access to the water in this area also is an issue. The beach on the east side of the causeway leading to Little Neck is public and there is some parking along the edge. There is virtually no public access to the beaches or water along the edge of Great Neck.

### **Miles River**

The Miles River, which flows through Wenham and Hamilton into Ipswich, is part of the Ipswich Bay watershed. It has only a short run in Ipswich and joins with the Ipswich River south of the village and west of County Road. The Miles River forms a small segment of the southern boundary with Hamilton, then, runs north nearly parallel to and east of County Road, until it passes under the road just north of Waldingfield Road. The Miles River terminates at the Ipswich River near the point at which the B&M Railroad crosses the Ipswich River. Only glimpses of the river from County Road are in the public view. Otherwise it runs through former estates including the former Proctor Estate (now New England Bio Labs) an estate on west side of County Road. The water quality of the river is of concern. The water flow also can be problematic as it often is disturbed by the beavers construction of dams.

### **Sisters of Notre Dame**

Situated at the end of a long driveway and on a slight rise, this property is part of the former Charles Searle estate, which later was known as the Massey and then the Warburton Estate. The main house was constructed in the early 20<sup>th</sup> century and now is owned by the Sisters of Notre Dame. The site is wooded to the rear (west) where there are trails that connect with Town Hill. There are some residences here and a private nursery school also is located at this site. The main house, which reflects the Arts & Crafts movement in architecture with its stucco sheathing and deep overhang with paired bracketed cornice, looks out over the landscaped grounds and a valley to the east. The building has been empty and is in need of substantial repairs. Newer buildings on the site are yellow brick institutional structures. A small cemetery is on the south side of the driveway.

### **Village Center**

The village center encompasses three contiguous National Register districts around the North/Meeting House Green and South Green and along the Ipswich River. Ipswich Village has the most intact collection of First and Second Period dwellings in the nation and includes two public commons or greens, the Ipswich River and streetscapes of 17<sup>th</sup> to 19<sup>th</sup> century private residences. Most houses, including the large collection of 17<sup>th</sup> century houses continue to be used as residences with one exception: the ca. 1655 Whipple House, a house-museum owned by the Ipswich Historical Society. The greens are important open spaces

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that contribute to the character of this unique village center. The roads, the stone roadway bridges and the overall pattern of settlement are highly significant locally, regionally and even nationally due to the high percentage of surviving early construction (17<sup>th</sup> century dwellings and bridges such as the 1764 Choate Bridge, reported to be the oldest surviving double-arched stone bridge in America). A comparison of today's village with historic photos shows that much of the village retains its historic buildings and context. The area is important for its archaeology and its association with residential military, social and educational patterns.

This heritage landscape is unique for these early patterns of development. Most redevelopment of property threatens the integrity of the rich resources. In addition public improvements that are not sensitively designed can alter some of the most significant character defining features in the community such as the Ipswich River, the bridges and the two greens.



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## **PLANNING**

### **Preservation Strategies**

Ipswich's unusually extensive array of water resources including the coastal land and salt marshes and the rivers played a critical role in the settlement and historical development of the community. The Ipswich River was a prime location for early settlements because it provided protection from and easy access to the coast. The town has taken many important steps to preserve its most significant buildings and natural areas. Organizations like The Trustees of Reservations have made enormous contributions with their ownership of highly significant properties including Appleton Farm, the Crane Estate (Castle Hill and Crane Beach), Greenwood Farm and the Hamlin Reservation. However, like most Essex County communities, Ipswich is under intense pressure for development that may adversely affect its fragile waterfront and the scenic roads that are lined with farms and estates.

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## **Planning Issues**

At the Heritage Landscape Identification meeting attendees expressed concerns about the changing character of the community, which is directly related to the rich heritage landscapes that were discussed. Each of the critical planning issues affects at least one of the priority landscapes. These issues are arranged in alphabetical order.

### ***Gateways Degradation***

As farming becomes less lucrative and the value of land increases, farms are sold for development. Furthermore, each of the farming areas is environmentally sensitive. Development with septic systems, additional impervious surface, and changing patterns of water run-off have a negative impact on the natural and scenic resources of the area. Due to these types of development pressures gateways to Ipswich – the entrance roads – are changing and losing their beauty and scenic quality.

### ***Neighborhood Preservation***

Ipswich's neighborhoods are varied from the 17<sup>th</sup> and 18<sup>th</sup> century dwellings in the village, to 19<sup>th</sup> century housing associated with the mills on the Ipswich River, to summer colonies on the coast. The land use patterns, density and scale of the architecture that characterizes each of these Ipswich neighborhoods are subject to change when sewers are added and development is not guided by accompanying zoning and design guidelines. Development pressures leading to demolition, new construction and additions – redevelopment of built parcels – must be regulated in order to preserve these landscape patterns found in Ipswich.

### ***River Pollution***

Ipswich's rivers are one of the community's most important resources, and they have been valued since prehistoric times. The rivers have been used as fishing resources and transportation routes, later for hydro power, and more recently for drinking water and recreation. The rivers and streams or brooks are all part of the Ipswich Bay Watershed. Development pressures in the village, the rural areas of town, and along the coast line – Little and Great Necks in particular – increase the vulnerability of these fragile water resources. Pollution of rivers from waste water threatens the shell fishing industry. Often the rivers, particularly the Ipswich River, which is reported to be one of the most stressed rivers in Essex County, are low due to the demands for drinking water upstream. This condition limits recreational use and alters the visual quality of the heritage landscape.

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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 Ipswich 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. New procedures that are more comprehensive and link properties in a more coherent way than in the past may enhance Ipswich's survey, most of which was completed over 30 years ago. Thus, using the Massachusetts Historical Commission survey methodology, record Ipswich'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, beginning with heritage landscapes particularly the large farms and rural retreats.
- 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.

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

New survey work will require National Register evaluation. This may provide new information about the eligibility of properties that can be added to the Ipswich's wide range of resources already listed in the National Register. Thus to extend Ipswich'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.
- Consider a National Register district nomination for Little Neck.

### ***Agricultural Landscapes***

Preservation of the 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 landscape are and which features the community treasures in order to make a case for preservation of these settings. 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 Ipswich.
- Adopt a right-to-farm bylaw which allows farmers to carry on farming activities that may be considered a nuisance to neighbors.
- Review the town's cluster bylaw for refinement of buffers, particularly between development and farmland.
- Raise 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.
- Continue public-private partnerships to preserve farmland through purchase of the farm or purchase of conservation restrictions on the farm.

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

Ipswich has several burial grounds of which the best known are the High Street, Linebrook Road and South Cemeteries. Documentation is limited; however there have been Historical Society volunteers who have been working to document the Immigrant Cemetery. Concerns are 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

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grounds including identification and evaluation of the resources as well as preservation strategies. Using this guide Ipswich should:

- Update existing or prepare new 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.

### ***Neighborhood Character***

Nearly all preservation strategies address neighborhood or village 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. There are three traditional preservation tools: demolition delay, local historic district designation (MGL Chapter 40C) and neighborhood conservation district designation. Ipswich has a demolition delay bylaw that provides a time period in which the town 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 Town Meeting and administered by a district commission, appointed by the Selectmen. Local historic districting is the strongest form of protection for the preservation of historic resources, while neighborhood conservation districts are less restrictive but still embrace neighborhood character.

- Amend the demolition delay bylaw 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. The two changes here would be to consider more recently built properties and to extend the delay to a point that has proven to be more meaningful in other communities in preserving properties. A third recommendation is to publicize demolition requests reminds residents of historic resources and reinforces the value of local historic resources; therefore include an abutter notification requirement in the bylaw.
- Adopt a local historic district bylaw and define a district at the town center along High Street, around the Common and along East Road.
- Adopt a neighborhood conservation district bylaw and study feasibility of a district at Little Neck and in the mill district, which is listed in the National Register.

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### *Scenic Roads and Gateways*

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Ipswich 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) Ipswich has adopted a scenic roads bylaw that addresses the removal of trees and stone walls that are within the right-of-way. 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. Furthermore, numbered routes which are the gateways to Ipswich cannot be designated scenic roads under this bylaw. 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 roads in Ipswich 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.
- Amend the Scenic Roads Bylaw to add design criteria for the review of application and other 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 town 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 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.
- Consider a scenic overlay district to preserve certain vistas on properties along the roadways.





### ***Water Resources – Coast, River and Estuary***

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

- Define ownership of each segment of the waterfront including beaches, mud flats, and salt marshes.
- Define public ways and parking areas for beaches and 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 town residents of the public access to these landings, particularly the town landing.
- Adopt and enforce strict conservation and zoning bylaws that regulate pollution. These may be strategies such as waste water treatment and storm water run off that is more restrictive than is minimally acceptable under Title V.

### ***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.

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- 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 Ipswich's heritage landscape inventory program, contact relevant agencies to determine whether funding currently is available.

Towns that have adopted the Community Preservation Act find it to be an excellent funding source for many heritage landscape projects; however Ipswich 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 is worthy of consideration. The CPA establishes a mechanism by which towns 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 town believes are appropriate and beneficial to the municipality.

### **Specific Recommendations**

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

#### ***Sisters of Notre Dame***

- Identify key features by completing MHC inventory forms using the heritage landscape methodology.
- Assist in development of master plan for property.

#### ***Ipswich Village Center***

It cannot be too frequently stated that the character of Ipswich village is unique. For this reason the highest level of protection should be pursued swiftly.

- Update inventory of resources using heritage landscape methodology combined with traditional MHC survey methodology.

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- Form a local historic district study committee to potentially recommend a bylaw and adoption of a local historic district with design review guidelines that specifically address the unique characteristics of the resources.
  - Amend zoning bylaw to reflect preservation strategies particularly for a village district.
  - Engage the Ipswich Historical Society and other preservation organizations in developing up-to-date tours, brochures, power point presentations and website information to draw interested residents and visitors to Ipswich.

## **CONCLUSION**

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The Ipswich Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Ipswich 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 Ipswich in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly Ipswich's Historical Commission, the Planning Board, Conservation Commission and Open Space Bond Committee. 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 Ipswich Historical Society, neighborhood associations and other preservation minded organizations will enhance Ipswich'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 Ipswich on July 12 and the follow-up fieldwork on September 22. 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>Appleton Farm</i></b> County Road (Rt.1A)	TTOR owned. 658 acres. Established in 1638. Partially in Hamilton. Oldest farm to be in continuous use by one family in the United States.
<b><i>Argilla Farm</i></b> * 107 Argilla Road	Verani & Kenney. 61A (agriculture). 105 acres. No protection, opposite TTOR property.
<b><i>Candlewood Road Farms</i></b>	Horse farms and open space. Three small farms (17, 13, and 12 acres) in 61 A (agriculture). One is Lane Farm. See Historical Society's 1909 brochure "Candlewood" for historic information.
<b><i>Essex Road corridor</i></b>	Farms with beautiful fields, some ECGA protection.
<b><i>Kamon Farm</i></b> Pineswamp Rd.	About 100 acres. Chapter 61A (agriculture). Kimball Brook passes through property.
<b><i>Kozeneski Farm</i></b> * 73 Linebrook Road	94 acres. 61A (agriculture). Active farming, privately owned. Next to Marini Farm.
<b><i>Marini Farm</i></b> 255 Linebrook Rd.	Also known as Elm Hill Farm. Vegetable and flowers grown here – some farm buildings, ca. 1877 house with CR updating and farmstand. Marini sold to the town the pond and land around it but retains right to farm land. Also gave a trail easement which will connect with Prospect Hill in Rowley.
<b><i>Russell Orchards</i></b> 143 Argilla Road	APR. 120 acres. Formerly known as Goodale Farm with Goodale Orchard. First purchased by neighbors and re-sold with restrictions that it must be farmed.
<b><i>Town Farm</i></b> Town Farm Rd.	Town Farm Rd. leads to the former town poor farm (1838-1940) and to former dump. Great view from Greens Point off of Town Farm Rd. of marshes and to the Neck.
<b><i>Wegzyn Farm</i></b> Linebrook Rd.	At Lowes Lane. Active, privately owned. Farmstand.

<b>Burial Grounds and Cemeteries</b>	
<b><i>Immigrant Cemetery*</i></b> Fowler Lane	Part of the Highland Cemetery Annex. Town owned, 1880s to 1920s, many unknown graves, few markers. WPA survey. Ca. 300 buried here of which 100 were infants and stillborns. Greek and Polish and later French Canadian immigrants came to work in the mills, particularly Ipswich Mills. Concrete crosses were cast by Greek families whose daughters would scratch name of deceased on cross and apply a picture. One Greek girl who was killed during a strike is buried here.
<b><i>Locust Grove Cemetery</i></b> Locust Rd.	At intersection with Town Farm Road.
<b><i>Notre Dame Cemetery</i></b> Jeffrey's Neck Rd.	On Sisters' property. Burial place of the sisters. Old stone tomb, rolling terrain, clumps of trees. Former estate of Charles Searle, followed by Massey, followed by Warburton. Cemetery is addition during Sisters of Notre Dame ownership.
<b><i>Nourse Cemetery</i></b> High Street	Private. North of 243 High St. 1772 – early 20 <sup>th</sup> c. Masonry wall, granite piers, iron fence. Founded by Nourse family on land purchased later by Daniel Nourse in 1790.
<b><i>Old Burial Ground</i></b> High Street.	Established in 1634. Also referred to as Old North. The earliest part of the Highland Cemetery. First burial was John Winthrop's wife, Martha. Town owned, some areas in poor condition. Old slate stones are large – 3' x 2 ½'. At the top of the hill are newer sections and fine prospects of the village below.
<b><i>Outer Linebrook Road Cemeteries *</i></b>	Two cemeteries that are several blocks apart, both town-owned. One large and one small sized. Old Linebrook Cemetery (1725-1915) on Linebrook Road opposite Newbury Road is enclosed by a stone wall with aggregate coping, iron gates hung on granite piers. Slate and marble stones, maple and oak trees. Oldest of three cemeteries in this part of town, New Linebrook Cemetery is between 387 and 391 Linebrook Rd. Opened in 1864.
<b><i>South Side Cemetery</i></b> County Rd.	Town owned. Acid rain damage to stones, generally in poor condition.
<b>Industrial</b>	
<b><i>EBSCO</i></b> Union & Estes Sts.	Former Ipswich Woolen Mills, later Sylvania. EBSCO Publishing provides electronic databases for institutions and corporations.
<b><i>Ipswich Woolen Company</i></b>	NR. See Ipswich Mills District listing under villages/neighborhoods. Hosiery mills with extant buildings and sites.
<b><i>Norwood Mills</i></b> Mill Rd.	At bridge with extant building in Hamilton.
<b><i>Willowdale Woolen Mill</i></b> Topsfield Rd.	Mostly remnants in Willowdale State Forest. Hosiery and blanket mills until the 1880s.

<b>Institutions</b>	
<b><i>Don Bosco</i></b> 240 County Road	Estate of Richard Jacobs beginning in 1638. 195 acres purchased by John H. Proctor in 1899. Main house and outbuildings constructed in 1908 and then known as the Proctor Estate. In 1955 purchased by the Salesian Society for priests' residence, retreats, etc. It was called Don Bosco after St. John Bosco who founded the Catholic order of Salesian priests. Purchased by New England Bio Labs in 1999.
<b><i>Hellenic Center</i></b> 117 County Road	A former estate.
<b><i>Moseley Estate</i></b> 21 Spring Street	Now owned by Greek Church and used as a rectory.
<b><i>Sisters of Notre Dame de Namur</i></b> 30 Jeffrey's Neck Rd.	The property is known as Postulate Hill, owned by the Sisters of Notre Dame de Namur. Former estate of Charles Searle, later Massey, and then Warburton. Possible archaeological sites. Main house is Arts & Crafts stucco building. Other buildings are yellow brick modern structures. Trails from property connect with Town Hill.
<b>Natural</b>	
<b><i>Bull Brook</i></b>	Town water. West of Mile Lane in Prospect Hill area.
<b><i>Clark Pond</i></b>	On Great Neck with no public access except a narrow beach between the pond and Plum Island Sound
<b><i>Crane Beach</i></b>	TTOR owned. 1,234 acres. Both sides of Castle Neck, natural barrier protecting Essex River, natural habitat for many species particularly piping plovers. TTOR preparing management plan for beach.
<b><i>Dow Brook</i></b>	South of High St. in Prospect Hill area.
<b><i>Egypt River</i></b>	Salt marshes – Bull and Dow brooks feed into Egypt River.
<b><i>Ipswich River and Estuary *</i></b>	One of the most stressed rivers in the county due to withdrawal by many communities for drinking water supply. Sylvania Dam, river runs east-west through central part of town.
<b><i>Miles River *</i></b>	Pollution, beavers.
<b><i>Pavilion Beach</i></b>	Small public beach east of causeway linking Great Neck and Little Neck.
<b><i>Plum Island-Sandy Point Beach</i></b>	Barrier beach – southern tip is Sandy Point. Extends north to Rowley and Newbury. Since 1649 Ipswich has owned the southern part of this sand island. Since 1942 it has been a National Wildlife Sanctuary.
<b><i>Rantoul Pond</i></b>	Off Argilla Road with no public access.
<b><i>Sally's Pond</i></b>	Behind the Whipple House. Surrounding meadows, at a gateway to Ipswich.

<b><i>Salt marshes</i></b>	Archaeological potential.
<b>Open Space / Recreation</b>	
<b><i>Bakers Pond and Boone Bog</i></b> High & Spring Sts.	In Daniel Boone Park. At the top of Town Hill behind the cemetery, next to Dow Park where Dow monument is.
<b><i>Bradley Palmer State Park</i></b>	Part in Topsfield. Abuts Willowdale State Forest which also was part of the Palmer estate.
<b><i>Candlewood Golf Club</i></b> Candlewood Rd.	Corner of Essex Rd.
<b><i>Dow Park</i></b> Spring Street	On top of Town Hill. Adjacent to Daniel Boone Park.
<b><i>Hamlin Reservation</i></b> Argilla Road	TTOR. 135 acres. Bequeathed by Olivia Hamlin in 1993. Fields and marsh meadows.
<b><i>Heartbreak Hill</i></b>	North of Argilla Road. Privately owned.
<b><i>Ipswich Bay Yacht Club</i></b> 120 N. Ridge Rd.	1899. Great Neck. House of Alexander B. Clark (1844-1912) who owned largest tannery in area and was known as the “sheep skin king”.
<b><i>Labor in Vain Club</i></b> Labor-in-Vain Rd.	Former golf club on Bezamat Estate, which had been part of Crane Estate. Mrs. Tatiana Bezamat was a granddaughter of Richard Crane.
<b><i>Strawberry Hill</i></b> Jeffrey’s Neck Rd.	Town-owned. Purchased with Open Space Bond funds. The Wendel family owned this 105 acre property from 1915 to 1960. The Wendells moved two First Period houses from center of town and restored them. Arthur Shurcliff did the landscape design. Town purchased 91 acres of the property. The remaining 14 acres including the two First Period houses were sold into private ownership with PRs and CRs. Entrance to property was on Ocean Drive; however will not be used by visitors – access and parking is on Jeffrey’s Neck Rd. for the 91-acre conservation land. Smith Island is part of Strawberry Hill, connected by a causeway. Fine views from Smith Island of the water and coast line.
<b><i>Town Hill</i></b>	Northern limit of the East End.
<b><i>Treadwell Island</i></b>	Located in the mouth of the Ipswich River
<b><i>Turkey Hill</i></b> Pine Swamp Road	Not protected, few farms, rural open space, archaeological potential, highest undeveloped hill top in Ipswich, Merrimac Valley Distributors, single ownership.

<b>Turner Hill</b> 251 Topsfield Rd.	Originally the estate of Charles G. and Anne Proctor Rice in the late 1890s. Mansion built 1900-1903, grounds with many outbuildings and recreational facilities. 300 acres sold to Missionaries of Our Lady of La Salette in 1945. Remodeled house and added buildings to property. In 1997 sold to developer which converted to residential community with 18-hole golf course, Turner Hill Golf Club. Great Estates bylaw used.
<b>Willowdale State Forest</b> Linebrook. & Topsfield Rds.	Ca. 1535 acres. Core of forest (Pine Swamp and Hood Pond area) donated to Commonwealth by Bradley Palmer (d. 1948) in 1923. Remainder given in 1944 with a life term lease. Varied landscape of white cedar swamp, lakeshore, woodland, wetlands and streams. Marini farms some of land in Forest.
<b>Residential</b>	
<b>Argilla Road</b>	Cluster of mid 19 <sup>th</sup> to 20 <sup>th</sup> century houses at western end.
<b>Bezamat-Kasarda Estate</b>	Formerly part of the Crane Estate. Richard Crane was the grandfather of Bezamat and Kasarda (both granddaughters).
<b>Brown Stocking Mill district</b> Broadway area	NR district that includes mills and workers housing dating from ca. 1906 established by Harry Brown. Some properties on Brownville, Burleigh Ave., and Topsfield Rd.
<b>Crane Estate</b> Argilla Road	NR/NHL, named Castle Hill. 165 acres. First converted to rural retreat by J. B. Brown, then by Richard T. Crane, Jr. who lived here starting in 1910. The great house was designed and built in 1928 by architect, David Adler. Inn at Castle Hill is a ca. 1910 Shingle Style conversion of late 19 <sup>th</sup> c. farmhouse.
<b>East End</b>	Along river at edge of village. Old houses of shipbuilders and seafarers along Water St., shipyards were on Summer St. Not much beyond County St. in 18 <sup>th</sup> century until the Industrial revolution when textile mills built.
<b>Great Neck *</b>	At the end of Jeffrey's Neck Rd. Started as summer community, many houses now converted to year-round living. Some open space, Clark Pond, beaches with little access.
<b>Greenwood Farm</b> 49 Jeffery's Neck Road	TTOR. 216 acres. Paine Farm from 1640s where Robert Paine began generations of animal husbandry (cattle), fishing and cutting salt hay. First Period house (ca. 1695, NR-First Period Thematic Nomination) was Robert Paine's. Colonial Revival house built by Thomas Greenwood. Sold to Robert S. Dodge as summer retreat. Open space surrounding two houses is protected. Pasture, meadow, woodland, salt marsh, tidal islands (Diamond Stage, Widow's, and Homestead).
<b>Heartbreak Road Estate</b> 34 Heartbreak Rd.	Former Burrage Estate. Some of property is farmed.
<b>Ipswich Mills District</b> Estes St. etc.	NR. Pole Alley or "The Alley" – woolen mills, hosiery mills. Brick mills on Ipswich River. Workers – Polish and Greek. Estes St., Kimball St., 1 <sup>st</sup> St. to 6 <sup>th</sup> St. Company went bankrupt in 1928. Sylvania moved here in 1941. Now EBSCO Publishing.
<b>Ipswich Village</b> Outer High Street	Towards Rowley. More 17 <sup>th</sup> and 18 <sup>th</sup> dwellings, some commercial.



<b><i>Ipswich Village *</i></b> <b><i>(center)</i></b>	Including all three contiguous NR districts: North and South commons. Riverwalk. Most intact collection of 1 <sup>st</sup> and 2 <sup>nd</sup> Period houses with two public greens, river, streetscapes in tact. Houses lived in except Whipple House. Important open space around the church. Important for archaeology, residential, military, social, educational. Significant roads, bridges, buildings, patterns of settlement. Starting to rebuild three roads. Historic photos show how intact the area is.
<b><i>Winthrop Estate</i></b> Ipswich Road	Across street from Turner Hill Golf Club. Formerly known as Turner Hill Farm. Winthrop Estate which is privately owned is across the Ipswich River into Hamilton.
<b>Transportation</b>	
<b><i>Canoe Landings</i></b>	On Ipswich River at Pole Alley.
<b><i>Choate Bridge</i></b> Rt. 1A, South Main St.	NR, Massachusetts Historic Landmark. A crossing from 1600s – stone bridge after 1700 – 1764 bridge is widened in 1836. The rough hewn granite blocks are from 1838. Thought to be the oldest stone bridge in the country.
<b><i>Clambox</i></b> 246 High Street	An institution in town, restaurant – food stand in shape of clam box. 1930s roadside architecture that is important locally and known nationally. Ipswich is reported to have been the first town to serve fried clams.
<b><i>County Street Bridge</i></b>	NR. 1861. Over Ipswich River. 3-span granite arched bridge. Down river from Choate. One of four built in the 19 <sup>th</sup> century. Scheduled for repairs. Falls Island is at County Street Bridge – the site of many water powered mills with historic natural sluiceway that directs flow of water with each tidal change.
<b><i>Gateway roads</i></b>	County Rd., Essex Rd., Outer High St. and Topsfield Rd.
<b><i>Gould's Bridge</i></b> Labor-in-Vain Rd.	1899, steel over granite abutments.
<b><i>Green Street Bridge</i></b>	NR. 1872-1874. Granite stone-arched bridge. Wood bridge replaced with granite arches in 1894.
<b><i>Linebrook Road</i></b>	Double stone wall at 373 Linebrook Rd. is David Sidney Perley face wall built between 1891 and 1906. Mid 19 <sup>th</sup> century house embellished in 1880s and 120' barn – Perley was a farmer and cattle broker.
<b><i>Mill Road Bridge</i></b>	Stone triple-arched bridge leading into Hamilton. In need of repairs.
<b><i>Ford in River</i></b> Spring Street	Site of former stagecoach path. Near Green Street Bridge.
<b><i>Topsfield Road</i></b>	Stone walls.
<b><i>Town Wharf</i></b> East Street	On tidal Ipswich River. Melanson Boatyard.



# IPSWICH OPENSOURCE & HISTORIC RESOURCES

