

NAHANT 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 those 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 the land use in a community; and heritage landscapes 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 toward 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 the 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.

NAHANT HISTORY

This coastal town's unique geography of a small peninsula at the end of a long causeway, built over the barrier beach and sand dune, played a significant role in shaping Nahant's history. The uniqueness has carried over to the community's

development patterns from the time of its early land use as pasture land with little permanent settlement until the early 19th century when Nahant was firmly established as a resort with hotels as early as 1803.

Nahant Bay was well used by the Naumkeags, part of the Pawtucket group of Native Americans who traveled the waters in the area of Nahant. The first European settlement occurred in ca. 1630 when Nahant was part of Lynn and served as pasture land for farmers living on the mainland; however the land on the peninsula of Nahant was used only sporadically throughout the 17th and much of the 18th century. The first church was established in 1832, which is much later than other Essex County communities. Nahant remained part of Lynn until it was incorporated as a town in 1853.

Until the beginning of the 19th century, the economic base was farming and fishing. Permanent residents of the early 1800s continued in farming, fishing and some shoe making. The first resort activity also occurred in the early 1800s, when Nahant became a hotel colony until the mid 1800s, after which there was a shift to more permanent resort activity with the construction of many summer cottages. This shift was accelerated by the 1861 fire which destroyed the major hotel. Farming and fishing continued to the end of 19th century with some permanent residents establishing housing construction businesses servicing the larger region. Throughout the 20th century the summer resort industry continued as the primary economic base. General Electric's prominence in nearby Lynn spilled over to Nahant for housing and company sponsored recreational locations.

In the early days primary transportation was by water particularly during the rising tides that covered the long narrow barrier beach leading from mainland Lynn to the peninsula of Nahant. Nahant Road was laid out in 1823, leading from Lynn and was used by stage coaches. Steamboat service, which brought summer vacationers from Boston, commenced in 1817. The first Boston railroad connection to Salem in 1838 had stops in Lynn from where a horse drawn barge or wagon carried vacationers to Nahant. In the early 20th century, the street trolley from Lynn, followed by the automobile, connected Nahant to the mainland with as many as 40,000 people coming on a summer Sunday.

Nahant's population was extremely slow to grow with only a few year-round families from Lynn using the land for pasturage and some fishermen living here until well into the 1800s. However, at the turn of the 19th century recreational opportunities were realized with the first hotel at Bass Point in 1803 and at East Point in 1823. These vacation spots provided a temporary increase in the population during the summer. Still by the mid 1800s only about 300 persons were recorded to be living in Nahant. By 1870 the number had grown to 475; afterwards there was a substantial increase, nearly three-fold, to 1,387 in 1915. By 2000 the population of permanent residents rose to over 3,800.

RESOURCES AND DOCUMENTATION

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

Inventory of Historic Assets

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

According to the MHC, Nahant's inventory documents approximately 215 resources dating from 1775 to 1951. A range of resources is described, from individual properties such as the Witch House to whole neighborhoods such as Little Nahant or the U. S. Army areas at East Point and at Bailey's Hill. There are individual survey forms for most buildings constructed in the 17th, 18th and first half of the 19th centuries. Documentation was done in 1989 by a professional preservation consultant.

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. Nahant has one small district called the Nahant Civic Historic District (three resources) and two individual nominations – the Greenlawn Cemetery including Ellingwood Chapel, and the Henry Cabot Lodge Sr. Residence, known as the Lodge Villa. The latter also is a National Historic Landmark. The Nahant Beach Boulevard is listed as part of the Metropolitan Park System Multiple Property Submission. All National Register listings are automatically listed in the State Register. Four properties are protected by preservation restrictions 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. Nahant's four properties that are under preservation restrictions are the Town Hall and the Library, both also listed in the Nahant Civic National Register District, the Coast Guard Life Saving Station and the Valley Road School, both of which have no other designations. All properties for which preservation restrictions have been recorded under the state statute are automatically listed in the State Register.

Planning Documents

Currently Nahant is engaged in developing a master plan for the town. There have been a number of meetings to identify the issues; however there are no written sections as of May 2005.

The most recent update of the *Nahant Open Space and Recreation Plan* was completed in 2001. Nearly all of the goals included in the plan are directly related to the landscapes discussed at the Heritage Landscape meeting in Nahant. Protection of open space, integration of recreational and conservation activities by creating paths on conservation sites, improvement of open space recreation by making open spaces accessible, protection of the quality of Nahant's beaches and surrounding waters, and an increase in the appreciation of Nahant's open space all relate to the heritage landscapes that contribute to community character. Identification of important open space, the use of conservation restrictions to preserve land, and various zoning tools all are recommended as ways to accomplish some of the goals.

Planning Bylaws and Other Tools

Nahant passed the Community Preservation Act in 2004, with a 3% surcharge, which provides funding for various community activities including historic preservation, open space acquisition, affordable housing and recreation.

PRIORITY HERITAGE LANDSCAPES

The Nahant Heritage Landscape Identification meeting, attended by about sixteen residents, some representing town boards and local non-profit organizations, was held on January 12, 2005. During the meeting residents identified a lengthy list of Nahant'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 Nahant. 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 structure to a neighborhood.

Bailey's Hill - Lewis Cove - Bass Point

Bailey's Hill and Bass Point, also referred to as the Twin Points, jut out into Broad Sound and shape Lewis and Bass Coves. Bailey's Hill rises high above the water and offers fine views of the landscape, of the sea and of the Boston skyline to the west. Looking east from Bailey's Hill one has a view of Nahant Harbor, the Town Wharf, Tudor Beach, and the roofs of houses and some of the concrete towers that are out on East Point. Bailey's Hill is open space that is owned by the town. It has rock outcroppings, clusters of trees, a meadow and

paths leading up from Fort Ruckman and from the coastline. Bass Point is a low lying area that is covered by a ca. 25-year old condominium complex. There were at least five large hotels at Bass Point in the late 19th century along with steamboat wharves and an amusement park. The Bass Point neighborhood was made up of small cottages. This residential neighborhood retains the modest housing laid out on small lots. Bailey's Hill was given to the town by the federal government for the express purposes of recreation and education. The natural resources zoning of the hill is a means of protection also. The Open Space Committee prepared a management plan that was adopted in 2003.

East Point Neighborhood

East Point once was the site of the Henry Cabot Lodge, Jr. Estate, which took its place among many fine summer residences in Nahant in the 19th century. Although the main estate that was on top of the hill at East Point is no longer extant, the estate is remembered in the Henry Cabot Lodge, Jr. Memorial Park out on the point. Many of the estates located along Nahant Road, Cliff and Vernon Streets reflect the stature of Nahant as a summer retreat for prominent Boston families. The best known is the Henry Cabot Lodge [Sr.] House, the Lodge Villa at 5 Cliff Street, which is situated on a large estate-like parcel overlooking the ocean across Nahant Road. The granite house with distinctive two-story balconies is a National Historic Landmark. The Hammond House, 405 Nahant Road, also known as Castle Rock, retains its landscape marked by mature trees, rock outcroppings, a curvilinear entrance drive and a remarkable heavy granite block wall with decorative iron entrance gate that outlines the road side of the property. This ca. 1820 house was updated in the late 19th century in the Stick Style. The Charles Gibson House also has been modified over the years but retains its prominent spot with fine views over Forty Steps Beach to Castle Rock and the Atlantic Ocean. Another property of note is the 1868 Village Church designed by Ware and VanBrundt, built for summer residents but now a year-round house of worship. An old stone wall at the corner of Vernon Street and Swallow Cave Road marks the former Sears Estate, dating from the 1820s.

Marginal Road – Maolis Garden Area

Marginal Road formed the northern edge of the 19th century Frederick Tudor Estate that extended across the peninsula. Tudor built Maolis Gardens on his estate. Maolis Gardens was an amusement park with swings, tilt boards, caged animals, ice-cream pavilions and a dining hall all in operation until 1892 when some of the park buildings were moved to Bass Point. One structure known as the Rock Temple was designed by John Q. Hammond and built on top of Witches Cave, a reputed hiding place during the Salem Witch hysteria.

Marginal Road runs between Summer Street to the east and Ocean Street to the west and follows the coast line overlooking Stony Beach on the north side of Nahant. It forms the northern edge of the old Frederick Tudor Estate and has a high stone retaining wall that was part of the Tudor property, now divided into three large estate properties that rise above Marginal Road. Features on Marginal Road are remnants of Tudor's Maolis Gardens overlooking Stony Beach and the North Spring at the western end of Marginal Road on the site of the

Guild/Patterson estate. The only remaining structure at the original site of the Garden is the Rock Temple at 54 Maolis Road. This is a polygonal garden pavilion built in ca. 1859.



Nahant Country Club

The original ca. 1824 house of Frederick Tudor is embedded in the clubhouse which sits high on the land overlooking Nahant Road to the south. Tudor owned most of Nahant stretching from the ocean along Marginal Road south to the Lowlands and out to Bass Point. In the late 1880s his cottage, the granite gable front central element, was expanded with large flanking wood frame wings to become the Nahant Club. In spite of the Depression and World War II the club survived until 1945 when it was purchased by the Thomsen Club, an association of engineers who were employed by General Electric. The property was under threat of demolition and development in the 1960s when shares were sold in the New Nahant Land Company and the club was reorganized as the Nahant Country Club with membership open to town residents. The broad lawn between the clubhouse and Nahant Road was protected from development at that time and now is common space used by Nahant residents for passive recreation. The status of the shares in the New Nahant Land Company is somewhat untested and it remains unclear whether this is a form of permanent protection.

Spouting Horn Neighborhood

The Spouting Horn neighborhood is named for a natural feature formed by the rising tides effect on the rock creating a roaring noise and large splash known as the Spouting Horn. It is a significant site on the old Peripheral Path which extends from Stony Beach to Forty Steps Beach and once was a popular walking path along the shoreline. Most of the properties in this neighborhood on the northern coast of the Nahant peninsula are estates with commodious houses, some architect designed, in mature landscapes. An example of these important estates found in the Spouting Horn neighborhood is the Thomas Motley Estate built in 1881 and designed by Peabody and Stearns, a well known Boston architectural firm. Egg Rock Estate is on Mifflin's Point overlooking Forty Steps Beach and is marked by many fine specimen trees such as weeping beeches. The

Mifflin House, also on the Point, has one of the concrete military observation towers on the property.

Stone Barn

The Stone Barn is located on a triangular piece of land bordered by Spring Street and High Street Extension. The barn is situated immediately adjacent to Spring Street with its gable end facing the convergence of the two roads. The apple barn was constructed for fruit storage in ca. 1838 as part of Frederick Tudor's complex which stretched from Marginal Road southerly to the Lowlands. This was one of Tudor's farm buildings. The building is unique in Nahant where few agricultural buildings remain and no others of stone. Tudor's farmer lived nearby in the brick farmhouse diagonally opposite this site on Spring Street.

PLANNING

Preservation Strategies

Nahant has many vital heritage landscapes worthy of recognition and preservation. Its coastal character is more prominent than in most coastal communities because the water is visible from nearly every point of Nahant. Through the Heritage Landscape Inventory program, Nahant 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, Nahant is under intense pressure for development. Special places within the community such as the open space in front of the Nahant Country Club, the remnants of Maolis Gardens and the Spouting Horn neighborhood, which may be taken for granted, now are more vulnerable than ever to change.

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.

Ancient Trees

There are a number of well known and important trees scattered throughout the community that contribute to the historic character and reflect the rich historical development of Nahant. Some are owned by the town; others are on private property. Examples are the linden trees marking the entrance road in Greenlawn Cemetery and lining Valley Road and the large American elm tree on the southeast side of Little Nahant. Most trees that are in the town right-of-way

often are not well cared for due to road use, road widening, plowing and trimming necessary for utility wires. Trees that are on private property are entrusted to the care of the owner and in a time of extreme development pressures are vulnerable due to house expansions and replacements.

Density Increase

Intensive development pressures are threatening the ambience of Nahant's neighborhoods. In this small densely developed community each expansion and each new construction point to the vulnerability of neighborhood character. For some it is the desire for larger houses achieved by additions to existing structures; for others it is the subdivision of larger lots for construction of new houses. These density increases change the rhythm of the streetscape and often interrupt views of the coastline. These views are an important feature of Nahant's landscape and part of its uniqueness as a small peninsula with many prospects.

New Construction on Marginal Land

Nahant's topography, particularly the proximity of all of its land to water, limits the areas that can be developed. Historic maps indicate that the community was largely built out by the turn of the 20th century. This means that new construction tends to be in areas that were not conducive to construction in the past and that have limiting factors such as high water table or rocky ledge. The high water table leads to the use of construction on stilts to elevate a building from the water table.



Stone Walls

There are many stone walls of note throughout Nahant that are worthy of preservation as they are important architectural features along roadways. Some are low stone walls made from field stone such as that in front of the Stone Barn on High Street and Spring Road; others are designed walls of stone and mortar that are part of 19th century estates such as that rounding the corner on Vernon Street and Swallow Cave Road near East Point.

Trail

The potential exists to develop a continuous trail from the Causeway through the Lowlands to Bailey's Hill on town-owned land. Such a trail would provide continuous pedestrian access away from roads and would create new opportunities to enjoy natural areas and historic landmarks along the way. The Open Space Committee has proposed such a trail which will include a self-guided walking tour available on the Town of Nahant Web Site.

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 Nahant 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. Although Nahant's historic resource inventory was completed by a professional, the work was done over 15 years ago. Improved methodology and a comprehensive approach that links buildings and landscapes, called the heritage landscapes inventory methodology, may help to shed light on the overall landscape. Thus, using the Massachusetts Historical Commission survey methodology, record more of Nahant's heritage landscapes beginning with the priority landscapes listed in this report:

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- Compile a list of resources that are under-represented or not sufficiently documented including 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.
 - Update and complete new documentation for coastal areas and neighborhoods such as Bass Point/Lewis Cove using the heritage landscape approach.

National Register Program

New survey work will require National Register evaluation. Using the information gleaned from additional survey, establish Nahant'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 National Register nomination for eligible coastal neighborhoods such as Cliff Road at East Point, Spouting Horn and Marginal Road.

Burial Grounds and Cemeteries

Nahant has only one burial ground, the Greenlawn Cemetery, which has been documented and is listed in the National Register. 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 Nahant should:

- Develop a preservation and management plan for the 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 may be

particularly applicable to Nahant'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 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.

- Adopt a demolition delay bylaw to apply to all properties that are 50 years old or more and to give the Nahant Historical Commission authority to invoke a delay of demolition of up to one year. Publication of demolition requests reminds residents of historic resources and reinforces the value of local historic resources; therefore include a publication requirement in the bylaw.
- Determine whether historic neighborhoods such as Cliff Street at East Point, Spouting Horn, Marginal Road and Little Nahant 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 may be appropriate.
- Adopt a local historic district bylaw and designate 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. Neighborhoods at Lewis Cove and Bass Point or on Little Nahant may be candidates for NCDs.

Scenic Roads

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Nahant 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. The Scenic Roads Act (MGL Chapter 40-15C) under which Nahant would adopt a scenic roads bylaw will 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. This is an important distinction and requires more than one approach.

- Complete an inventory with descriptions and photo documentation of each of the roads in Nahant including the character defining features that should be retained.
- Adopt a scenic roads bylaw consistent with MGL Chapter 40-15C and designate certain roads as scenic roads. Examples may be Marginal Road, Cliff Street, Vernon Street, Ocean Street and sections of Nahant Road. Numbered routes cannot be scenic roads under Chapter 40-15C. Include in a bylaw design criteria to be considered when approving removal of trees and stone walls. Add other design criteria such as a provision allowing only one driveway cut per property on scenic roads. Coordinate procedures between Highway Department and Planning Board.
- Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstructions, which address the scenic and historic characteristics while also addressing safety. Such policies may be particularly important for parts of Nahant. This is an important public process in which the town may have to accept responsibility for some 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.

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:

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

Nahant adopted the Community Preservation Act in 2004 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 can be funded with CPA money, including survey and National Register projects, and preservation restrictions which may be applicable to some of the more vulnerable landscapes.

Specific Recommendations

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



Bailey's Hill – Bass Point

The first priority with all heritage landscapes is thorough documentation using the MHC survey methodology.

- Inventory resources both on Bailey's Hill, at Fort Ruckman and in the Bass Point neighborhood.
- Consider local historic district or neighborhood conservation district for residential neighborhood.

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- Connect Bailey's Hill trails with those coming from Lowlands through Fort Ruckman.
 - Develop interpretive sign program for the top of Bailey's Hill with indicators of views.

East Point Neighborhood

While many of the properties in the area have been included in the documentation of Nahant's historic resources, the heritage landscape approach may shed new light on the connections among properties and the significance of the landscape.

- Inventory resources.
- Consider local historic district designation.
- Review zoning to determine whether subdivision of larger lots could lead to demolition of historic buildings. If so consider flexible zoning bylaw to preserve existing key features such as buildings or important trees.

Heritage Trees

Nahant has a strong tradition of arboriculture, started by Frederick Tudor who planted many varieties and continued by many of the summer resort gardeners of the late 19th and early 20th century. Some of the remaining trees are highly valued by the community.

- Document large trees or trees with special significance.
- Establish a tree preservation bylaw.
- Pursue some of the grant programs offered for tree stewardship and care through DCR's Urban and Community Forestry Program, which can be found through their website:
<http://www.mass.gov/dcr/stewardship/forestry/urban/index.htm>.

Marginal Road – Maolis Garden

Marginal Road has high scenic value and Maolis Garden has a high level of historical significance; however only a few remaining features. This discrete area can be preserved for the everyday visitor to Marginal Road.

- Prepare MHC inventory forms.
- Consider National Register listing for neighborhood.

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- Pursue a preservation restriction on the Rock Temple and the Maolis Garden gates.
 - Develop walking path along Marginal Road with one-way traffic and parking on one side only.

Nahant Country Club

- Review New Nahant Land Company's shares to ensure the continued protection of the original intent not to develop the broad lawn in front of the clubhouse.
- Develop management plan for club property.
- Consider applying a conservation restriction to the property, particularly the broad lawn between the clubhouse and Nahant Road.

Spouting Horn Neighborhood

- Prepare MHC inventory forms.
- Consider National Register listing and local historic district designation for neighborhood.
- Reconstruct walking path along old Peripheral Path, taking care to define line between private and public ownership and access.

Stone Barn

This one-of-a-kind building in Nahant is worthy of preservation.

- Adopt a demolition delay bylaw to provide opportunity to preserve the barn if demolition is requested.
- Using CPA funds, purchase parcel with barn in situ.
- The preserved barn could be used to store maintenance equipment that could be used at the nearby cemetery.

Stone Walls

Distinctive features found throughout the town are the stone walls that line roadways or estates.

- Inventory stone walls noting condition and method of construction.
- Determine ownership and responsibility of stone wall maintenance.

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- Develop policies for repair and maintenance which are consistent with preservation.

Trail

The construction of a continuous trail from the Causeway to Bailey's Hill is an opportunity to form partnerships among local and state agencies as well as a private land trust.

- Identify each parcel of land through which such a trail would have to pass;
- Develop a plan to build the trail with interpretive markers placed in strategic locations.
- Apply for a Fields Pond Foundation grant (www.fieldspond.org) or to DCR for a grant through the Recreational Trails Program or to ENHC for trail construction assistance.

CONCLUSION

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

Distribution of this Reconnaissance Report to town land use boards and commissions will assist in making this one of the planning documents that guides Nahant in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly Nahant's Historical Commission, the Planning Board, the Conservation Commission, and the Open Space 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 Nahant Historical Society and any other preservation minded organizations will enhance Nahant'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 Nahant on January 12 and the follow-up fieldwork on March 22, 2005. 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

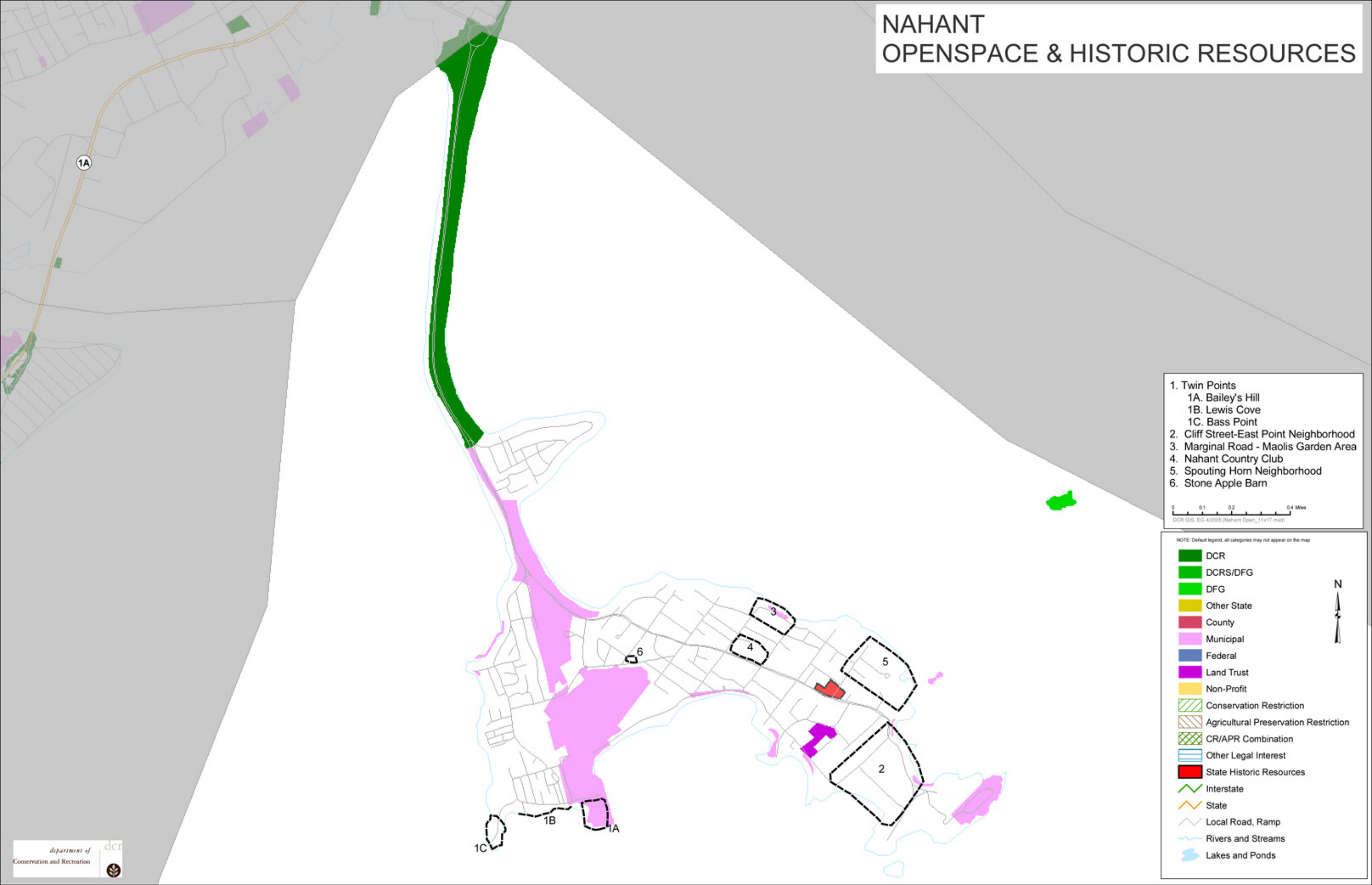
Agriculture	
<i>Stone Barn</i> * Spring St.	Built by Frederick Tudor in 1838 as part of his estate. Privately owned – in trust.
Cemeteries	
<i>Greenlawn Cemetery</i> Nahant Rd. & High St.	NR. Including Ellingwood Chapel. Town about to expand cemetery to an area which is a high point with a magnificent view over Short Beach. Has been a vacant lot with a cell tower and includes old quarry from where the stone was taken to build the Cemetery wall and arched gate. It is possible that the open land at this high point is a heritage landscape worthy of preserving with its view of Short Beach or will become a heritage landscape in the future.
Civic	
<i>US Coast Guard Life Saving Station</i> 96 Nahant Rd.	NR in process. PR (2000). Located at Short Beach.
Institutional	
<i>Marine Science Institute</i>	Owned by Northeastern University on old Lodge estate which later was a coastal Nike Missile site.
<i>Nahant Country Club</i> * Nahant Road	Part of the former Frederick Tudor Estate with the house at the core of the clubhouse. Private club with large common area in front that is owned by the club but is open for public use as a common or park.
<i>Village Church</i> 27 Cliff Street	1868 High Victorian Gothic Revival, designed by Ware & VanBrunt. NR eligible individually or as part of an East Point district.

Military	
<i>Fort Ruckman</i>	Town-owned. World War II fort (1941-1945) from which many soldiers left to go overseas. Two large gun emplacements openings on upland hill behind Bailey's Hill.
<i>Military Observation Towers</i>	Several concrete observation towers still stand on private property – out near East Point, at Mifflin's Point and some near Bass Point.
Natural Features	
<i>Ancient Trees</i>	Old elms and beeches on estates. One American elm on Little Nahant. Linden trees on Valley Road planted by the wife of Nahant resident, Fred Wilson.
<i>Barrier Sand Dune</i>	Connects Little and Big Nahant to Lynn.
<i>Beaches</i>	<ul style="list-style-type: none"> ▪ Black Rock Beach – Lynn Harbor. Castle Rd. at Nahant Rd. ▪ Canoe Beach – Nahant Rd. and Swallow Cave Rd. ▪ Curlew Beach – Nahant Harbor, Willow Rd and Furbush Rd. No public access. ▪ Forty Steps Beach – aka Bass Beach. Steps from Nahant Rd. to beach. ▪ Joseph's Beach. ▪ Nahant Beach – aka Long Beach, 66-acre barrier beach controlled by DCR. ▪ Pond Beach – Nahant Harbor. ▪ Short Beach – off Nahant Rd. on barrier dune connecting Big Nahant to Little Nahant. 6-acre sandy beach. ▪ Stony Beach – Nahant Bay. ▪ Tudor Beach – Nahant Harbor. ▪ Wharf Beach – Nahant Harbor, next to Tudor (town) Wharf, little salt marsh at the end of Summer Street
<i>Bear Pond</i>	On golf course, southwestern Lowlands. Only fresh water pond on Nahant. Important for bird migration – great American flyway.
<i>Castle Rock</i>	Off Canoe Beach.
<i>Egg Rock</i>	1.1 mile northeast offshore in Nahant Bay. Former lighthouse site. No docking facilities. Wildlife sanctuary now.
<i>Lewis Cove</i>	Twin Points (Bailey's Hill and Bass Point) frame Lewis Cove with Fort Ruckman nearby.
<i>Pea Island</i>	Tiny rock island in ocean off Swallow Cave area and East Point.
<i>Spouting Horn</i> *	A natural feature on northeast coast between Stony Beach and Forty Steps.
<i>Swallow Cave</i> * Swallow Cave Rd.	A natural feature on southern part of East Point.

Open Space – Parks	
<i>Bailey’s Hill</i> Trimountain Rd.	At Lewis Cove. Opposite Bass Point. Excellent views. Town-owned park. Protected from development as it is in a natural resource zoning area and is land acquired from the federal government with the condition that it be used for recreation and education. Open Space Plan accepted 2003.
<i>Exposed Cliffs</i>	Bailey’s Hill, Castle Rock, East Point, Hood’s Point, John’s Peril, Little Nahant.
<i>Henry Cabot Lodge, Jr. Memorial Park</i> Nahant Rd.	End of Nahant Rd. 361,548 sq. ft. park – site of Nahant Hotel, then estate of Lodge, then Nike military base with missile silos. Passive recreation. Now partially owned by Northeastern University which has Marine Science Institute here at East Point.
<i>Hills</i>	Bailey’s Hill, Bass Point, East Point, Forty Steps overlook, John’s Peril, Little Nahant.
<i>Kelley Greens Golf Course</i> Willow & Flash Rd.	Purchased by town in 1988 – largest piece of open space. 27.4 acres, part of the Lowlands Park with a 9-hole course. Land was part of F. Tudor Estate.
<i>Lowlands Park</i> Ward, Spring & Nahant Rds.	60-acre park including ball fields, golf course, etc. In 1847 the land was given to Alonzo Lewis by the town of Lynn and later became part of the Frederick Tudor’s land on which he built drainage ditches through this marshy land. In 1905 the town purchased the land for a playground – this purchase was instigated by George Abbot James (d. 1917) who was a summer resident. He had called his East Point estate “Lowlands” and hence the name for this park which he encouraged the town to purchase.
<i>Marjoram Park</i> Willow Rd. & Wharf St.	Next to Tudor Wharf and Nahant Dory Club and General Freemont House. Small town-owned park. By 1806 this land was used for drying fish flakes. In 1846 it was the land of Edward B. Phillips and by 1872 it belonged to the widow of Frederick Tudor. George Abbott James encourages the town to purchase this park from the Nahant Land Company.
<i>Points</i>	<ul style="list-style-type: none"> ▪ Bailey’s Hill * – town owned on east side of Lewis Cove. ▪ Bass Point * – former elite residential area, now modern condos, gated community. ▪ Black Rock Point – part of Frederick Tudor Estate – Stone apple barn built 1838. ▪ East Point – former Henry Cabot Lodge estate. Now Lodge Park (town-owned) and Northeastern University’s Marine Science Lab which is on old Nike Site. ▪ Mifflin’s Point.
<i>The Thicket</i> Willow Rd.	4-acre Mass Audubon site, near Curlew Beach.
Residential – (Estates, Neighborhoods)	
<i>Cliff Street area *</i>	Both sides of Cliff Street southeast on Vernon to end of Nahant Rd and Swallow Cave Road. House of Henry Cabot Lodge, Sr., Charles Gibson.

<i>Forty Steps to East Point</i> Nahant Rd.	Nahant Road from Forty Steps to entrance to Northeastern's Marine Science center is a scenic road with estates including Costin gardens at the end of Nahant Rd., the 1717 Whitney Homestead, many of oldest houses made from old hotels. Mifflin's Point, Castle Rock, Canoe Beach. Samuel Hammond House (1823) was Castle Rock.
<i>Little Nahant</i>	1850s to 1930s. William Lawrence a Boston physician and son of Amos Lawrence (Hancock House in Newton) bought most of Little Nahant in 1840s and George W. Simmons bought rest and farmed. So only two small cottages from 1850s to turn of 20 th c. One other large estate belonging to Thomas Howe (9 Little Nahant Rd. - 1881) subdivided and developed in 1927 with Craftsman and Colonial Revival dwellings. Scenic vista at the bottom of Little Nahant. Issue of public rights of ways.
<i>Maolis Gardens *</i> Maolis Rd.	Only remnants remain – at least one garden structure is extant known as the Witch House or the Rock Temple.
<i>Marginal Rd. Area *</i>	Marginal Road follows coast line along Stony Beach. Maolis Garden on Maolis Rd. Cary St. Witches Cave at west end of Stony Beach. From Ocean to Winter Streets was part of the old Frederick Tudor estate. Stone wall along Marginal Road.
<i>Short Beach Village</i> Nahant Rd.	"Irish town" is the commercial area along Nahant Road at Spring Street opposite Short Beach.
<i>Spouting Horn Area *</i>	Thomas Motley House and Stable (1881) at 8 Spouting Horn Rd. Joseph Wilson is architect. Spouting Horn was a significant site along old Peripheral Path. Egg Rock Estate. Whitney Homestead.
<i>Whitney Homestead</i> 369 Nahant Rd.	Ca. 1717 Georgian house.
Transportation	
<i>Forty Steps</i>	Lead down to Forty Steps Beach.
<i>Nahant Beach Blvd.</i>	NR. 1.5 mile causeway connecting peninsula of Nahant to mainland at Lynn.
<i>Peripheral Path</i>	From base of Summer Street at Stony Beach to Forty Steps. The Peripheral Path extends from Short Beach down to Forty Steps, which once was open with no impediments. Peripheral Path was the public way around the whole island/peninsula. Now the only unimpeded section along coast is Marginal Road. The cross streets (Ocean, Summer, Winter) marked boundaries for the ranges and were public paths to the water.
<i>James Ave Steps</i>	16 James Avenue. Little Nahant. Stairs connecting Lenox Rd. to Wilson Rd.
<i>Steamship Landings</i>	Bass Point – remnant of pier. Vernon Street in Joseph Beach area.
<i>Tudor Wharf</i>	Town Wharf on south side of Nahant. Nahant Dory Club has been here for over 100 years. First steamboat to land here in 1817 was the Eagle.

NAHANT OPENSOURCE & HISTORIC RESOURCES



1. Twin Points
 - 1A. Bailey's Hill
 - 1B. Lewis Cove
 - 1C. Bass Point
2. Cliff Street-East Point Neighborhood
3. Marginal Road - Maolis Garden Area
4. Nahant Country Club
5. Spouting Horn Neighborhood
6. Stone Apple Barn

0 0.1 0.2 0.4 Miles
DCR GIS, EG 4/2005 (Nahant Open_11x17.mxd)

- 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