

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name River Road - Cross Street Historic District

other names/site number _____

2. Location

street & number Cross, Prospect Streets, River, Salem Roads ☐ not for publication

city or town Topsfield ☐ vicinity

state Massachusetts code MA county Essex code 009 zip code 01983

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Betsy Friedberg, National Register Director, for 4/4/05
Signature of certifying official/Title Care H. Metz, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain):

Signature of the Keeper

Date of Action

Patrick Anders

5/26/2005

River Road-Cross Street HD
Name of Property

Essex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>39</u>	<u>13</u>	building
<u>9</u>	<u>0</u>	sites
<u>4</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>52</u>	<u>15</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Farms and Rural Retreats of Topsfield, MA, MPS

First Period Buildings of Eastern Massachusetts TRA

Number of contributing resources previously listed in the National Register

3 (Z. Gould House, Lake House and Barn) 1990 in

First Period TRA

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, secondary structure

AGRICULTURE/SUBSISTENCE: storage, agricultural
field, animal facility, horticultural facility, agricultural
outbuilding

INDUSTRY/PROCESSING: energy facility - windmill

LANDSCAPE: garden, forest, natural feature

TRANSPORTATION: road-related (vehicular) - bridge

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, secondary structure

AGRICULTURE/SUBSISTENCE: storage, agricultural
field, animal facility, horticultural facility, agricultural
outbuilding

LANDSCAPE: garden, forest, unoccupied land, natural
feature

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: First Period, Georgian

EARLY REPUBLIC: Federal

MID-19TH C.: Greek Revival

LATE VICTORIAN: Italianate, Shingle Style

LATE 19TH EARLY 20TH C. REVIVALS: Colonial Revival

LATE 19TH EARLY 20TH C. AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation BRICK, STONE, CONCRETE

walls WOOD (weatherboard, shingle), STONE

roof WOOD (shake), ASPHALT

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE ATTACHED

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Continuation Sheet

River Road – Cross Street HD

Historic Farms and Rural Retreats of Topsfield, MA

Section number 7 Page 1

Topsfield (Essex), MA

7. Description

The River Road-Cross Street Historic District, part of the Historic Farms and Rural Retreats of Topsfield, MA Multiple Property Submission, consists of 52 contributing buildings, structures, and sites which collectively make up this agricultural and estate district. Properties representative of this agricultural and estate theme range from the early settlement area of the Lake Family to a collection of agricultural properties of local farms and country retreats just south of the center village of Topsfield. Topsfield is located in the middle of Essex County, north of Boston.

The approximately 450-acre district retains the evidence of an important development pattern in Topsfield; the evolution of the agricultural landscape of 18th and 19th century farms to nineteenth and twentieth century rural retreats. The broader context established in the **Rural Development in Topsfield, (ca. 1670 to 1955) Multiple Property Submission** is well supported in the River Road-Cross Street Historic District. Nearly all of the property types described in the context statement are found in this district: farms, farmsteads, rural retreats, rural districts, rural dwellings, outbuildings, agricultural landscapes, and rural retreat landscapes.

The district occupies a large nearly rectilinear area west of US Route 1 and south of the town center, the village of Topsfield. Open agricultural land lines the southern and part of the eastern border. Mid-20th century housing arranged in a linear pattern along the narrow country Rowley Bridge Road forms most of the western district boundary. Topsfield Village (NR/LHD) lies less than one-half mile to the north, at the north end of Prospect Street. Much of the eastern district boundary is Route 1, an important north-south route that was the primary 19th century access bringing the early wealthy owners to Topsfield from their primary residences in Salem and Boston.

The district boundaries follow property lines at each edge, where they border areas of open space and residential development. Farms are arranged along the five roads of the district, and farmland is a primary feature of the district's agricultural landscape. The topography varies from upland along Prospect Street and Salem Road to low-lying areas along the Ipswich River, which meanders through the district in an east-west direction.

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This rural agricultural district of rural retreats, farms, and farmsteads includes many property types: dwellings ranging from modest sized farmhouses to large architect-designed estate houses; outbuildings including barns, garages, a pump house, an ice house, and others; and associated landscapes--both designed and vernacular--including a cemetery, agricultural fields, and gardens.

Architecture of all periods of development from First Period to Modern is displayed. Spatial relationships of resources on farms and rural retreats are important characteristics that convey a sense of use of the properties and periods of development - particularly the layering of periods as shown in some farms that evolved into rural retreats.

Noncontributing resources which are modern in construction but retain a sense of the domestic scale of the contributing buildings include seven dwellings, a couple of barns, a small cluster of a concrete barn and sheds, chicken coops, a footbridge, and a gazebo.

Setting

While the setting is a key component of each property, there are general district characteristics that contribute to the agricultural farms and rural retreats context and that illustrate the richness of the rural development in Topsfield. The pastoral beauty of this district cannot be overstated and the transition from the busy north-south Route 1 (Boston Street, also once referred to as the Newburyport Turnpike) to the narrow roads that lead one through this district is an important feature that contributes to the rural quality.

The landscape along River Road and Cross Street comprises rolling pasture land, planted fields, and vistas with farmsteads and estate houses, some close to the road and others set back along tree-lined entrance drives. Mature trees and stone walls line River Road. **(Photo #5)** Openings to the pastures are marked by capped posts and board fences painted white. Cross Street also is lined in part by a stone wall which has piers set at angles marking the maple-tree lined driveway leading back to the main house, which is not visible from the road. Vistas from Cross Street looking north, across rolling meadows and drumlins with natural borders at the Ipswich River, and the abutting farms and estates on the north side of the river, are uninterrupted and remind one of the richness of this agricultural landscape. **(Photo #16)** Salem Road, the entrance to the district from well-traveled Boston Street (Route 1), has similar characteristics: the rolling Sledding Hill that slopes to the river on the north side; a 19th century farmstead on the south side; and an 18th century farmstead at the west end where Salem meets Hill Street. Stone walls and mature trees line

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both sides of Salem Road. **(Photo #1)** On the south side the stone wall is more uniform in construction than the randomly laid stone wall on the north side. The more formal wall on the south side has granite posts marking each entrance, and an iron gate at the entrance to the Federal-style house which has a more formal approach than other dwellings in the immediate area.

Salem Road slopes westerly to Hill Street, then bears to the north with a small grassed triangle at the blending of the two roads. Progressing north, just before River Road on the west, Salem Road crosses the Ipswich River via a **WPA Bridge** of 1931. At this point the Ipswich River during a wet season is spread out over a marshy area as it bends northerly and then westerly to run close to River Road before meandering off down behind the estates on the south side of River Road.

Farmsteads and Rural Retreat Descriptions

Descriptions of the contributing properties of the River Road-Cross Street Historic District follow and are presented geographically and chronologically. The intent is to develop a picture of the evolution of each farm or estate. Names of owners and properties when first described are set out in bold type and addresses are underlined.

Lake Village

The northeast corner of the district was informally known as "Lake Village" for the many generations of Lakes who molded this cultural landscape, much of which remains today. While the Lake family left its mark on the land over the course of many generations, there are a couple of historic properties in this area not associated with the Lakes. The most notable is the earliest building in the district, the Zaccheus Gould House.

During the last quarter of the 17th century **Zaccheus Gould** and his ancestors constructed the First and Second Period dwelling at 85 River Road (formerly known as 73 Prospect Street, 1670-1700, Map #48-02, MHC #216, NRTRA, First Period Buildings of Eastern Massachusetts Thematic Nomination: 1990). The five-bay, two and one-half story, single-pile house displays a central chimney and has an early 20th century rear ell. The house began as a single cell structure and was enlarged by the addition of the rooms on the left side of the now central chimney in ca. 1700. **(Photo #13)**

With the advent of the new century members of the Lake family settled in this same area, at the First

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Period **Stanley-Lake House** at 95 River Road (ca. 1693/ca. 1710, Map #47-31, MHC #140, NRTRA: First Period Buildings of Eastern Massachusetts, 1990). Mathew Stanley is reported to have built the original house, a single cell structure, ca. 1680 to 1693 and expanded with a lean-to to the east and the raising to two full stories ca. 1710. One highly significant feature is the drop pendant which survives in the now enclosed overhang at the original east end of the house. It is one of only two such features, that is extant, documented in Essex County to date. The Stanley-Lake House (so named for Eleazer Lake who purchased the property in 1718) was expanded in 1752 to its present eight-bay, 2½ story, single-pile form. **(Photo #12)** On the same property is the remarkably well-preserved **Lake Barn** (Map #47-31, NRTRA: First Period Buildings of Eastern Massachusetts, 1990) also from the First Period. This massive pre-1718 barn is a long four-bay building, with a fifth bay added a few years after the initial construction. It is a windowless building with vertical-board siding and a pair of high swinging doors remaining on one long side. Its heavy timber frame has massive hewn beams, braces, and flared “gunstock” posts. Its roof framing is composed of principal rafters and purlins. Nearby is a **shoe shop**, also well preserved, demonstrating the early farming patterns that included cottage industries and winter work putting together shoes and other leather products. The shoe shop was not listed previously in the National Register.

Next door is the **Eleazer Lake IV House**, 93 River Road (Map #48-01, MHC #139) built in 1808 and 1845 by fourth and fifth generation Lakes. Each part of the 19th century Lake dwelling is 2½ stories with the early three-bay block on a granite foundation and the 1845 side wing, also three-bays wide, on brick. **(Photo #12)**

Lake property extended northerly along Prospect Street up over Lake’s Hill (once known as Billingsgate Hill, or as Lang’s Hill in the 1840s) and provided good land for the nurserymen of the mid-19th century generation who ran Topsfield Nurseries. Constructed by a son of the fifth generation of Lakes, the fine Italianate **Charles H. Lake House**, 49 Prospect Street (Map #40-02, MHC #132) is approached by a long driveway ornamented with a long allee of trees. **(Photo #14)** Broad fields stretch out behind and to the south side of the finely elaborated house, which is situated near the top of the hill. The main house is a large five-bay, 2½ story structure with a side-gabled roof and a sizeable rear ell, the roof of which is perpendicular to the main block. Features characteristic of the Italianate style include the broad center wall gable, windows with high, scroll-bracketed canopies, large paired brackets at the wide roof overhang, paneled corner boards, single-story polygonal bays, and the characteristic Italianate double-leaf, glass-and-panel, main entrance door. Only remnants of a pyramidal **Topsfield Nurseries windmill** (MHC #300) remain, recalling the former outbuildings on this property.

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Land belonging to the Lakes also extended south of River Road, where extant resources still evoke a sense of the broad extent of the Lake family farms. Close to the river, on the Cummings Estate, which is fully described below, there is a small family burial ground. The **Old Lake Cemetery** 82 River Road (Map #48-10, MHC #802) is a forty-foot square plot marked by three foot high rough cut granite posts linked together by an iron chain. Twelve stones, marble and granite, are arranged in rows and each is marked with the initials of a Lake family member with the exception of three from the late 1900s. (Photo #10). Remnants of an old cart path leading from the road edge near the Stanley-Lake House connect this small burial ground to the Lake family farms along River Road. On the Saltonstall Estate, also described below, is another Lake family house that dates from ca. 1760. Known as the **Lake-Bradstreet-Webster House**, 70 River Road (Map #48-09, MHC # 137), the 1½ story gambrel-roof cottage consists of a five-bay main block with wings on each side of different periods and sizes. The house is named to recall owners prior to Saltonstall. Although it was moved and reoriented at the time the Saltonstall house was constructed in 1920-1921, the cottage retains its massing and form as well as its chimney centered on the ridge.

Balch Properties

Two mid- to late-18th century dwellings are within the district and have later histories associated with owners who amalgamated surrounding farms into rural retreats. However, their early dates and association with a prominent Topsfield family earns them a place in the early development of this district. The ca. 1769 **John Balch House**, 1 Hill Street (Map #56-03, MHC #174), is at the bottom of the Salem Road hill leading from Route 1. The house is one of Topsfield's few 18th century gambrel-roofed houses (two of which are in this district). Built as a 2½ story, five-bay Georgian house with a pair of massive ridge chimneys, the property has taken on the typical New England "connected farmstead" form by additions of a two-story northwest wing, and smaller 1½ story cottage addition connecting to the handsome New England barn of the second half of the 19th century. On the south end of the house is a piazza, carried by Tuscan-style columns, built in 1912. The two-story wing appears to date from this time when the Balch descendant owning the property converted the family homestead into a rural retreat. The Boston landscape architects, Pray, Hubbard & White, designed an ornamental garden in the old orchard. Surviving plant material includes a massing of rhododendrons and some scattered firs interspersed with old apple trees. (Photo #3)

The **Balch-Bradstreet-Walsh House**, 9 River Road (Map #57-02, MHC #134), is nearby on the north side of the Ipswich River. Once a single-story farmhouse, it was built prior to 1769, (probably in the early

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1750s) by John Balch, who also built his "new house" by 1771 at 1 Hill Street. In 1851 the house was raised to two stories and trimmed out in the Greek Revival style with a center entrance with a six-paneled door and flanking full sidelights, wide corner boards, and wide frieze with molded trim and boxed cornice. The house is set at a slight angle to the road, perhaps to directly face the river, which runs on the south side of the road. This Balch house also has twin interior chimneys (set behind the roof ridge), but of a smaller scale than those on the Hill Street John Balch House. Although the house now sits on a one-acre parcel, the surrounding agricultural fields once were associated with this modest farm which in bits and pieces became part of one of the largest local rural retreats of John Saltonstall, followed in ownership by Frederick B. Sears, and finally by William Coolidge. A small ca. 1910 barn was demolished for the construction of a new barn / garage in 2002. (Photo #4)

Perkins-Pingree Farm

One of the earliest rural retreats is the **Perkins-Pingree Farm** (Map #63-04, MHC Area S) first established in 1807 when Captain Thomas Perkins built one of Topsfield's masterworks of the Federal era, the **Captain Thomas Perkins – Asa and David Pingree II House**, 49 Salem Road (Map #63-04, MHC #145). The large square two-story, hipped-roof dwelling with four chimneys has a rear wing and a side porch. A handsome entry with deep-projecting dentilated gabled crown and a semi-circular leaded fanlight over the paneled door, is flanked by tall fluted Ionic half-columns, and adorns the beautifully proportioned, restrained composition of the main facade. Windows have 6/6 sash set in molded surrounds with louvered wood shutters. The Federal architectural trim includes wide flat corner boards, a molded boxed cornice, and a water table near the foundation line. Interior features worthy of note are the high-style Adamesque mantelpieces and the considerable Federal detail of reeding and rope moldings. The fireplace surrounds that show a strong influence of Samuel McIntire, noted craftsman and cabinet maker in Salem in the early 19th century are embellished with garlands, roping, reeding, shafts of wheat, and fluted pilasters. A roof walk at the center of the present roof with its X-design balustrade probably dates to the early 20th century expansion of the house. (Photo #2)

Although the mid-19th century farm that had over 140 acres has been broken up, much of the surrounding parcels that were the agricultural fields of the Perkins-Pingree Estate remain as open farm land forming the context for this property. The large **meadow** (Map Parcel #64-06) on the north side of Salem Road, now belonging to the town of Topsfield, slopes to the Ipswich River and once was used by Pingrees for pasture. This setting is one of the more picturesque views on the pastoral roads west of Route 1. The **meadow and former pasture land** behind the farm (Map Parcel #63-03) which extend along the east

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side of Hill Street and southerly to Garden Street, once were part of this Perkins-Pingree Farm. Now the land is in common ownership with Meredith Farm (described below) on Cross Street and is farmed. Thus these two parcels, north and south of the Perkins-Pingree Farm, retain the scenic context of the farm and demonstrate the proximity of agricultural fields surrounding a farmstead.

The fifteen acres of the Perkins-Pingree Farm that remain with the buildings, along with the elaborate Federal "mansion house," create a farmstead with houses, outbuildings, and a remnant of the agricultural land. In addition to the main house, the complex includes the **Annar Pingree House, 45 Salem Road** (MHC #144), built in 1836-1837 for Asa Pingree's mother, who was Captain Thomas Perkins' sister. The Greek Revival farmhouse stands in contrast to the high-style Federal Style Perkins House. This gabled-roof farmhouse displays a five-bay façade with centered entrance that is trimmed with half-length sidelights, flanking pilasters, and a wide frieze with an echinus molding. (Photo #1)

An unusual old stable and carriage house, called the **Asa Pingree Carriage House** (MHC #331) built in 1850 to replace a chaise house that burned at that time sits southeast of the fine Federal mansion. This stone structure with granite lintels and corner quoins retains its slate roof, a lunette window under the gable peak, and a massive lintel that once formed the top of the carriage opening. A late-19th century, wood clapboard carriage barn called the **David Pingree II Carriage House** (MHC #326), next to the Greek Revival Annar Pingree House, rests on a fieldstone, granite, and brick foundation, and has a wide pedimented façade gable with a triangular window.

The arrangement of buildings, with the early-19th century houses at the street front and carriage barns set back slightly and later barns behind the prominent dwellings, displays the setting, design, materials, and workmanship of a farmstead in Topsfield. The 1907-1908 **David Pingree II Barn** (MHC #333) is a New England barn, with the characteristic large sliding doors in the gable end topped with a transom. Windows have 6/6 sash and there is a louvered cupola. Vinyl siding has been applied to this building. Other features of the farmstead include an early 20th century rubble flat roofed **garage** (MHC #330) built into the slope of the land, a stone and concrete ornamental **fish pond** (MHC #921) also built into the slope, and other mid-20th century garages and chicken coops. One mid-20th century L-plan **cottage** (MHC # 332) built for a farm manager is located behind the main house. Surrounding the barn are several pastures, enhancing the setting and conveying the agricultural past of this farmstead, which today continues in agricultural use.

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Nearby is another property associated with later generations of Pingrees - the **Moses Bradstreet House** at 17 Bradstreet Lane (Map #56-02, MHC #281), built in 1875. This Italianate farmhouse was built for Moses Bradstreet by well-known local carpenter and housewright, John H. Potter. The house comprises a gable block with a large two-story rear ell. The main façade faces east and displays a center entrance, flanking wide projecting bays, and a projecting flat-roof open entrance porch. This property, which once extended to the river, today retains the flat fertile pasture land around the house with rural vistas of rolling meadow to the southwest and the treed river bank in the distance to the northwest. These vistas remain uninterrupted although no longer part of this specific parcel.

Meredith Farm

This 136-acre complex has a long farming history and is the result of accumulated land over three centuries. Located on Cross Street and extending to Hill Street on the east, Rowley Bridge Street on the west, and the Ipswich River to the north, **Meredith Farm, 29 and 41 Cross Street** (Map #62-02, 62-35, 55-11, MHC Area N) clearly articulates the full range of development from an 18th and 19th century farm to a rural retreat while retaining its agricultural use, as described in the MPS. It is one of the richest agricultural and picturesque settings in Topsfield, with its uninterrupted vistas to surrounding farms over rolling meadows and drumlins with natural borders. Meredith Farm is the best local example of a farm as a property type for this nomination. The surviving landscape and the arrangement, design, and succession of buildings convey significant information about agriculture in Topsfield as well as farming and rural retreats.

On Meredith Farm, the main house is tucked back away from the road and the farmhouse and associated outbuildings are viewed from Cross Street, all surrounded by acres of agricultural fields, most of which are still tilled and planted. There are two entrances; one leading to the main house, the other to the farmhouse and outbuildings arranged around a circle. The driveway entrance to the main house is located east of the farm buildings and wraps around behind them. It is marked by two low square granite piers set on an angle as continuations of the stone wall lining the property at the road edge. The long driveway is lined with mature maple trees and ends in a small circular drive in front of the Meredith House. A weeping beech is at the center of this circle. The left corner of the house is planted with cedar, rhododendrons, ilex, and a floral border. Tall pines and maples screen the house from the road and blend with vistas to the meadows beyond, providing a transition between a designed landscape surrounding the house and the agricultural landscape beyond.

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The second driveway passes the rear of the farm house (now the entrance), and curves to the left in front of the circle of farm buildings. A spur branches off the circle and drops down behind the large barn to join with the long driveway leading to the main house. In keeping with the working part of the farmstead, and in contrast to the more formal, genteel main house of the rural retreat property, the landscape around the farmhouse and farm buildings is open utilitarian space, with two huge maple trees on the outside edge of the circle softening and augmenting the views of some of the farm buildings from the road.

At the end of the long driveway to the main house there is a man-made pond with flowering lily pads, weeping willows, and pond plantings such as iris, cat-o-nine tails, and loosestrife on the northern and western edges. The grassy area between the pond and the house has two enormous maple trees, a willow, and a three-trunk hickory tree. An east-west cart path leads from the pond across the fields to join with another cart path that is perpendicular to Cross Street and runs along the edge to two fields to the river on the north side of the property. The fields on the west and north side of the farm complex and the main house traditionally were used as pasture land, while those on the east side stretching to the river were hayed.

The oldest structure on the property is the farmhouse, the turn of the 19th century **Daniel Bixby House**, 29 Cross Street (Map #62-35, MHC #104). The original main façade faces southeast overlooking an open field and displays the conventional five-bay, center-entrance form with a handsomely detailed classical door surround articulated by wide flat pilasters carrying an entablature embellished with a triglyph design and capped with a modillion cornice. There is no approach to this entrance today as the entire farm-building complex is arranged around a circle that passes by the rear elevation, which has become the entrance to the Bixby House today. Other features of the house probably date from a ca. 1872 remodeling, including wide rake boards in the gable ends, the boxed eaves, the wide flat corner boards, and the 2/2 window sash. The arrangement of farm buildings is a most important feature of this agricultural landscape that also has aspects of a rural retreat. Buildings of note on the circle include the ca. 1920s **ice house** (MHC #272), a 1921 **garage** (MHC #273), and two barns; one from ca. 1870, the other built in 1921 that has a wood stave silo attached. The **large barn** (MHC #274) is the oldest extant outbuilding structure on the property. This large three-story New England barn has wood clapboard and shingled siding and rests on a raised fieldstone and mortar foundation. The north gable end has a large sliding door with two hay doors above. A smaller door is centered on the long east side facing the circle. Many small cow-stanchion windows line this side elevation. Two small ventilators straddle the roof ridge on each end of the long barn. The **small barn** (MHC #275) dating from the 1920s, also with a gable roof,

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is built into the slope of the land so that it has a raised open cellar along the south side. In the gable end that faces the driveway there are two small doors against each corner post and a centered long hay door with flanking square lights above the central bay. The icehouse is a tall 1½ story structure with a steeply pitched gable roof that has a wide rake on the sides resting on exposed rafter ends. The wood clapboard building rests on a concrete pad and has a tall narrow door opening with an ice hook above. The garage is three sections set at an angle echoing the form of the 1900 main house. This building has been adapted over the years to accommodate a farm office, garage space, and living quarters on one end. (Photos #17, 18)

The main house, the **J. Morris Meredith House** at 41 Cross Street (Map #55-11, MHC #279), was built in 1900, soon after Meredith had purchased the farm. The architect of the unusual plan still is unknown. Two simple hipped-roofed, 1½ story elements are set at a slight angle to each other framing the main entrance, which is within the angle. The low sprawling Arts and Crafts house has three large painted chimneys and several dormers on its wide raking hipped roofs, each of which have simple brackets resembling rafter ends. Three-part windows, another Arts and Crafts feature, have 8/8 sash with flanking 6/6 windows. The land behind the house drops off, so that the basement is raised on the rear elevation. The house overlooks the meadows of Meredith Farm, and brick walks and low plantings fill the area between the circle of the driveway and the house. (Photo #19) Nestled in the trees northeast of the main house is the Wigglesworth Playhouse (MHC #280) a small house with bungalow features.

Cummings Estate

Margaret Cummings of Cambridge purchased land that had been farmed by the Lake family for centuries on which to develop her rural retreat, the **Margaret Cummings Estate**, 82 River Road (Map #48-11, MHC Area P). Beginning in 1909, her architect brother, Charles Kimball Cummings, helped create this splendid assemblage of brick Tudor Revival buildings in a pastoral landscape that was enhanced by renowned landscape architects such as Arthur Shurtleff (changed to Shurcliff in 1930). The estate comprises four buildings, the Lake Cemetery described above, and various landscape features that form the setting of this important rural country retreat. The parcel that Cummings purchased had substantial frontage along River Road and sloped to the Ipswich River. It became one of the most picturesque estate settings in Topsfield with its varied landscape of a formal clipped look close to the house and a more open, natural landscape in the distance sloping to the River.

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The agricultural landscape of pasture land and orchards surrounds the cluster of buildings set in a designed landscape. A cart path, which had been laid out by the Lakes leading from their houses on River Road to the family cemetery and the surrounding orchards, is still evident. This path was extended easterly to link the Cummings Estate with the adjacent Saltonstall Estate in the mid-20th century. Rhododendrons and mountain laurel planted in a curvilinear pattern are mixed with tall pines and deciduous trees along the eastern end of the cart path to form a screen on the eastern side of the Cummings Estate.

The driveway from River Road, marked by stone piers, leads to the assemblage of buildings with the house on the left and the garage on the right. The **designed landscape** (MHC #919) surrounding the house and garage is outlined with brick walls, which frame the terrace on the Ipswich River side of the house, enclose a kitchen garden on the east side, and connect the house and garage by screening the service yard in between the two buildings. The garden walls are covered with euonymus, and a hedge of the same separates the walled terrace area and side lawn from a larger grassed area between the house and gardener's cottage. The outline of the perennial garden designed by Arthur Shurcliff as well as the **Cummings Garden Pavilion** (MHC #920) ca. 1910, remain beyond the kitchen garden on the east side of the house. The brick pavilion has a hipped roof carried by Tuscan columns with lattice screen between, and a brick floor. (Photo #11)

The integration of the designed and vernacular landscape is achieved at the rear of the house where the designed walled terrace gives way to an informally terraced hill that slopes towards the river to a small pump house and the Lake Cemetery. This informal terracing arrangement is marked by slab stone steps set into the slope of the hill. Apple trees are planted on each side of the steps of five of the six plateaus that lead up to the walled terrace at the rear of the house. (Photo #9)

The two main buildings on the property are the Tudor Revival **Margaret Cummings House** (MHC #138) and **Cummings Garage** (MHC #293) both dating to 1909. The architect-designed house and garage borrow from several revival styles popular in the early 1900s. The house plan is irregular and consists of 2 ½ story brick elements that are geometrically arranged forming L-plans. The house is sited at a slight angle to River Road, an orientation that ensures that both the main entrance and the terrace facing the Ipswich River are seen when approaching easterly on River Road. The driveway leads to the functional entrance, which is a slightly projecting entrance bay framed by single bays of the main block.

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A long projecting wing extends forward on the southeast side. Decorative trim is uniform and includes molded verge boards with a drop finial in each gable peak, 6/6 double-hung windows or six-light casement windows set in molded wood frames that are punched into the brick walls, and a string course of slightly projecting headers that wraps around all parts of the house, creating a unifying effect. (Photo #8)

The garage has a slate-covered gable roof topped by an octagonal cupola with copper turret and weathervane. The main façade of the building facing into the service yard displays two projecting asymmetrical pavilions, double carriage-house vertical-paneled doors, and a centered segmental arched door topped by a tall pedimented dormer in which there are paired hayloft doors. The combination of both double-hung and casement windows is repeated in the garage.

Also designed by Charles Cummings in 1909 is the **Cummings Brick Pump House** (MHC #295), with wood shingled roof and tiny pedimented dormers, each with a segmental arched six-light window. Located down in the old orchard near the river, the pump house is of unusual design and location.

In 1922 Charles Cummings added the **Cummings Gardener's Cottage** (MHC #294) to his sister's property. It is secluded at the eastern edge of the property and somewhat enclosed by tall pines. This small wood clapboard bungalow rests on a mortared fieldstone foundation and has three large pediment dormers atop the sloping roof, which sweeps down to form the roof of the simple full width open porch. A small lawn extends in front of the house. Later this cottage was known as the Secretary's Cottage.

Between the Shurcliff Garden Pavilion and the Gardener's Cottage is a plateau on which stood a small teahouse, demolished only a few years ago. Just below this plateau is a small terraced garden designed by Robert Nathan Cram in 1929. It has a firm southern edge formed by a low stone wall with square piers marking a look-out where a slightly bowed iron balustrade frames a view to the woods below. The stone wall continues along the western edge with the same square piers marking an entrance to this small garden. The northern edge of the garden space is bowed in shape, has a stone retaining wall forming the sunken part of the garden, and flower beds along the inside.

Saltonstall Estate

Topsfield's **John Saltonstall Estate** (MHC Area O), spread out on both sides of River Road, began with the purchase of one farm in 1920 and continued throughout twenty years of ownership in which Saltonstall assembled contiguous properties, a trend that the subsequent owners, Frederick B. Sears and William

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Coolidge, perpetuated. Many of the buildings and all of the working agricultural fields were in place long before Saltonstall arrived. His first purchase was the old Lake-Bradstreet Farm, which included the vernacular gambrel-roof **Lake-Bradstreet House** 70 River Road ([ca. 1760], Map #48-09, MHC #137) and the surrounding farm land that sloped to the Ipswich River, as well as fields on the north side of River Road. It was this setting that captured Saltonstall's imagination – a place that reminded him of Virginia's plantation houses overlooking the James River--hence the Georgian Revival design of Saltonstall's Topsfield mansion, which he called "Huntwicke." Preparation of the site in 1920-1921 for the mansion included relocation of several small buildings, including the rotation and relocation of the gambrel cottage. One of the smaller cottages on the property was moved across the street to 31 River Road. This fine heritage landscape retains its rolling pasture land, planted fields, and designed gardens sloping to the Ipswich River. Vistas to the river are enhanced by maple, larch, and black locust trees at the eastern end and mature maple and oak trees along River Road as it approaches the driveway entrances. A low stone wall lines the fields along River Road and openings in the wall have capped wood posts and white board fencing, which appears to be a blend of the rural agricultural setting and the more formal designed landscape closer to the main house. (Photo #6)

The **John Saltonstall House**, 68 River Road (Map #48-09, MHC #136) is set back from the road at the western side of the property overlooking the Ipswich River. Construction of the five-part hipped-roofed Georgian Revival brick mansion, complete with hyphens and side pavilions, turned Mr. Saltonstall's property into one of the grandest summer estates in Essex County. This estate demonstrated wealth and taste in the overall landscape, the view from the road, and the tree-lined gravel driveway that terminates in front of the house in a wide lush grassed circle. Planted on the circle are tall maples and clipped ornamental evergreens. The paved service driveway runs along the western property line and bordering on it are the 1955 **dog kennel** (MHC #290), the 1924 stucco **garage** (MHC #289), and the ca. 1760 gambrel cottage – the Lake Bradstreet House - which was moved for the construction of the brick mansion.

The mansion design consists of a five-bay two-story, hipped-roof center block with four tall chimneys piercing the asphalt roof. On each side of this block are brick pavilions connected to the center block by two-bay, flush board wings. Projecting from the pavilion on the western side is a large one-story block that forms a courtyard at the terrace on the south side of the mansion. A modillion-block cornice wraps around the brick blocks and contributes to the symmetry of design that is inherent in the Georgian Revival style. Two main entrances are finely decorated in keeping with the architectural style of this mansion. The centered entrance opening onto the circular driveway on the River Road side has a six-paneled door

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topped with an elliptical fanlight and flanked by paneled pilasters with fluted flared caps that carry a wide entablature, including a decorative frieze and deep projecting cornice with dentil molding. The frieze of this door surround is decorated with bullseye lights, triglyphs, and rosettes. The entrance on the river side facing south is even more elegant. The large heavy paneled door has a wide elliptical fanlight spreading across the whole frame, which consists of narrow paneled pilasters framing the door and flanking half-sidelights with leaded lights. Some interior features are worthy of note such as the high style Georgian center staircase which was saved from an ancestral Saltonstall house once located in Haverhill that was demolished in 1919. Likewise, some of the paneling in the main rooms on the first floor also came from this earlier house. (Photo #7)

The formal terrace arrangement on the south side ties the grand brick mansion to the landscape and the Ipswich River beyond. French doors open onto a wide raised grass terrace on which stand three large maples. At the foundation of the house are beds of pachysandra. The outside edge of the first terrace is defined by a stone retaining wall topped with flagstone coping and lined at its base with small clipped yew and ilex shrubs. This wall with the plantings and another fieldstone wall form a second narrow grassed terrace. The meadow between the terraces and the river is partially mowed, and reeds are found at the edge of the River. On the west side of the terraces, there is a high brick wall screening the view of the service entrance and service driveway.

An open area on the lower slope southeast of the house is dotted with focal points such as a stone watering trough or **sarcophagous** (MHC #916) brought to the estate by Coolidge from his father's summer house in Manchester (demolished in late 1950s) and a **gazebo** (MHC #918) from a late 1960s Massachusetts Horticultural Society flower show. East of the house and farther afield than these objects is the one-story Gothic Revival board and batten building that was moved down the hill and reworked with two long lean-to porches as a **bath house** (MHC #291). A high hemlock hedge behind the bathhouse encloses the site of a swimming pool that was built by Saltonstall and filled in the late twentieth century. A short distance down the hill, south of the bathhouse and pool site, on the bank of the River is the ca. 1920s board and batten **boathouse** (MHC #292), which stands at the base of a 1979 modern arched **footbridge** (MHC #917) over the Ipswich River.

In 1920-1921 when buildings were moved and site preparation work occurred, Saltonstall also purchased a Greek Revival Cape Cod cottage, known as the **Matthew Sweeney House**, that had been on South Main Street, and moved it over the hill to 45 River Road (Map #48-08, MHC #135) for a caretaker's house.

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The five-bay Cape has a Greek Revival center entrance with embellished architrave and flanking half sidelights, and windows with 6/6 sash including the two wall dormers on the main façade. Also on the property is a large gable-front shingled **barn** (MHC #286) with a wide double door centered in the gable end. **Greenhouses** (MHC #287) with attached potting shed are located behind the house and a stucco **springhouse** (MHC #288, now on the property of 29 River Road) with a wood door set in a stone entrance is in the wide meadow east of this farmstead setting.

After completion of his mansion and relocating various buildings, Saltonstall continued to purchase large tracts of land along River Road. By 1930 he owned all of the land on both sides of River Road from Salem Road to Prospect Street with the exception of the Balch-Bradstreet-Walsh farmhouse at 9 River Road. That house remained on a tiny parcel of land when its early twentieth century owner sold all the farm land to Saltonstall in 1924. In 1928 Saltonstall purchased the 1899 Shingle Style **Percy Chase House, 58 Prospect Street** (Map #48-06), MHC #297). Set back from the road at the end of a long driveway, the area near the front of the house is landscaped with tall cedars, pines, and maples as well as an enormous beech tree. The landscaped setting around the house includes rhododendrons, mountain laurel, and tall white pine. Other mature deciduous trees provide shelter to the setting. (Photo #15)

This complex asymmetrical building has a high gambrel roof and a large gambrel pavilion on the façade, which contains the main entry at the first story, two 6/6 sash windows at the second story, and a keystone lunette under the gable peak. The entrance has a double-leaf, three-panel door with paired glass lights at the top, and is framed by pilasters and high horizontal eight-light windows. A large round-headed multi-light stair hall window with a heavy keystone molding is on the main façade north of the entrance pavilion. Windows are varied, providing interest and asymmetry to the design. An open porch carried by Tuscan columns projects from the south side. The land with this property once sloped to River Road before two lots were divided for modern houses on the road edge. The garden behind the house once extended into a wooded area abutting the pasture land adjacent to 45 River Road. This lot was recently subdivided, and an additional house was just put up in 2003 between the Percy Chase House and the pasture land.

Noncontributing Resources

This district has only a few professionally designed noncontributing properties, some on estates, others on small parcels of subdivided land. Each is modest in scale and retains features similar to contributing resources found in the district.

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There are seven modern houses in the district, five of which were built between 1998 and 2004: 15 River Road, 29 River Road, 63 Prospect Street, 64 Prospect Street, and 55 Prospect Street. Each has been designed to reflect the scale of the lot as well as nearby properties. Each is built of natural materials and has architectural details that draw on the periods of design represented in the district.

Archaeological Description

The presence of ancient Native American sites is documented in the district and a high potential exists that additional sites will be found. Fifteen sites are located in the general area (within one mile), including two sites (19-ES-128, 148) in the western part of the district. Three sites located immediately west of the district may also extend into the district area. Environmental characteristics of the district represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient Native American sites. The district includes several well drained, level to moderately sloping riverine terraces formed in glacial till and outwash deposits north and south of the Ipswich River. Most of the district lies within 1,000 feet of the Ipswich River or its floodplain wetlands. Known sites generally lack interpretative information beyond their location. Ancient sites in the region and in the town of Topsfield indicate Native American settlement spans the full range of occupation recognized for southern New England from the Paleo Indian through Contact Periods. Site types in the area are also expected to be varied, representing diverse activities sizes ranging from smaller campsites and special purpose type sites to larger habitation sites or villages. Given the above information, the size of the district (approximately 450 acres) and the rural nature of settlement, the presence of ancient Native American sites is documented and a high potential exists that additional sites will be found.

A high potential also exists for locating historic archaeological resources in the River Road – Cross Street Historic District. Farms, farmsteads, rural retreats, and ultimately the River Road – Cross Street Historic District itself represents a collection of dwellings, outbuildings, occupational related features (trash pits, privies, wells), and agricultural landscapes that survive as intact above ground architectural resources and objects, or as archaeological resources. Documentary research combined with archaeological survey, testing, and careful mapping can help identify the full range of these structures and objects located on each property within the district and their organizational pattern through time or siting as earlier farms and farmsteads evolved into later farms, farmsteads, and rural retreats.

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The potential for locating evidence of First Period farms and farmsteads in the district is high. At the Zaccheus Gould, now at 85 River Road, structural evidence may exist from an earlier barn and other outbuildings that may have been located on the property. The existing barn dates to the 19th century indicating the potential for an earlier structure. Archaeological features such as a builder's trench, associated with the original construction, and structural evidence of later building renovations may be present. Occupational related features may survive in the vicinity of the house, barn, and other outbuildings indicated through archaeological research. Post holes from fence posts and gates, remnants of stone walls, and other objects that contribute to the agricultural landscape may also exist above and below ground. Similar resources to those identified above may exist at the Stanley Lake House located at 95 River Road. A rare survival of a First Period Barn (ca. 1718) survives with the Lake House; however no outbuildings are mentioned. At least one First Period dwelling may survive as an archaeological site in the district. In 1807, Captain Thomas Perkins inherited his father's farm in the district and began construction of a high style country residence. The farmhouse where Captain Perkins was born and any outbuildings on the 45 and 49 Salem Road property no longer survive indicating evidence of them may survive as archaeological resources.

Most dwellings constructed in the district during the 18th, 19th, and 20th centuries remain intact on their original sites. Only in rare instances, however, do outbuildings associated with the original construction of a farm, farmstead or rural retreat remain. Most occupational related features (trash pits, privies, wells) are also no longer visible as a result of destruction, landscaping, or simply lack of use. Given the above, structural evidence of ancillary dwellings and outbuildings and occupational-related features may represent the most potential archaeological resources in the district. Structural evidence of a chaise house that burned in ca. 1850 may exist southeast of the Pingree mansion. Similar evidence may also exist from other buildings no longer extant on the Perkins – Pingree Farm including a 19th century stone house originally located on the east side of the turnpike and demolished in 1885 and a blacksmith shop that burned in 1855. At the Cummings Estate (ca. 1909) on 82 River Road, structural evidence may survive from a small tea house demolished recently on a small plateau between Shurcliff Garden Pavilion and Gardner's Cottage.

In at least one instance, the development of a rural retreat was responsible for the creation of several archaeological sites. While preparing the property for construction of the Saltonstall Estate (1921), several smaller buildings were relocated to other locations. Structural evidence may survive at the

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original site of the Lake Bradstreet House (ca. 1760), which was moved and relocated. Archaeological evidence may also exist at the original site of one of the smaller cottages, also moved, across the street to 31 River Road. The sites of several smaller buildings are not given, however, evidence of many 18th and 19th century outbuildings related to the various Lake related farms on River Road may survive as important archaeological resources.

A simple look at the district data sheet can readily identify the high potential for recovering archaeological evidence of outbuildings with most of the extant farms, farmsteads, and rural retreats in the district. In rare instances do outbuildings exist from the original period of occupation of a rural property type. Most 18th and 19th century outbuildings no longer exist or have been incorporated into later structures. Many 20th century outbuildings are also no longer extant. In one instance, the presence of outbuildings and industrial structures are indicated at the John Balch House at 1 Hill Street where a tanyard and currying shop were located.

Occupational related features represent another important and common resource with all archaeological sites and extant farms, farmsteads, and rural retreats on the district. Occupational-related features may have been replaced or reused with each successive occupation of a rural property. Some occupational-related features may be specialized to particular functions including domestic, agricultural, or industrial use, while others may be specialized based on social parameters including family, servants, tenants, and boarders.

Unmarked graves may exist at the Old Lake Cemetery at 82 River Road. Unmarked burials may contain a burial shaft, coffin, skeletal remains and material culture items. Unmarked burials may result from lost gravestones, markers that have deteriorated, or intentionally unmarked graves of unknown persons, paupers, or other indigent persons. Post holes or other evidence of boundary markers, fences and/or gates may also exist that predate present granite posts and chain.

(end)

River Road - Cross Street Farms and Rural Retreats

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

Essex County, MA
County and State

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

LANDSCAPE ARCHITECTURE

Period of Significance

ca. 1670 - 1955

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Architects: Harold H. Blossom, Robert N. Cram, Charles K. Cummings, Pray, Hubbard & White, Richardson, Barott & Richardson, Arthur A. Shurcliff.

Builders: Samuel Hood, John H. Potter

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Topsfield Historical Society

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8. Statement of Significance

The River Road-Cross Street Historic District is significant for its association with the important patterns of development of Topsfield's agricultural setting – farms and rural retreats. Many property types remain to tell this unique story of how a fertile agricultural community became a picturesque town attracting wealthy families who cherished its scenic and pastoral qualities and established country retreats here which in many instances became their permanent residences. The River Road-Cross Street Historic District, which meets National Register Criteria A and C, is significant for its architecture and landscape architecture and for its representation of rural development. The district fulfills the Registration Requirements defined in Rural Development in Topsfield, ca. 1670 to 1955 context statement, and has fine examples of many of the property types described in the Multiple Property Submission (MPS). Resources in the district retain integrity of location, design, setting, materials, craftsmanship, feeling, and association, and are significant at the local level. The district's period of significance coincides with that of the MPS, and extends from the construction date of the earliest extant building in the late seventeenth century to 1955, during which time many of the properties continued to be farmed and retained their distinction as country or rural retreats.

The history of the River Road-Cross Street Historic District parallels the MPS historic context statement by tracing the evolution of rural land and buildings in Topsfield from the period of early general farming in the second half of the 17th century, through the 19th-century rise of commercial farming and the coming of rural retreats and gentlemen's farms, to the eventual decline of local agriculture as a main economic force and the firm establishment of rural retreats in the second quarter of the 20th century. The properties in this district are bound together by these themes or patterns of development and by ownership during the period of significance. Agriculture is present in the history of each property. Many of the properties are linked by their owners' association with the Essex Agricultural Society, which was established in 1818. The society was founded to experiment in farming, to share farming ideas, and to host an annual fair which was the forerunner of the popular and well known Topsfield Fair. Nearly every property in the district has been associated with the rural retreat theme through use and ownership by persons whose permanent residences were in Boston or Salem.

The following discussion is divided into three themes and periods: Farming in the Ipswich River Valley, Nineteenth Century Rural Retreats, and Twentieth-Century Rural Retreats. The farming discussion in the

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first section addresses farming patterns on land within the district that did not become part of the rural retreat movement. The farming history as a rural retreat – a rural retreat that retained a farming component - is discussed in the second two sections. And those properties for which there was no farming component during their rural retreat phase are discussed in the last section titled "Twentieth-Century Rural Retreats." A final section, "Farm and Rural Retreat Designers," establishes a context for each of the designers who had a hand in shaping this cultural landscape—a group which included several well-known Boston professionals in architecture and landscape architecture who left their marks on this Topsfield landscape.

The associations among the resources in this district represent links between families and development patterns from the 17th through the 20th century. The family name of Lake prevails from the late 1600s through the mid 1800s. Balches and Bradstreets are associated with at least three properties in the district beginning in the late 18th century. Perkins, followed by Pingrees, arrived in the first half of the 19th century. Saltonstall, Cummings, and Meredith are associated with several properties including large tracts of pasture and planted fields. Coolidge, while not present until the second half of the 20th century, assembled many of the farms in this district, a consolidation which led to much of the preservation of the property types including farms and rural retreats.

Farming in the valley of the Ipswich River

The rich land and wide meadows along the Ipswich River, which runs in an easterly direction through Topsfield, attracted early settlers of Topsfield. In the 17th and early 18th century Goulds, Stanleys, and Lakes established farms north of the river, while Townes, Bixbys, and Perkinses settled south of the Ipswich River in the area of this River Road-Cross Street district. Seventeenth century deeds and inventories of Topsfield families mention orchards, with apple trees often as boundary markers; and food products such as corn, barley, wheat, oats, rye, cider, butter, and cheese. Domestic animals included oxen, a range of cattle (cows, heifers, and calves), sheep, swine, turkeys, and geese. Early farms at Lake Village and on Lake's Hill were made up of fertile agricultural fields to grow these crops and pasture land for the requisite animals to sustain a family. While the early Gould and Lake Farms that were located in the area of River Road and Prospect Street have been subdivided, at least two First Period dwellings, one First Period barn, and a Second Period house remain articulating this early pattern of development on the fertile land near the Ipswich River. The Lake farms comprised land on both sides of River Road including what became the **Saltonstall Estate** at 68 and 70 River Road, the **Cummings Estate** at 82

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River Road on the south side of the road, and the acreage extending from River Road up over the hill along Prospect Street.

The **Stanley-Lake House and Barn** at 95 River Road is especially important for the information conveyed about the arrangement of an early agricultural complex and for the construction of the rare pre-1718 barn. The barn has five bays including a wide entry bay with high doors to accommodate entering carts loaded with hay and lower doors on the opposite side to allow empty carts to exit the barn. For similar reasons the nearby ca. 1670s to 1700s **Zaccheus Gould House** at 85 River Road (was 73 Prospect Street) is an important resource, particularly because it clearly represents at least two and probably three periods of structural development. The Second Period gambrel roofed **Lake-Bradstreet House** (70 River Road) was owned by Daniel Lake (1726-1810) who had married Sarah Bixby in 1749 and probably established his farm on the Ipswich River on family land at about that time. Lake remained here until ca. 1767 when he sold his property to Henry Bradstreet, whose family owned farmland to the east. It was during Bradstreet's ownership that River Road was laid out between his farmstead and the land of David Balch (9 River Road) requiring the moving of stone walls that lined Bradstreet's property. A number of farmers owned the Lake Bradstreet property in the nineteenth century until it became the rural retreat of candy manufacturer Albert Webster in 1867.

Between the two First Period dwellings (85 and 95 River Road), the **Eleazer Lake House** (93 River Road) was built in 1808. Lake farmed the family land and was succeeded by his son, Eleazer Lake, Jr. (1805-ca. 1868) who was a farmer and shoemaker who may have used the shoe shop at 95 River Road between the two houses. From the 1830s, Eleazer Lake Jr. and his brothers, Joel and William G. Lake, ran a successful nursery business known as Topsfield Nurseries. The hundreds of varieties of apple, cherry, peach, pear, and plum trees covered the Lake Hill that rose behind the Lake houses on River Road extending along much of the length of Prospect Street. Records abound as testimony to the extent of this important Topsfield business. Ornamental and fruit trees were sold on Exchange Street in Boston and locally as well as through catalogues. Nursery stock in 1850 included 700 apple trees on seven acres, with six varieties of winter apple trees (Northern Spy, Lady Sweeting, Baldwin, Greening, Roxbury Russett, and Danvers Winter Sweet), and eleven varieties of fall apple trees. In 1850 the nursery exhibited 102 varieties of fruit at the Essex Agricultural Society fair and throughout the 1850s and 1860s they won many prizes in fruit and other nursery categories. Also in the 1850s, the Topsfield Nurseries began to raise evergreen trees as interest in ornamental landscaping was taking root. By 1860 Eleazer Lake had one of the highest values of orchard produce in Topsfield, second only to Thomas Pierce

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(Boston Street) who had a farm that was three times the size of Lake's property in agricultural use at that time.

In the 1860s after both Joel and William G. Lake had died, Eleazer Lake, Jr.'s son, **Charles H. Lake** (b. 1839 at 93 River Road) took over the Topsfield Nurseries business, and in 1866 built his Italianate dwelling at 49 Prospect Street, at the top of Lake Hill. Well-known local housewright, John H. Potter constructed the dwelling to go with a barn (no longer extant) that he had built on the property the year before. Orchards covered the hill and extended down to River Road and across on the south side of the road. Charles's brother, Henry E. Lake (1836-1890) carried on farming and orcharding at 93 River Road into the 1880s. He had 200 apple trees in his orchard, grew crops of potatoes and corn, and raised a few cows and pigs – enough to accommodate the family and send produce to market. Remnants of later orchard trees are still evident at 49 Prospect Street and at 82 River Road, which once were part of the Lake properties.

The Balch family settled on land near the east end of River Road north of the Ipswich River as early as ca. 1713, when David Balch is reported to have built a house. In the 1722 division of common land, David Balch had received additional lands south of the river. His son, John Balch (1716-1774) married in 1740 and lived in a small single-story farmhouse as early as 1752 according to payment records for a house being built at that time. This was the **Balch-Bradstreet-Walsh House** (9 River Road), which was expanded with a second story in 1851. John Balch was a farmer and a tanner. The house on River Road passed to his son, Cornelius Balch (1749-1795) who was a farmer of a small scale compared to his brothers' farms. Cornelius Balch was assessed in 1786 for 38 acres, one horse, a pair of oxen and four cows. Cornelius married Mehitable Dwinell in 1771 at about the time that his father left this family house to move to the new, substantially larger **John Balch House** at 1 Hill Street. In 1771 John Balch conveyed the western half of his new house to another son, John Balch, Jr. (1742-1798) and apparently lived here with him as well as with his youngest son, Roger Balch (1755-1842) who eventually received the eastern half of this "new house." The Balches at 1 Hill Road were farmers and also tanners and curriers, with a tanyard on the Hill Street property and a currying shop just west of the house. As noted above, John Balch, Jr. and Roger Balch had more land and animals than their brother, Cornelius, as demonstrated by their 1786 assessments. Agricultural fields of the Balch farms extended from the river both north and south. Although neither 9 River Road nor 1 Hill Street retains its farmland, much of the land surrounding those properties remains open and continues to be farmed, hence retaining the context for these early farmhouses.

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At 29 Cross Street was the farm of **Daniel Bixby**, which took on its country retreat characteristics in the 20th century, but only after being firmly established as prime farmland on the south side of the Ipswich River. George Bixby (1691-1783) purchased nearly all of the land in the second range of the division of common lands south of the Ipswich River in 1721-1722. This was part of about 500 acres of common land that had been laid out in ca. 1720. Then in 1731 Bixby purchased a strip of land from Israel Towne, which was part of the town of Topsfield's layout of land for Cross Street so that the road was laid out to Bixby's benefit from his property to the present day Hill Street. In 1740 Bixby purchased 57 ½ acres of Jacob Redington's farm south of the Ipswich River and also an abutting farm to the east owned by Israel Towne, who had removed to New Hampshire. This new piece from Towne included 18 acres of upland and swamp ground, and two acres of planting and orchard land as well as Towne's house and barn. Half of the Towne Farm including the house and barn were given by George Bixby to his son, Daniel Bixby (1719-1775) in that same year of 1740. The assembled farm eventually passed to the younger Daniel Bixby (1751-1825) in two parts – the first from his father, Daniel upon his death in 1775, and the second as part of the legacy of his grandfather, George Bixby (d.1783). The younger Bixby lived on the Cross Street farm (later to be known as **Meredith Farm**) at the time of the American Revolution and reported that he was in the fields when he learned about the outbreak of the war. He left immediately for Lexington and subsequently supplied the Continental Army with beef from the farm. Bixby added to his farm so that by the early 1800s he owned all of the land bordering on Cross Street between Rowley Bridge Street and Hill Street. Daniel Bixby willed his farm to the town as the "Donation Farm," the income from which would help to support the Congregational ministers of Topsfield. This arrangement continued to 1871, when the property was sold to Isaac A. Morgan (1808-1878), who had returned to Topsfield from California where he had owned a 7000-acre ranch. He took a young wife and renamed the Donation Farm River Dale Rancho. Following Morgan was a farmer, Charles Jackman, who owned the property until its conversion to a country retreat. At least the large New England barn on the property and the farmhouse survive from Morgan or Jackman's ownership.

Although this Cross Street farm was to become a rural retreat in the 20th century, it retained its significant farming tradition, which was enhanced by the next owner, **J. Morris Meredith** (1850-1928). The Boston realtor, who started the well-known firm of Meredith & Grew in 1891, purchased the farm in 1899 and in 1900 built himself a fine main house set back from the road north of the farmstead. Although Meredith was from Boston where he had lived at 66 Beacon Street for years, Topsfield and Boston directories

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indicate that by 1902 he called Topsfield his permanent home while continuing to work at his firm's offices at 15 Congress Street in Boston. In Topsfield Meredith maintained livestock on his farm including several horses, a small herd of up to 16 cows, several pigs and a flock of chickens. He was a member of the Essex Agricultural Society and may have entered examples in the many categories at the Annual Cattle Show and Fair, which from 1910 was held in Topsfield at the permanent grounds on Boston Street. In 1908 Meredith was assessed for the farmhouse (29 Cross Street), his new Arts and Crafts residence (41 Cross Street), a barn (the red New England barn built in the late 19th century and that still is on the property), a carriage house and a hen house, all on his 124-acre farm.

First Rural Retreats beginning 1807

The **Perkins-Pingree Farm** at 45 and 49 Salem Road is Topsfield's earliest example of a farm that was developed as a rural retreat. In 1807 Captain Thomas Perkins (1758-1830) inherited his father's farm in Topsfield and set out to build himself a high-style country residence. Today's farmstead of dwellings, outbuildings, and some agricultural land has served as a rural retreat for all of its owners except the second, Asa Pingree, who made it his primary residence and farmed the property full time. Each of the owners after Perkins into the mid-20th century was a nephew of the previous owner. There is evidence that each of these owners expanded the farm and other land holdings in Topsfield and participated in the agricultural life of the community through the pursuit of progressive farming strategies or membership in the Essex Agricultural Society and participation in the annual shows.

Although Thomas Perkins had been born in a small farmhouse (no longer extant) on his father's Topsfield property and trained as a cordwainer, he had gone to Salem and shipped out on a privateer in ca. 1770. In the 1780s he met his future business partner, Joseph Peabody (1757-1844) aboard a ship that was engaged in a battle in which the captain was injured so that Perkins took over as captain with Peabody serving as his second mate. Together they amassed a sizeable fortune as merchants with a large fleet of sailing vessels that traveled between Salem and the West Indies. In 1801 the partnership ceased and Perkins continued in the shipping trade owning his own fleet.

Upon the death of his father, Moses Perkins, in 1807, Thomas Perkins inherited his family's Topsfield farm, which was a place in the country where he could pursue his farming interests, away from his permanent residence in Salem. Perkins hired Topsfield carpenter-builder, Samuel Hood (1762-1843), to build his finely articulated Federal house at 49 Salem Road. The influence of the Federal architecture in

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Salem made its imprint on Perkins' Topsfield house. Besides the handsome exterior, some of the interior work demonstrated the strong influence of Samuel McIntire in the Adamesque embellishment of two mantels. Perkins reportedly expanded his farm to incorporate progressive agricultural practices of the day, and was a founding member of the Essex Agricultural Society in 1818. His former business partner, Joseph Peabody, was pursuing similar interests in nearby Danvers where in 1814 he had purchased a country retreat (now known as Glen Magna) consisting of orchard and meadowland and a house large enough for two families, and hired George Huessler to lay out his garden. Although Perkins continued to live in Salem, in his later years he spent much of his time on his Topsfield farm.

Perkins willed the farm to his nephew, **Asa Pingree II** (1807-1869) a son of his sister, **Annar Perkins Pingree**. Asa's older brother, David Pingree, had followed his uncle into the shipping business, becoming an entrepreneur with an international reputation and was the principal heir of Perkins' shipping business. Asa Pingree, however, devoted himself to the Topsfield farm and expanded it by acquiring surrounding acreage south of the Ipswich River and on both sides of the Newburyport Turnpike (Route 1). Under Asa Pingree's ownership, the high-style Federal house became known as "Pingree's Mansion." In 1836, at 45 Salem Road he constructed a Greek Revival, side-gabled, farmhouse for his mother, Annar Pingree, following the death of his father. The only extant outbuilding constructed during Asa Pingree's proprietorship of the Perkins-Pingree Farm is the unique stone stable/carriage house situated just southeast of the Federal mansion. Constructed of fieldstone from Crooked Pond in Boxford, the 1850 stable replaced a chaise house that was destroyed by fire the year before. Pingree had a number of other buildings on his property including a stone house on the east side of the Turnpike (demolished in 1885) and a blacksmith shop which burned in 1855. At the height of Asa Pingree's farming career he held nearly 150 acres, had a pair of oxen, five swine, and several dairy cows from which he produced butter. He owned orchards and planted his fields with oats, potatoes, and hay. By Topsfield standards his farm was sizeable as noted by its acreage and value. Only seven of the eighty-three farms documented in 1860 had more acreage than Pingree. In each instance the difference was marginal, with the exception of Thomas Pierce who owned the 200-acre farm adjacent to Pingree's, and David Towne who owned a 300-acre farm in the Rowley Bridge Street area. Unlike his uncle from whom he inherited this property, Asa Pingree made the farm his primary residence. He was a highly influential resident of Topsfield and one of its wealthiest citizens by the 1850s. He served as Selectman in the 1840s, was a founder of the new Methodist church which broke away from the original Congregational church, and was a founder of the Danvers & Georgetown Railroad which opened in 1854. In addition, he was an active member of the Essex Agricultural Society. During his ownership, Asa Pingree expanded the farm land holdings to

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include the broad meadow across the street from the farmstead, a piece of land fondly remembered in the 20th century as "Sledding Hill" where locals recall sliding down to the Ipswich River in snowy winters. He also added large sweeps of land on the east side of the Newburyport Turnpike known as "Pingree's Hill" and meadows southwest of the farmstead bordering on Hill Street that eventually became part of Meredith Farm on Cross Street.

Upon his death in 1869 Asa Pingree left the Salem Road farm and all the related land holdings to his nephew, **David Pingree II**, son of his brother, David. Like his father and his great-uncle, Thomas Perkins, the new proprietor made his primary residence in Salem while carrying on extensive progressive farming operations on his Topsfield farm. He was a longtime member of the Essex Agricultural Society and won several prizes at the annual fair in the early 1900s in plowing and farm horse categories. Two buildings remain from David Pingree II's ownership, the late 19th century carriage house next to the Annar Pingree House (45 Salem Road) and the large New England barn constructed ca. 1907-1908.

In 1898 David Pingree II acquired another nearby property, the **Moses Bradstreet House** and farm at 17 Bradstreet Lane, just across Hill Street from his home farm. The Italianate house had been built in 1875 for farmer Moses Bradstreet (1834-1906) by well known local carpenter and housewright, John H. Potter (1823-1901). Bradstreet was of the fifth generation of Bradstreets in Topsfield, descended from Simon Bradstreet (ca.1603 – 1697), Governor of Massachusetts Bay in the late 1600s. Much of the surrounding land had been owned by Bradstreets for generations and there likely is a connection, however loose it may be, between this house and the gambrel cottage at the Saltonstall Estate.

Mr. Pingree also built a new summer estate in 1904-1905 at 101-105 Hill Street, but did not appear to spend much time there, as summer directories indicate that he generally leased that property to other Salem residents and remained at his Salem Road farm in the summers. He gave the Bradstreet House to his sister, Ann Pingree Wheatland. It eventually came into the possession of her son Richard Wheatland (1872-1944) who also became heir to David Pingree II's summer estate at 101-105 Hill Street. When David Pingree II died in 1932, after more than sixty years as owner of the Salem Road farm, it passed to his grand-nephew, **David Pingree Wheatland** (b. 1898) who owned it into the 1980s. Although now reduced in size to fifteen acres, the property is still in agricultural use. Meadows are hayed, and sheep are housed in the barn and graze on some of the remaining pastureland. The land on the east side of the Newburyport Turnpike (Route 1) was sold in the early 20th century to various out-of-

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towners who eventually developed their own rural retreats there. The thirteen-acre parcel opposite the farmstead once called "Sledding Hill" is owned by the town of Topsfield. A seventy-acre parcel bordering on Hill Street southwest of the farmstead now is owned by the Meredith Farm owner.

Late 19th century examples of newly established rural retreats were proof of the *Salem Gazette's* statement about Topsfield in 1877: "this picturesque town has become a favorite resort of summer sojourners..." Several properties which appear in the preceding farming section or in the succeeding 20th century rural retreat section are testimony to this newspaper claim. On River Road, parts of the Lake farms were converted to rural retreats in the second half of the 19th century. The first use as a rural retreat of the former **Lake-Bradstreet House** and farm at 70 River Road began in 1867, when the old farm was purchased by a Boston entrepreneur, candy manufacturer **Albert Webster** (1824-1902). By 1873 he was fixing the farm and putting it in a "high state of cultivation" according to the *Salem Gazette*. He remodeled the 18th century gambrel cottage for his house and repaired other buildings, gates and stone walls. Webster and his family initially used their Topsfield property as a summer retreat, but over the years spent increasing amounts of time on the farm, until Webster's death in 1902. His widow, Mary, remained on this farm until her death, when her sisters sold the property to a speculator who in turn sold to John L. Saltonstall in 1920.

Another farm, the Lake Nursery at 49 Prospect Street, achieved its rural retreat stature in the late 19th century and continued to be used as such for most of the first half of the 20th century. It became a rural retreat in the 1870s when Charles Lake sold the property to **Richard Price** (1841-1886) and **Octavius B. Shreve**, both of Salem. They "improved" the house and grounds into a lavish country estate which they named "Four Winds." Shreve was a physician in Salem and seemed to be unconnected with the property by 1880 when the household census showed Price and his family plus six servants living here in Topsfield. Richard Price died at the young age of 45 years in 1886, but his wife and daughters continued to spend summers on their Topsfield estate for many years. Mary E. Price, Richard's wife, died in 1924 and left the property to their three daughters who continued to use it as a summer retreat. Beginning in 1926, hired help lived in a cottage (no longer extant) on the estate. Throughout the first half of the twentieth century the property was slowly reduced in size from the 60 acres that Price had purchased in the 1870s to only six acres still with the Italianate house atop the hill when it was sold to Eunice and Curtis Campbell in 1945.

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Twentieth Century Rural Retreats

With the turn of the 20th century came a steady influx of wealthy city residents purchasing property in Topsfield for summer residences in the country. Some purchased old farms which they refurbished, while others bought smaller parcels of land and built large new houses often referred to as country cottages. Others maintained and expanded the already established country estates such as the Perkins-Pingree Farm, which continued as a rural retreat well into the 20th century as described in the last section.

The **John Balch House** at 1 Hill Street became a rural retreat for the early 20th century owner, **Franklin Balch** (1876-1962) who inherited the property from his parents in 1912. His father, Benjamin Balch, had run a grocery store in the town center and had reduced the farming on this property to a few cows and some orcharding. However, when Franklin Balch became the owner, the nature of the property shifted to that of a rural retreat. Although Franklin Balch and his first wife, Helen, lived in Cambridge and Balch's law practice was in Boston, they were both active participants in local affairs. Balch served as Town Moderator for forty-one years, as a Library Trustee for almost forty years, and a School Committee member for eleven years. The conversion of the family homestead to a rural retreat began with the hiring of Pray, Hubbard & White, landscape architects of Boston, to produce a new ornamental planting design for the remnants of Balch's father's old orchard. The Balches built a tennis court, and renamed the family property "Elmcop."

An example of a newcomer building an estate on a smaller parcel was **Percy Chase**, a Boston banker, who built his rural retreat at 58 Prospect Street in 1899. Mr. Chase and his wife lived in Brookline. They purchased a nine-acre parcel on which they built their house in 1899 and a companion stable in 1902. The Chases also owned a 22-acre pasture adjoining the house parcel on the east and fronting on River Road. Although the architect of the Shingle Style cottage is unknown, the style and elaboration represented popular trends of the day. Chase and his family stayed here during the summers until 1923, after which the property was owned by Annie Gilmer for a short time. In 1928 John L. Saltonstall, who by then had established an estate at 68 River Road described below, purchased this property to add to his large land holdings on River Road. He leased out the property until 1941 when Saltonstall and his family used it for a summer residence until its sale in 1949. At that time the stable was set off on a separate parcel and converted to a residence. It is not included in this district due to the considerable alterations.

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One of the most substantial country retreats was established for **Margaret Cummings** (1876-1965) of Boston in 1909. Miss Cummings purchased a parcel of land at 82 River Road that had been part of the Lake property and on which a Lake family cemetery remains. She had her architect brother, Charles Kimball Cummings (1870-1955), design her estate, which included the house and a garage in the Tudor Revival style as well as the small brick pump house located down at the end of a meadow near the Lake Cemetery. Like most of the rural estates in this part of Topsfield, which were oriented to the Ipswich River, the layout took advantage of a distant view of the river from the brick terrace at the rear of the house. For his sister's country property, Charles Cummings recommended a domestic scale and more picturesque treatment rather than the more formal and monumental styles that were popular at the time. This is evident in the final design of the buildings as well as in the treatment of the grounds. Almost immediately after construction of the buildings Miss Cummings' landscape architect, Arthur Shurtleff (changed to Shurcliff in 1932) (1870-1957) developed a landscape plan for the estate. The outline of the perennial garden and the garden pavilion are still extant conveying a sense of the many different aspects of estate landscaping. Miss Cummings continued to add to her estate with the construction in 1922 of the "gardener's cottage"--so called by her brother, who designed the bungalow cottage. Eventually it became the house of Miss Cummings' secretary, Margaret Fridden, who lived here until 1967. Also on the estate was a tea house constructed in 1927 and augmented in 1929 by a sunken garden. The interior of the diminutive garden house was embellished with raised-field paneling and Delft tiles, no doubt to romanticize the colonial style. It was demolished in 1997. The sunken garden designed by Robert Nathan Cram of Boston remains with stone wall, iron filigree gate, and general outline of the flower beds.

Although Miss Cummings continued to live in Boston into the 1930s, she was intimately connected to the Topsfield community. She was distinguished as the first woman member of the Essex Agricultural Society and participated in its events. She maintained gardens, crops, and orchards on her Topsfield estate which she named "Innisfree," possibly after the Innisfree of William Butler Yeats' well known poem the "Lake Isle of Innisfree," which romanticizes the notion of creating an idyllic place. Although the summer social registers account for her winter residence as 300 Commonwealth Avenue in Boston into the 1930s, Miss Cummings became a registered voter in Topsfield beginning in 1927.

The development of a rural retreat on the old Bixby farm on Cross Street began in part with the ownership of **J. Morris Meredith**, and was fully realized under the next owner, Edward Wigglesworth, who engaged in experimental farming on his nearly 125-acre estate. In 1900 J. Morris Meredith, Boston realtor and partner at Meredith & Grew built his Arts and Crafts house at 41 Cross Street behind the

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farming complex. While Meredith called Topsfield his permanent home from 1902 to 1920, he clearly was among the class of those who sought out retreats in Topsfield. He had begun his career with some high profile real estate transactions at an early age. In 1875 he formed the Copley Trust with a number of investors, purchased the old Museum of Fine Arts building and eventually built the Copley Plaza Hotel on that site. He also was the broker for the sale of the Amos Lawrence estate in Newton, Massachusetts' Chestnut Hill area to Boston College. In 1891, when Meredith established his firm, Meredith & Grew, with partner Edward Wigglesworth Grew, he expanded the business to real estate management and the formation of trusts to hold real estate. It is interesting to note that although Meredith called Topsfield his primary residence, he must have retained his Boston home at 66 Beacon Street, as he returned there when he sold the farm in ca. 1920 to his nephew. Meredith continued to work at Meredith & Grew, which had moved to 40 Central Street in Boston in 1920, until 1927, the year before his death.

Meredith Farm's new proprietor, **Edward Wigglesworth**, lived in Boston on Chestnut Street and was the director of the Boston Society's National History Museum. He took an avid interest in the farming and developed a nationally recognized Guernsey herd. Under his proprietorship most of the outbuildings of the farmstead complex at 29 Cross Street were constructed, including the icehouse, the garage, the small cow barn and attached wood stave silo, and the sheds that now are attached to a later concrete block barn. Records also indicate that Mr. Wigglesworth remodeled the farmhouse at 29 Cross Street. He, like many of his rural retreat colleagues, was a member of the Essex Agricultural Society of which he became president in 1928. Mr. Wigglesworth continued to call Meredith Farm his summer residence until 1944, by which time he and his wife, Sarah, lived at 71 Mt. Vernon Street on Beacon Hill. He died in 1945 or 1946.

The tradition of raising fine specimen cattle at Meredith Farm was perpetuated by the mid-20th century owners, **David and Irma Lampert**, who purchased the farm in 1946. They developed a breeding business with their foremost Ayrshire herd and in 1950 received the International Grand Champion Cow Award for Talisman Emerald's son Trinket. By the late 1950s, under the Lamberts the farm had grown to 250 acres, and supported a world-renowned herd of 140 Meredith Ayrshires.

One of the largest in size and grandest in taste of Topsfield's estates was the 20th century country home of **John L. Saltonstall** (1878-1959) at 68-70 River Road. Early use of the property was by the Lake family who farmed most of the land along River Road in the 18th and 19th century and built several houses discussed previously. The gambrel roofed mid-18th century cottage known as the Lake-Bradstreet House

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at 70 River Road was first used as a rural retreat by Albert Webster from 1867. In 1920, Mr. Saltonstall of Beverly purchased the Webster Estate from a speculator, George Grantham, who had purchased it only months before from Webster's heirs. John Saltonstall, a Harvard graduate of the Class of 1900, was the son of William Gurdon Saltonstall and Josephine Rose Lee Saltonstall, and first cousin of well-known Massachusetts governor and US senator Leverett Saltonstall. Both of John Saltonstall's parents had descended from old aristocratic families: his father, a direct descendant of the 1630 settlers of Watertown, and his mother, the daughter of the founder of the pre-eminent banking firm of Lee Higginson and Co. in 1848. John Saltonstall was a successful stockbroker from 1903 to 1935, served in the Navy during World War I, worked for the War Trade Board in Washington, D. C., and while living in Beverly served on the City Council and was the State Representative to the General Court in 1911-1912.

The farm that Saltonstall purchased included several nearby farms on the north side of the Ipswich River that had been accumulated by the speculator from whom he purchased the property. The main property included the ca. 1760 Lake-Bradstreet cottage with several outbuildings clustered around it on and near the site that he chose for his new mansion. He relocated the cottage to its present location in front of the western wing of the mansion and had other buildings moved or removed, including a large barn that was demolished. A small Gothic Revival outbuilding was moved down the hill to become a bathhouse. Another small building, known as the Hansen cottage, was relocated to 31 River Road. All of this was in preparation of the site for the construction of Saltonstall's Georgian Revival country house designed by Philip Richardson of Richardson, Barott & Richardson, a Boston architectural firm. The architect had designed a number of houses in Chestnut Hill near Saltonstall's maternal home and on Beacon Hill in Boston. The setting of his new farm overlooking the Ipswich River reminded Saltonstall of Virginia's estates overlooking the James River, hence the design of his large rural retreat in brick with a central block and flanking pavilions. Interior spaces were enhanced with features preserved from the Saltonstall-Howe House which had been built for Dr. Nathaniel Saltonstall on Merrimack Street in Haverhill in the late 18th century. After having been moved locally to Lake Saltonstall, also in Haverhill, in 1870, it became part of the Winnekenni Terrace development which was laid out in 1906. The Saltonstall-Howe House was demolished in 1919 and John Saltonstall was able to reuse the grand staircase and paneling in his new dining room and drawing room at his new Topsfield estate.

The landscape architect for Saltonstall's rural retreat was Harold Hill Blossom, who had worked in the Brookline office of the Olmsted Brothers for twelve years on such illustrious projects as the San Diego and the Seattle Expositions. In 1919 Blossom opened his own landscape architecture practice to advance

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his considerable knowledge of horticulture and ecology. Together, Saltonstall's two designers, Philip Richardson and Harold Blossom, turned the rural agrarian property, with its cluster of small wood frame buildings arranged near the 18th-century farmhouse, into an estate displaying a fine blend of a formalistic approach to the house and its immediate surroundings and a pastoral approach to the overall setting.

Saltonstall's development of this estate in effect promoted principles of preservation, whether intentional or not. As noted above, he preserved the ca. 1760 Lake-Bradstreet cottage rather than demolishing it, and kept it as a main feature of the setting for his 1920s mansion. Other buildings were relocated and reused, as noted in the bathhouse and the Hansen cottage. The reuse of interior features of the Haverhill ancestral Saltonstall-Howe House in the new Georgian Revival mansion attested to Saltonstall's clearly intentional interest in preserving the past. Concurrent with these site preparations and the construction of his mansion, Saltonstall purchased a ca. 1851 Greek Revival Cape Cod house from Dora Poole and moved it over the hill from South Main Street to 45 River Road to be the residence of subsequent farmers of the estate. Also, Saltonstall continued to assemble his large estate by acquiring additional surrounding farmland. By 1923 he had purchased the farmland that was part of the John Balch property, leaving the 18th century house (9 River Road) and a small parcel around the house to the owner, William P. Walsh. In 1928 he purchased the Percy Chase House at 58 Prospect Street including the 22-acre pasture between his property on the north side of River Road and Prospect Street.

Saltonstall established his Topsfield farm/retreat while married to Gladys Rice of New York with whom he had four children and from whom he was divorced in 1924. He and his second wife, Margaret Tucker, spent most summers and many winter weekends at their Topsfield retreat, which they called "Huntwicke". During their winter visits from their permanent residence at 191 Commonwealth Avenue in Boston, they stayed in the Lake-Bradstreet cottage rather than in the large mansion. Saltonstall's appointed estate was well received, according to the magazine *Architectural Record*, which in its November 1924 issue published photographs and reviewed the architecture with the following praise:

".....the perfect relation between central block and the subordinate wings; the excellent fenestration and the beautiful detail have produced not only a skillful piece of design, but a house of genuine charm without affectation.....it is a byproduct of good architecture and good taste interacting upon each other."

In this issue which reviewed country houses, three were individually reviewed--two of them designed by

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Richardson, Barott, & Richardson; the Saltonstall Estate of Topsfield and the Ellery Sedgewick Estate in Beverly. Other publications also applauded the design of Saltonstall's estate. *House Beautiful* in June 1925 published an article titled "A Modern Country House after the Southern Colonial Style," with photographs showing the whitewashed brick mansion and the hand carved wood ornamentation. And the *Boston Evening Transcript* on June 30, 1923 showed photographs of the house calling it "Cold Roast Boston" – A New House Two Centuries Old" noting that the plan is reminiscent of a Southern colonial building. A small part of the landscape was featured in a 1926 *House Beautiful Gardening Manual* with an introductory chapter on garden design by Fletcher Steele. In a chapter on "Maintenance and Equipment" the Saltonstall terraced garden is shown with apple and pear trees espaliered to the garden wall.

In 1940, the Saltonstall Estate was sold to **Frederick R. Sears, 3rd** (1855-ca. 1946) of Palm Beach, Florida, and Mr. Saltonstall moved to the Prospect Street property. Mr. Sears continued in the tradition of assembling surrounding property by purchasing in 1944 the house on its small parcel at 9 River Road, thus owning all the land fronting on the north side of River Road between Salem Road and Prospect Street as well as that on the south side from Salem Road westerly to the Cummings Estate. The properties on the south side of River Road ran to the Ipswich River. In 1948 the Sears estate was sold to his cousin **William Appleton Coolidge** (1901-1992). Mr. Coolidge was a 1924 graduate of Harvard, served in the Navy during World War II, and worked as a stockbroker, lawyer and later in business. He hailed from an aristocratic family much like Saltonstall. Coolidge was a direct descendant of a first settler at Watertown, John Coolidge, was directly related to President Thomas Jefferson, and his grandfather and father were successful bankers and businessmen. Coolidge was a large contributor to Topsfield institutions and at one period served on the local Finance Committee. He was a substantial donor to the Essex Agricultural Society and financed the construction of Coolidge Hall at the Fair Grounds in 1981, donated a corner of his land at the corner of Rowley Bridge Street and River Road for the construction of the Topsfield Episcopal Church, and made major donations to the Topsfield Historical Society. He also continued the tradition of preservation of the rural character of this unique area by purchasing the adjacent Cummings Estate (82 River Road) in the late 1960s and Meredith Farm (29 and 41 Cross Street) in the 1970s, thus joining under common ownership nearly all of the land bordered by River Road on the north, Cross Street on the south, Salem Road and Hill Street on the east and Rowley Bridge Street on the west. Through the 1960s and the 1970s Coolidge also continued the traditions of farming of this land and conducted experimental farming projects, particularly at Meredith Farm. In 1984 Coolidge deeded Meredith Farm to Massachusetts Institute of Technology (MIT) granting life tenancy to the Lamperts. Upon his death in

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1992 the rest of Mr. Coolidge's property including the River Road estates was bequeathed to MIT, which sold all of these former Coolidge properties in 2000.

Preservation of Farms and Rural Retreats Today

The River Road-Cross Street Historic District is in a rare state of preservation due in large part to the actions of William Coolidge, who accumulated over 70% of this cultural landscape and bequeathed it to MIT with a number of restrictions. Those restrictions provide for the preservation of the landscape, particularly near the river, and maintain a low density of development by limiting the ability to subdivide the land and build larger structures than existed at the time of his death. Within ten years of Coolidge's death, MIT sold all parts of the property to one purchaser with the exception of the Cummings Estate, which was sold to the occupants, who had rented it for decades. It, too, has restrictions which prevent further subdivision of the land. Only a few new house lots exist, and a few of the later houses may be demolished for the construction of a dwelling that is somewhat larger. For instance, a modest ranch style house at 15 River Road was demolished and a new house was constructed in a scale and style that is appropriate for the parcel and the context of the neighborhood. The largest farm/retreat in the Coolidge inventory, Meredith Farm, now is owned by a single owner. It has been rehabilitated with stabilization and painting of most of the outbuildings and farmhouse, and there are plans to restore J. Morris Meredith's 1900 house in the future. Ownership of properties on Salem Road and Hill Street appears to be stable, with strong interest in preserving the idyllic settings that enhance each farmstead and retreat. Some of the properties on Prospect Street have been divided in the last decade and infill housing there has been done in a manner that is in keeping with the rural pastoral setting of this district.

Farms and Rural Retreat Designers

The following is an account of some of the other works of professionals who had a hand in the formation of the 18th and 19th century farms and 19th and 20th century rural retreats in this River Road-Cross Street district. The purpose of this section is to establish a context by which to understand and appreciate the work of these designers in Topsfield. Two 19th century local builders and housewrights, Samuel Hood and John H. Potter, are included in the list. They are arranged in alphabetical order.

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Blossom, Harold Hill. Harold Hill Blossom (1879-1935), landscape architect for the Saltonstall Estate at 68-70 River Road, trained in the Olmsted Brothers firm following his graduation in 1907 from the Harvard Graduate School of Design, where he obtained a degree in Landscape Architecture. While at the Olmsted office, Blossom worked with John Charles Olmsted on both the San Diego and the Seattle Expositions, as well as on plans for parks and subdivisions. Once opening his own office in Boston in 1919, Blossom was hired to design many private gardens for clients like Edwin S. Webster in Newton, John Nicholas Brown, and F. L. Higginson. Blossom taught at the Lowthorpe School of Landscape Architecture for Women established in Groton, Massachusetts in 1901, and the Cambridge School of Architecture and Landscape Architecture for Women. (The latter had been established in 1915 to train women because they could not be admitted to the Harvard School of Landscape Architecture, a policy which endured until 1942.) Blossom served on committees of the Boston Society of Landscape Architects and was president from 1930 to 1931.

Cram, Robert Nathan. Little is known about Robert Nathan Cram, except that he was a landscape architect with an office in Boston for only a short time from 1924 until his death in 1930. In 1926 he was listed in Boston Business Directories as sharing an office with Charles W. Eliot at 9 Park Street, Room 26. Eliot was the young upcoming nephew of the renowned Charles W. Eliot, father of the Metropolitan Park System that later became the Metropolitan District Commission. For the last two years of Cram's life he lived at 23 Joy Street and practiced landscape architecture from his home until his death in April 1930. His association with Miss Cummings, 82 River Road, for whom he designed a garden adjacent to the garden tea house in 1929, must have been one of his last commissions.

Cummings, Charles Kimball. Charles Kimball Cummings (1870-1955) practiced architecture in Boston from 1897 to 1947, and was well known for his house designs, particularly those of substantial scale for the wealthy of that era. He was the brother of Margaret Cummings for whom he designed several buildings at her River Road estate. He designed houses on Coolidge Point in Manchester for Bulkeley Wells (1897), two houses in Brookline--one for a lawyer, Walter Horton (1912, MHC #BRK 1284); and another for Miss L.S. Kimball (1915, MHC # BRK 527)--and two society clubs at Wellesley College; the Phi Sigma Society (WEL:440) and the Shakespeare Society (WEL:461). He also designed family houses including two for his father-in-law, Robert Treat Paine, Jr. (1835-1910); one townhouse in Boston (1901, MHC #BOS 7585) at 12 Queensbury Street and one summer estate in Beverly Farms (1901, MHC # BEV 740) at 23 Paine Place, and one for his family, also on Paine Place in Beverly Farms.

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(1902, MHC #BEV742). Mr. Cummings had married one of Robert Treat Paine's daughters, Lydia, and had five children. All of these documented commissions were executed in brick in either the Georgian Revival style or the Tudor Revival style. One of his better known commissions was that of Bradley Palmer's Topsfield estate (24 Asbury Street), which also exhibited Tudor Revival characteristics in its Arts & Crafts style. Cummings had graduated from Harvard and from MIT and apprenticed in the office of Andrews, Jacques & Rantoul who were known to have commissions in Topsfield. Cummings was a member of the AIA by 1901.

Pray, Hubbard & White. The landscape architectural firm of Pray, Hubbard & White maintained offices in Boston from 1906 to 1918. In 1912 they worked for Franklin and Helen Balch at 1 Hill Street, in Topsfield. James Sturgis Pray (1871-1929) had trained in the renowned Olmsted Brothers firm from 1898 to 1903 and went on to teach at Harvard's Department of Landscape Architecture from 1902 to 1915. In 1908 he became the Chairman of the department, following Frederick Law Olmsted, Jr. in that position. Pray is remembered for having introduced the first full course in city planning into the Landscape Architecture program, and was a founding member of the American City Planning Institute. Henry Vincent Hubbard (1875-1947) also worked in the Olmsted Brothers office from 1906 until entering a partnership with Pray in 1911 until 1920 when he returned to the Olmsted Bros. He also was involved with city and parkway planning. Among the many regional credits to the firm is the 1915 subdivision of the John Chipman Gray estate in Cambridge into the 100-house-lot garden neighborhood known as Larchwood. The curving streets, wide planting strips, landscaped islands and preservation of trees made it an important representative of the garden suburb movement of the time. Other garden contracts in the Newton area include the gardens of G. A. Frost, Esq. and W.B.H. Dowse, Esq. both of West Newton and the estate of Esther F.G. Bemis in Chestnut Hill.

Potter, John H. There are a large number of houses, outbuildings and institutional buildings attributed to John H. Potter (1823-1901), local carpenter and housewright. In 1873 Potter built the Topsfield Town Hall. The Charles Lake House on Prospect Street is a good example of a well detailed Italianate house built by Potter. A number of houses are attributed to Potter as well as some fine barns. There are over 30 buildings attributed to him, only representing those that are extant. In this district he built Charles Lake's house at 49 Prospect Street, Moses Bradstreet's house at 17 Bradstreet Lane, and at least one barn at the Perkins-Pingree Farm on Salem Road.

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Richardson, Barott & Richardson. The Boston architectural firm of Richardson, Barott & Richardson was made up of three partners who worked together from ca. 1910 to 1930. Their interests in architecture are part of a well-known story. Philip and Frederick L.W. Richardson were sons of Henry Hobson Richardson, one of the nation's best known architects of the late nineteenth century. Philip Richardson, the senior member of the firm, was the primary architect at the Saltonstall Estate in Topsfield and for another well-known project, the estate of Ellery Sedgwick in Beverly. Philip practiced on his own from 1930 to 1947. Following the dissolution of the partnership, Frederick L. W. Richardson went to their father's successor firm known as Coolidge, Shepley, Bulfinch and Abbott at that time. Soon after his son, Joseph Richardson, joined the same firm in the 1950s it became Shepley, Bulfinch, Richardson and Abbott –the Richardson name added for Joseph Richardson who became President of the firm in the 1950s. The third member of this early twentieth century firm was Chauncey E. Barott. Several of the estates designed by Richardson, Barott & Richardson were recognized in publications of the day, often for their well designed proportions and for the influence of southern plantation architecture. A lengthy article in *The Architectural Record* issue dated November 1924 was titled "Current Country House Architecture – The Pendulum of Design Swings." The article seeks to affirm that "good architecture is based upon two principles, sound design and good taste..." To prove this thesis two Richardson, Barott & Richardson designs were offered – photographs of the Georgian Revival houses of John Saltonstall in Topsfield and of Ellery Sedgwick in Beverly. In both houses, designed by Philip Richardson, salvaged colonial woodwork was installed – raised-field panel fireplace walls in the Saltonstall home and Adamesque mantels and crown moldings in the Sedgwick House. In Philip Richardson's own Brookline home the interior was reminiscent of seventeenth century interiors, and the early Italian Style was recalled in the Beacon Hill home of Harris Livermore, Esq.

Shurcliff, Arthur Asahel. Arthur Asahel Shurcliff (known as Shurtleff until 1930) (1870-1957) is one of the best-known North Shore landscape architects. He also received his training in the Olmsted Brothers firm. He graduated from MIT with a degree in engineering; however, he turned to landscape architecture due to his abiding love for the outdoors, and studied for two more years at Harvard from which he received a second BS in 1896. Shurcliff's mentor was the renowned Charles Eliot, landscape architect and founder of the Metropolitan Park System. During Shurcliff's time in the Olmsted office he assisted Frederick Law Olmsted, Jr. in establishing the first four-year program in landscape architecture, and taught in the program at Harvard until 1906. Shurcliff worked on public projects including highways,

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dams, and parks and on many private garden projects of which one of the best known is Castle Hill (the Crane Estate) in Ipswich. In Topsfield Shurcliff designed the landscape at the Margaret Cummings Estate on River Road.

Archaeological Significance

Since patterns of ancient Native American settlement and subsistence in Topsfield are poorly documented, any surviving sites in the River Road – Cross Street Historic District could be significant. Native sites located in the district may help document the importance of inland settlement along the lower Ipswich River drainage and the relationship of these sites to coastal settlements along the extensive marshes and estuaries in Ipswich. Only 12 sites are recorded in Topsfield, with two sites definitely in the district and three sites possibly extending into the district, a striking comparison with the 100 or more sites located in neighboring Ipswich along the coast. Ancient sites identified in the district may help determine whether the lack of sites in Topsfield is the result of underreporting, environmental, or cultural factors. Increased numbers of sites in Ipswich may be a function of resources available at coastal locations and/or a bias in reporting in favor of shell midden sites along the coast. Despite the high frequency of ancient sites identified in Ipswich, information available from sites located in the district and in Topsfield, the lack of systematic research and controlled excavations has resulted in most known sites being poorly documented and lacking intrasite information. Systematic research conducted at ancient Native American sites in Topsfield can contribute important information relating to site function and variability that increases our knowledge of ancient sites beyond locational characteristics and culture historical/typological identifications.

Historic archaeological resources described above may contribute important information on the social, cultural and economic patterns responsible for the development of the agricultural setting that evolved in the River Road – Cross Street Historic District. Historical research combined with archaeological survey and testing can be used to identify and document the location and full range of settlement for each of the district's rural properties. At properties that survive strictly within an archaeological context, structural evidence of dwellings and outbuildings combined with archaeological evidence of occupational related features and objects related to landscapes can establish patterns of development for rural property types at specific points in time. Comparative studies of specific rural properties in the district and town can then be used to identify how properties in the district contribute to local and regional patterns of development.

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The importance of the study of individual buildings associated with specific property types cannot be underestimated. Historical and archaeological studies described above may contribute important information relating to social patterns of development and the organization of farms and farmsteads at the local level. The siting of buildings during certain periods, the location of outbuildings, parcel size, and the nature of the surrounding landscape may all contribute to our understanding of rural development and the evolution of specific rural property types

Outbuildings and their distribution within property types may contribute important information on patterns of development and the setting of rural property types through time. Many rural properties in the district retain outbuildings, however, most post date the original construction of the dwelling house. Some properties, including the Meredith Farm, previously known as the Daniel Bixby Farm (ca. 1800) are reported to articulate the full range of development from an 18th/19th century farm to a rural retreat that retains an agricultural component. Most extant outbuildings on this property presently date to the early 20th century indicating a high potential for locating archaeological evidence of earlier outbuildings spanning the entire 19th century. Identification and mapping of outbuildings at the Meredith Farm may contribute important information relating to farm development and their evolution to rural retreats.

Detailed analysis of the contents of occupational related features (trash pits, privies, wells) can also contribute important social, cultural, and economic information that helps define the patterns of development of rural property types through time. Occupational related features may contain important information relating to tenant farming in the 17th and early 18th centuries and family structure on rural property types through time. The contents of occupational related features may also contribute important economic information associated with rural property types. Occupational related features may contain important information that details the level of agricultural technologies used during the early period of general farming and changes that occurred during the rise of commercial farming and rural retreats or gentleman's farms. Occupational related features may also contain information that documents the level of industrial or manufacturing activities that were present on rural properties. In some instances, the latter information can supplement information gained through the study of outbuilding where known industrial or manufacturing activities took place. An outbuilding identified as an early 19th century shoe shop is extant near the Stanley Lake House at 95 River Road. Historical evidence also identifies the Balch family as tanners and curriers with a tanyard on the Hill Street property and a currying shop west of the house at 1 Hill Street. In many instances, however, the contents of occupational related features may be the only information available that "cottage industries" were present.

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Unmarked graves at the Old Lake Cemetery on the Cummings Estate may also contribute important information that contributes to the significance of the River Road – Cross Street Historic District. Additional historical research combined with archaeological survey and testing may locate unmarked graves and establish the boundaries of the cemetery, Its internal configuration, and range of dates for internments. Identification and analysis of unmarked graves may identify whether Lake Family members are the only individuals buried or whether paupers, unknown persons, or other indigents are also interred. Osteological study of skeletal remains can contribute descriptive information on the stature and general health of Lake Family members while material culture items associated with burials may contribute social, cultural and economic information specific to the individual or Lake Family.

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BIBLIOGRAPHY

In addition to the bibliography used to develop the Farms and Rural Retreat Context Statement for the Multiple Property Nomination the following references were used.

“ ‘Cold Roast Boston’ – A New House Two Centuries Old.” *Boston Evening Transcript*. Real Estate, Summer Homes, Travel Section. June 30, 1923.

Federal Agricultural Census. Topsfield. 1860, 1870, 1880.

Freeman, Donald C. “The Story of Winnekenni 1640-1976.” published by Winnekenni Foundation, Haverhill, MA. 1977.

“Harold Hill Blossom.” Obituary in *Landscape Architecture*. A quarterly. Estate, Garden and Park Planning. Town and Country Planning. Land Subdivision. Volume XXVI, No. 3. Landscape Architecture Publishing Co. Augusta, Maine. P. 148. April 1936.

“A Modern Country House after the Southern Colonial Style, Residence of John Saltonstall, Esq. Topsfield, Massachusetts, Richardson, Barott & Richardson, Architects.” *The House Beautiful*. Vol. LVII, No. VI. June 1925.

Whitehead, Russell F. “Current Country House Architecture- The Pendulum of Design Swings.” *The Architectural Record*. Volume 56, No. 5. November 1924.

(end)

River Road Cross Street Farms and Rural Retreats
Name of Property

Essex County, MA
County, State

10. Geographical Data

Acreage of Property approximately 450 acres

UTM References

(Place additional UTM references on a continuation sheet)

1. 19	340180	4721320
Zone	Easting	Northing
2. 19	340260	4721210
Zone	Easting	Northing

See continuation sheet.

3. 19	340010	4720820
Zone	Easting	Northing
4. 19	340230	4720800
Zone	Easting	Northing

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Gretchen G. Schuler and Anne M. Forbes, preservation consultants, Betsy Friedberg, NR Director for MHC

organization Massachusetts Historical Commission date March 2005

street & number 220 Morrissey Blvd telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town Topsfield state MA zip code 01983

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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GEOGRAPHICAL DATA

Zone 19 – Ipswich and Salem Quads

UTM REFERENCES

All UTM references are in Zone 19.

POINT	EASTING	NORTHING
E	339 920	4720 110
F	339 760	4720 230
G	339 620	4270 040
H	339 520	4720 080
I	339 500	4720 000
J	339 170	4720 190
K	339 420	4720 480
L	338 810	4720 700
M	338 680	4720 900
N	338 660	4721 520
O	339 000	4721 580
P	339 060	4721 870
Q	339 270	4722 110
R	339 570	4721 910

Verbal Boundary Description

The boundaries follow lot lines on Assessors Map #s 40, 47, 48, 49, 55, 56, 57, 62, 63, 64, and 69. There is one exception to this instance. Land on the north side of River Road has been subdivided in 2000. That portion of Lot #48-13 which is north of the northern line of Lot #48-08 is excluded from the district because visually it no longer is linked with the farm land along River Road. Therefore only about one-half of the 22-acre lot is included in the district.

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UTM correction 3/12/08

GEOGRAPHICAL DATA

Zone 19 - Ipswich and Salem Quads

UTM REFERENCES

A) 19/340229/4721587

B) 19/340288/4721424

C) 19/340122/4721100

D) 19/340271/4721020

All UTM references are in Zone 19..

POINT	EASTING	NORTHING
E	339 920 339 988	4720 110 4720 358
F	339 760 339 759	4720 230 4720 479
G	339 620 339 664	4270 040 4720 284
H	339 520 339 608	4720 080 4720 286
I	339 500 339 532	4720 000 4720 222
J	339 170 339 193	4720 190 4720 427
K	339 420 339 445	4720 480 4720 680
L	338 810 338 841	4720 700 4720 914
M	338 680 338 712	4720 900 4721 114
N	338 660 338 697	4721 520 4721 762
O	339 000 339 029	4721 580 4721 796
P	339 060 339 122	4721 870 4722 089
Q	339 270 339 307	4722 110 4722 372
R	339 570 339 597	4721 910 4722 155

Verbal Boundary Description

The boundaries follow lot lines on Assessors Map #s 40, 47, 48, 49, 55, 56, 57, 62, 63, 64, and 69. There is one exception to this instance. Land on the north side of River Road has been subdivided in 2000. That portion of Lot #48-13 which is north of the northern line of Lot #48-08 is excluded from the district because visually it no longer is linked with the farm land along River Road. Therefore only about one-half of the 22-acre lot is included in the district.

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Boundary Justification

The River Road – Cross Street Historic Farms and Rural Retreat Historic District boundaries follow lot lines of properties that historically had an association with the farms in this area of Topsfield most of which were became rural retreats in the nineteenth and the twentieth century. The properties included in this district provide an important link between the agricultural history and rural retreat history and convey characteristics about farming in Topsfield as well as the way in which wealthy Bostonians and other North Shore prominent residents used their Topsfield estates as rural retreats retaining the farming component in most cases.

There are two instances in which a recently divided lot is not included within the district boundaries although the land and resources once were integral to the district. The small lot west of 82 River Road which once was the site of Miss Cummings' chauffeur's house was divided from the larger parcel in 2000, a new house has been constructed on the lot, and ca. 1920s chauffeur's cottage is scheduled for removal from the lot. Two lots along the western edge of Meredith Farm bordering on Cross and Rowley Bridge Streets also are not included in the district. One is open land, the other has a house that once was referred to a honeymoon cottage used by a Meredith Farm worker; however this house has been altered substantially. These properties are on the edge of the district boundaries, and while they are linked historically, they would be considered non-contributing due to alterations and new construction. Therefore they are not included in the district.

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Photographs:

Photo #	Address	View
1.	45 Salem and 1 Hill St.	Looking west down Salem Road
2.	49 Salem Road	Looking south to main façade
3.	1 Hill Street	Looking west main façade
4.	9 River Road	Looking nw across fields at 9 River Road
5.	River Road	Looking west along River Road
6.	68 River Road Fields	Looking sw over fields at 68 River.
7.	68 River Road	Main façade looking south
8.	82 River Road	Main façade, looking south
9.	82 River Road	Steps to terrace looking north
10.	82 River Road	Lake Cemetery
11.	82 River Road	Garden Gazebo – looking east
12.	93, 95 River Road	View west on River Road
13.	85 River Road	View of main façade looking north
14.	49 Prospect St.	¾ view looking nw.
15.	58 Prospect St.	¾ view looking se
16.	29 Cross St.	View of planted fields at Meredith Farm looking north
17.	29 Cross St.	View of end of house, ice house and garage behind, looking north
18.	29 Cross St.	View of farm complex – small barn and large barn looking wnw
19.	41 Cross St.	View of main façade looking wnw.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

River Road – Cross Street HD

Historic Farms and Rural Retreats of Topsfield, MA MPS

Section number _____

Page _____

Topsfield (Essex), MA

TOPSFIELD
RIVER ROAD-CROSS STREET HISTORIC FARM AND RURAL RETREAT HISTORIC DISTRICT
DATA SHEET

MHC #	ASSR #	ST #	STREET NAME	HISTORIC NAME	STYLE	DATE	STATUS	TYPE
281	56-02		17 Bradstreet Lane	Moses Bradstreet House	Italianate	1875	C	B
	56-02		17 Bradstreet Lane	barn	modern	late 20th c.	NC	B
	56-02		17 Bradstreet Lane	sheds	modern	late 20th c.	NC	B
104	62-35		29 Cross Street	Daniel Bixby House	Greek Revival	ca. 1800	C	B
914	62-02		29 Cross Street	Agricultural fields - hay and pasture	Landscape	20th c.	C	Si
272	62-35		29 Cross Street	Ice House		ca. 1920s	C	B
273	62-35		29 Cross Street	Garage		1921	C	B
274	62-02		29 Cross Street	Large Barn	New England barn	ca. 1880s	C	B
275	62-02		29 Cross Street	Small Barn		1921	C	B
276	62-02		29 Cross Street	Concrete Barn and sheds	modern	20th c.	NC	B
					Arts & Craft /			
279	55-11		41 Cross Street	J. Morris Meredith House	Bungalow	1900	C	B
280	55-11		41 Cross Street	Wigglesworth, Edward Playhouse	Bungalow	ca. 1920s	C	B
174	56-03		1 Hill Street	John Balch House	Georgian	ca. 1769	C	B
	56-01		5 Hill Street	house	Ranch	mid 20th c.	NC	B
				Agricultural fields (was Pingree, now				
	63-03		Hill Street	Meredith Farm - 70 acres)	Landscape		C	Si
132	40-02		49 Prospect Street	Charles H. Lake House	Italianate	1866-1871	C	B
300	40-02		49 Prospect Street	Topsfield Nurseries Windmill		late 19th c.	C	B
	40-01		55 Prospect Street	house	farmhouse	1999	NC	B
297	48-06		58 Prospect Street	Percy Chase House	Shingle Style	1899	C	B
	48-03		63 Prospect Street	house	cape	1998	NC	B
	48-15		64 Prospect Street	house	neo-colonial revival	2004	NC	B
	48-07		66 Prospect Street	unknown	Ranch	late 20th c.	NC	B
						pre-1769 / ca.		
134	57-02		9 River Road	Balch/Bradstreet/Walsh House	Georgian	1851	C	B
	57-02		9 River Road	new garage/barn	neo-colonial revival	2003	NC	B
	56-04		15 River Road	house	neo-colonial revival	2004	NC	B
284	48-14		29 River Road (aka 31)	house	neo-colonial revival	2004	NC	B
288	48-13		29 River Road (was #45)	Springhouse		early 20th c.	C	St
				Matthew Sweeney House (moved from Main				
135	48-08		45 River Road	Street)	Greek Revival	ca. 1851	C	B
286	48-08		45 River Road	Saltonstall Barn	Gambrel - CR	ca. 1920s	C	B
287	48-08		45 River Road	Greenhouses		1940s-1950s	C	B
	48-08		45 River Road	Saltonstall Fields			C	B
136	48-09		68 River Road	John Saltonstall House	Georgian Revival	1921	C	B
					Second Period -			
137	48-09		70 River Road	Lake Bradstreet House	Gambrel	ca. 1760	C	B

TOPSFIELD
RIVER ROAD-CROSS STREET HISTORIC FARM AND RURAL RETREAT HISTORIC DISTRICT
DATA SHEET

MHC #	ASSR #	ST #	STREET NAME	HISTORIC NAME	STYLE	DATE	STATUS	TYPE
					Utilitarian	1955	C	B
290	48-09	68	River Road	Coolidge Dog Kennels	Gothic Revival	ca. 1880s	C	B
291	48-09	68	River Road	Bath house	Utilitarian	1920s	C	B
292	48-09	68	River Road	Saltonstall Boat house	Utilitarian	ca. 1921	C	B
289	48-09	68	River Road	Garage		early 20th c.	C	St
916	48-09	68	River Road	Water trough / Sarcophagous		1979/1990s	NC	St
917	48-09	68	River Road	Coolidge Footbridge		1960	NC	St
918	48-09	68	River Road	Gazebo	Landscape	from 1760s	C	Si
915	48-09	68	River Road	Landscape Overlooking Ipswich River	Landscape	1920s-1940s	C	Si
	48-09	68	River Road	Tall Hedge surrounding former pool site	Tudor Revival	1909	C	B
138	48-11	82	River Road	Margaret Cummings House	Tudor Revival	1909	C	B
293	48-11	82	River Road	Cummings Garage	Bungalow	1922	C	B
294	48-11	82	River Road	Cummings Gardener's Cottage	brick - utilitarian	1909	C	B
295	48-11	82	River Road	Cummings Pump House	Colonial Revival	1910	C	St
920	48-11	82	River Road	Cummings Garden Pavillion	Landscape	from 1800s	C	Si
802	48-10	82	River Road	Old Lake Cemetery	Landscape	1910-1960s	C	Si
919	48-11	82	River Road	Garden Landscape	Landscape	1929	C	Si
	48-11	82	River Road	Remnant of Robert Cram Garden				
				Zaccheus Gould House (address change- was 73 Prospect St. barn	First & Second Period	1670s-1700s	C/NR	B
216	48-02	85	River Road		Utilitarian	19th c.	C	B
	48-02	85	River Road		Federal/Greek Revival	1808 / 1845	C	B
139	48-01	93	River Road	Eleazer Lake, IV House		ca. 1693/ ca. 1710	C/NR	B
140	47-31	95	River Road	Stanley Lake House	First Period	ca. 1718	C/NR	B
140	47-31	95	River Road	Lake Barn	Utilitarian	early 19th c.	C	B
	47-31	95	River Road	Shoe Shop	Greek Revival	1836-37	C	B
144	63-04	45	Salem Road	Annar Pingree House	Greek Revival	late 19th c.	C	B
326	63-04	45	Salem Road	David Pingree II Carriage House	neo-colonial revival	mid 20th c.	C	B
327	63-04	45	Salem Road	David Pingree Wheatland Garage	Federal	1806-07	C	B
145	63-04	49	Salem Road	Capt. Thomas Perkins House	Greek Revival	1850	C	B
331	63-04	49	Salem Road	Asa Pingree Carriage House (granite)	New England barn	1907-08	C	B
333	63-04	49	Salem Road	David Pingree II Barn	Utilitarian	early 20th c.	C	B
330	63-04	49	Salem Road	Wheatland Garage	neo-colonial revival	mid 20th c.	C	B
332	63-04	49R	Salem Road	David Pingree Wheatland Cottage	stone & concrete	early 20th c.	C	Si
921	63-04	49	Salem Road	David Pingree II Fish Pond	wood & metal	1990s	NC	B
328	63-04	49	Salem Road	chicken coop	wood & metal	1990s	NC	B
329	63-04	49	Salem Road	chicken coop	modern cottage	mid 20th c.	C	B
334	63-04	51	Salem Road	Wheatland Caretakers House				

TOPSFIELD
RIVER ROAD-CROSS STREET HISTORIC FARM AND RURAL RETREAT HISTORIC DISTRICT
DATA SHEET

MHC #	ASSR # ST #	STREET NAME	HISTORIC NAME	STYLE	DATE	STATUS	TYPE
	64-06	Salem Road Salem Road	Bridge over Ipswich River Pingree Field - Sledding Hill	Cast Concrete Landscape	1931	C C	St Si

New NR Listings

Total Contributing = 52

Buildings = 39

Sites = 9

Structures = 4

Objects = 0

Total Non-Contributing = 15

Buildings = 13

Sites = 0

Structures = 2

Objects = 0

Previous Contributing NR Buildings = 3

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY River Road--Cross Street Historic District
NAME:

MULTIPLE Farms and Rural Retreats of Topsfield, Massachusetts MPS
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 4/12/05 DATE OF PENDING LIST: 5/11/05
DATE OF 16TH DAY: 5/26/05 DATE OF 45TH DAY: 5/26/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000465

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/26/05 DATE

ABSTRACT/SUMMARY COMMENTS:

*Historically and architecturally significant district
associated with agricultural patterns in Topsfield, MA*

RECOM./CRITERIA accept AEC

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 5/26/2005

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Topsfield MA

45 Salem Rd + 1 Hill St

River Rd - Cross St. Historic Farms + Rural Retreats

Essex Co. MA

Gretchen Schuck

May 2004

Topsfield Historical Comm

Looking west down Salem Rd

Photo #1



Toppsfield, MA

49 Salem Rd - River Rd - Cross St Historic Farms &
Rural Retreats HD

Essex Co. MA

Gretchen Schuster

May 2004

Toppsfield Historical Comm.

looking So

Photo #2



Topshfield MA
1 Hill St. River Rd - Cross St Historic Farms + Rural
Retreats H D

Essex Co. MA

Gretchen Schuler

May 2004

Topshfield Historical Comm.

Looking west

Photo #3



Topsheld, MA
9 River Rd. River Rd. - Cross St Historic Farm + Rural
Retreats HD

Essex Co, MA
Gretchen Schuler
May 2004
Topsheld Historical Comm
looking w new
Photo #4



Topsheld, VA

River Road River Rd - Cross St. Historic farms +
Rural Retreats HD

Essex Co.

Gretchen Schuber

May 2004

looking west

Topsheld Historical Comm.

Photo #5



Topsfield, MA
68 River Rd -

River Rd - Cross St Historic Farms &
Rural Retreats HD

Essex Co.

Gretchen Schuler

May 2004

Topsfield Historical Comm
Looking S. SW over meadows
Photo #6



Topshfield, MA
68 River Road

River Rd - Cross St. Historic Farms
+ Rural Retreats MA

Essex Co. MA
Gretchen Schuler
May 2004
Topshfield Historical Comm
Cooking South
Photo # 7



Topsheld, MA

82 River Rd

River Rd. Cross St. Historic Farms
+ Rural Retreat HD

Essex Co, MA

Gretchen Schuster

May 2004

Topsheld Historical Comm

Looking s.e

Photo #8



Topsfield MA

82 River Rd

River Rd. Cross St. Historic Farms
+ River retreats HD

Essex Co, MA

Gretchen Schuler

May 2004

Topsfield Historical Cam

Looking north at steps to terrace - can elevated

Photo #9



Topshfield, MA

82 River Rd

- Lake Cemetery

River Road - Cross St Historic Zone
+ Rural Retreats HD

ESSEX CO.

GRETHER, G SCHULLEN

May 2014

Topshfield Hist Comm

View of cemetery + pump house looking SW

Photo #10



Topsheld, MA
82 River Road River Rd + Cross St Historic Farming
+ Rural Retreats HD

Essex Co, MA
GRETCHEN G SCHULER
May 2004
Topsheld Hist. Comm
looking east
Photo #11



Topsheld. MA

93, 95 River Rd

River Rd - Cross St Historic Farms
+ Rural Retreats HD

Essex Co

Orlatten G SCHULER

May 2004

Topsheld Hist. Comm.

Looking west

Photo #12



Topshfield, MA
85 River Rd

Lower Rd - Cross St. Historic Farms
+ Rural Retreats RD

Essex Co. MA
Gretchen G. Schuler
May 2004
Topshfield Hist. Comm.
Looking North
Photo #13



Topsfield, MA

49 Prospect St. River Rd - Cross St - Hestonac Farms
+ Mineral Retreats RD

Essex Co. MA

Gretchen G Schuler

May 2004

Topsfield Hist. Com.

Looking wnw

Photo #14



Topsfield, MA
58 Prospect St.

River Rd - Cross St. Historic Farms
& Natural Retreats LLC

Essex Co., MA
Gretchen G. Schuler

May 2004

Topsfield Hist. Comm

Looking ese

Photo #15



Topshfield, MA
29 Cross St.

River Rd. Cross St. Historic Farms +
Rural Retreats HD

Essex Co. MA

Gretchen G. Schuler

May 2004

Topshfield Hist Comm

Looking north from Cross St.

Photo #16



Topshfield, MA

29 Cross St - River Rd - Cross St. Historic Tavern +
Rural Retreats HD

farmhouse, ice house, garage

Essex Co.

Gretchen Schuster

May 2004

Topshfield Hist. Com.

Looking north ne

Photo # 17



Topshfield, MA

29 Cross St. River Rd. Cross St. Historic Farms
+ Rural Retreats HD

Essex Co., MA

Gretchen G Schuster

May 2004

Topshfield Hist. Comm

Looking across

Photo #18



Topshfield, MA

41 Cross St.

River Rd - Cross St Historic Farms
+ Rural Retreats

Essex Co.

Gretchen Schuler

May 2004

Topshfield Hist Com

cooling www

Photo #19

Essex County
Topsfield, MA
River Road - Cross Street
Historic Farms and
Rural Retreats Historic
District
Ipswich + Salem
USGS Quads



Topographic Series
Salem
MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1985

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1985
Supersedes Salem and Manchester North 1:25,000-scale maps dated 1970
Selected hydrographic data compiled from NOS charts 13275 and 13276 (1981). This information is not intended for navigational purposes
Projection and 1000-meter grid: Universal Transverse Mercator, zone 19
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone
To place on the predicted North American Datum 1983 move the projection line 6 meters south and 42 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTINENTAL ELEVATIONS SHOWN TO THE NEAREST 0.3 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER
DEPTH CLIPPER AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.7 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	UTM		1	2	3
1	3.2808		254 MILS	4	5	6
2	6.5617			1	2	3
3	9.8425			4	5	6
4	13.1234			1	2	3
5	16.4042			4	5	6
6	19.6850			1	2	3
7	22.9659			4	5	6
8	26.2467			1	2	3
9	29.5275			4	5	6
10	32.8084			1	2	3

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

UTM grid convergence (GN) and 1983 magnetic declination (MD) at center of map
Diagram is approximate

ISBN 0-607-23445-8
9 780607 234459

Topographic Map Symbols

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road; trail
Route marker: Interstate, U. S.; State
Railroad: standard gage; narrow gage
Bridge: drawbridge
Footbridge: overpass; underpass
Built-up area: only selected landmark buildings shown
House, barn; church; school; large structure
Boundary
National, with monument
State
County, parish
Civil township, precinct, district
Incorporated city, village, town
National or State reservation, small park
Land grant with monument; found section corner
U. S. public lands survey: range, township; section
Range, township; section line; location approximate
Fence or field line
Power transmission line, located tower
Dam; dam with lock
Canary, grave
Campground; picnic area; U. S. location monument
Windmill; water well; spring
Mine shaft; prospect; adit or cave
Control: national station; vertical station; spot elevation
Contours: index; intermediate; supplementary; depression
Disturbed surface: strip mine, lava, sand
Bathymetric contours: index; intermediate
Perennial lake and stream; intermittent lake and stream
Rapid, large and small; falls, large and small
Submerged marsh; marsh, swamp
Land subject to controlled inundation; woodland
Scribbles; mangrove
Orchard; vineyard

A pamphlet describing topographic maps is available on request
FOR SALE BY U. S. GEOLOGICAL SURVEY
P.O. BOX 23286, DENVER, COLORADO 80225

SALEM, MASSACHUSETTS
42070-E7-TM-025
1985



Essex County
Topfield, MA

River Road - Cross Street
Historic Farms and
Rural Retreats
Historic District

Ipswich + Salem
USGS Quads

Ipswich
MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations
in meters
- Highways, roads and other
manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1997

Produced by the United States Geological Survey
Derived from imagery taken 1978 and other sources. Photospectred
using imagery taken 1997; no major culture or drainage changes
observed. Survey control current as of 1979.
Boundaries, other than corporate, revised 1998.
North American Datum of 1927 (NAD 27). Projection and
1000-meter grid. Universal Transverse Mercator, zone 19.
10 000-foot ticks. Massachusetts coordinate system, mainland zone.
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software.
Selected hydrographic data compiled from NOS charts, 13279 (1983)
and 13282 (1978). This information is not intended for navigational
purposes.
There may be private inholdings within the boundaries of
the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM of 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.6 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	UTM grid convergence (GM) and magnetic declination (MD) at center of map. Diagram is approximate.		1	2	3
1	3.2808			4	5	
2	6.5617			6	7	8
3	9.8425					
4	13.1234					
5	16.4042					
6	19.6850					
7	22.9658					
8	26.2467					
9	29.5275					
10	32.8084					

To convert meters to feet
multiply by 3.2808
To convert feet to meters
multiply by 0.3048

1 Haverhill
2 Newburyport
3 Rockport
4 Lawrence
5 Andover
6 Reading
7 Salem
8 Gloucester

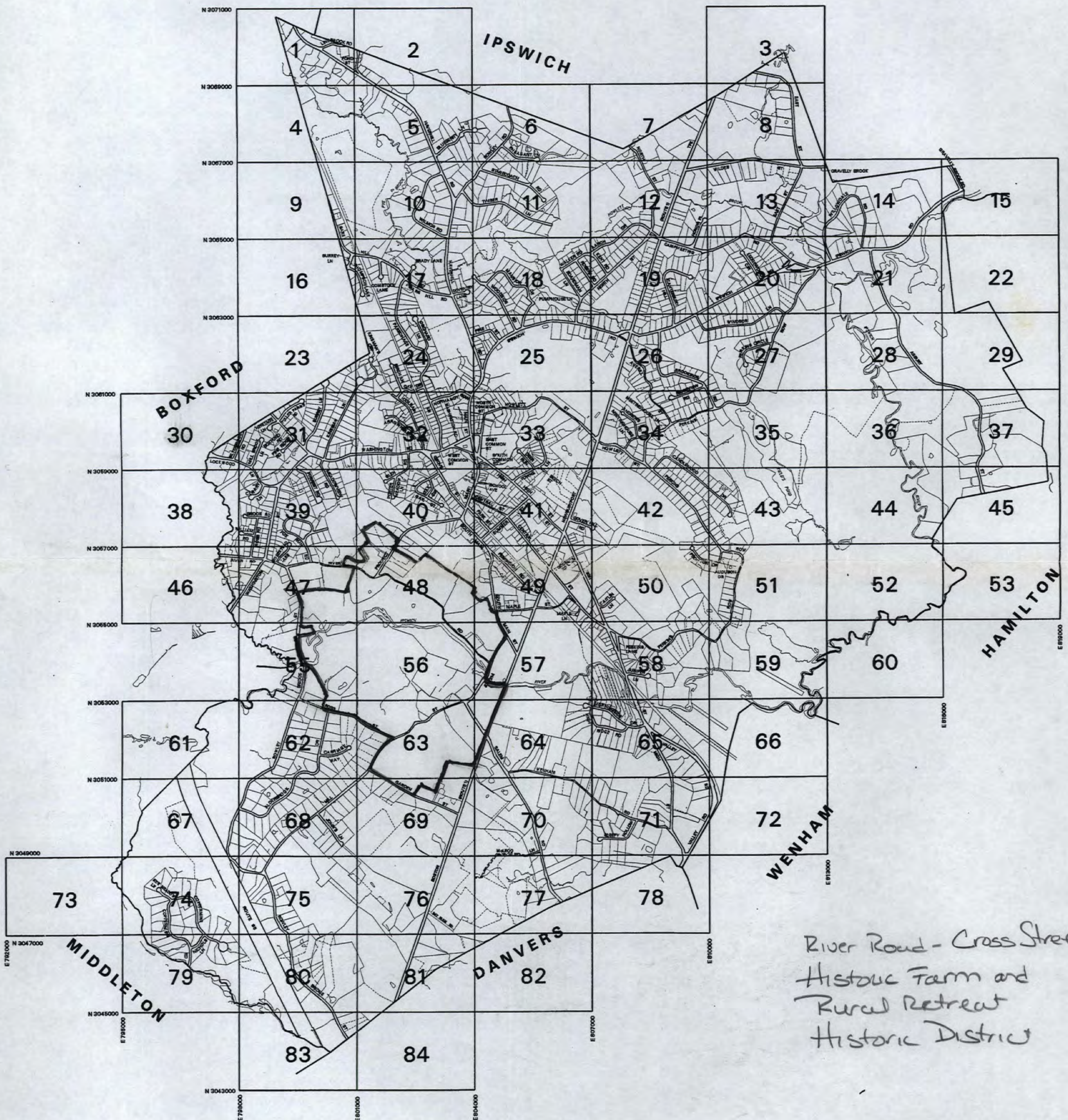
ISBN 0-607-89587-X
9 780607 895872

Topographic Map Symbols

Primary highway, hard surface	Secondary highway, hard surface	Light-duty road, hard or improved surface	Unimproved road, trail	Route marker: Interstate, U. S. State	Route marker: standard gauge, narrow gauge	Bridge, drawbridge	Footbridge, overpass, underpass	Built-up area: only selected landmark buildings shown	House; barn; church; school; large structure	Boundary:															
National, with monument	State	County, parish	Civil township, precinct, district	Incorporated city, village, town	National or State reservation; small park	Land grant with monument; found section corner	U. S. public lands survey; range, township, section	Range, township, section line; location approximate	Fence or field line	Power transmission line, located tower	Dam; dam with lock	Canal; canal lock	Campground; picnic area; U. S. location monument	Windmill; water well; spring	Mine shaft; prospect; shaft or adit	Control: horizontal station; vertical station; spot elevation	Contours: index; intermediate; supplementary; depression	Distorted surface: strip mine, lava, sand	Bathymetric contours; index; intermediate	Perennial lake and stream; intermittent lake and stream	Rapids, large and small; falls, large and small	Submerged marsh; marsh, swamp	Land subject to controlled inundation; woodland	Shrub; mangrove	Orchard; vineyard

A pamphlet describing topographic maps is available on request

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PROPERTY MAP INDEX

TOWN OF

TOPSFIELD

ESSEX COUNTY, MASSACHUSETTS

SCALE: 1 INCH = 2400 FEET



DATE OF REVISIONS:	1-1-2000
	1-1-2001
	1-1-2002
	1-1-2003
	1-1-2004



JAMES W. SEWALL COMPANY
MAPPING CONSULTANTS

147 Central Street
Old Town, Maine 04468

River Road - Cross Street
Historic Farms
+
Rural Retreats

TAX MAP 47 OF TOPSFIELD MASSACHUSETTS

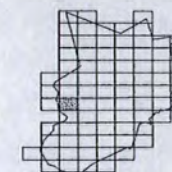


LEGEND

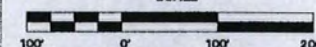
- PROPERTY LINE
- - - OLD PROPERTY LINE
- RIGHT-OF-WAY
- - - MATCH LINE
- - - WATER LINE
- - - SWAMP LINE
- - - ZONE LINE
- 3 PARCEL NUMBER
- 66.35 AC ACREAGE
- 66.35 AC (C) CALCULATED ACREAGE
- 150 SURVEY DIMENSION
- 150(0) DEED DIMENSION
- 150+/- SCALE DIMENSION
- 2235 STREET NO.
- (2) SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- - - RIGHT-OF-WAY
- - - EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE FOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTOR ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

38	39	40
46	47	48
	55	56



SHEET INDEX



COMPLETION DATE: JAN. 1, 1998

DATE OF REVISIONS:

1-1-2002	
1-1-2003	
1-1-2004	

JAMES W. SEWALL COMPANY
107 CENTER STREET
OLD TOPSFIELD, MA 01968
(978) 827-1468



River Road - Cross Street
Historic Farms and
Rural Retreats

TAX MAP 40 OF TOPSFIELD MASSACHUSETTS

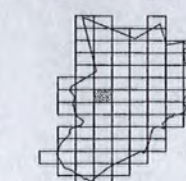


LEGEND

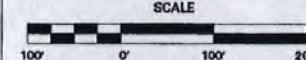
- PROPERTY LINE
- - - OLD PROPERTY LINE
- RIGHT-OF-WAY
- - - MATCH LINE
- - - WATER LINE
- - - SWAMP LINE
- ZONE LINE
- 3 PARCEL NUMBER
- 66.35 AC ACREAGE
- 66.35 AC (C) CALCULATED ACREAGE
- 160 SURVEY DIMENSION
- 160(0) DEED DIMENSION
- 160h/- SCALE DIMENSION
- 2233 STREET NO.
- (2) SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- - - RIGHT-OF-WAY
- - - EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE APPOINTED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

31	32	33
38	40	41
47	48	49



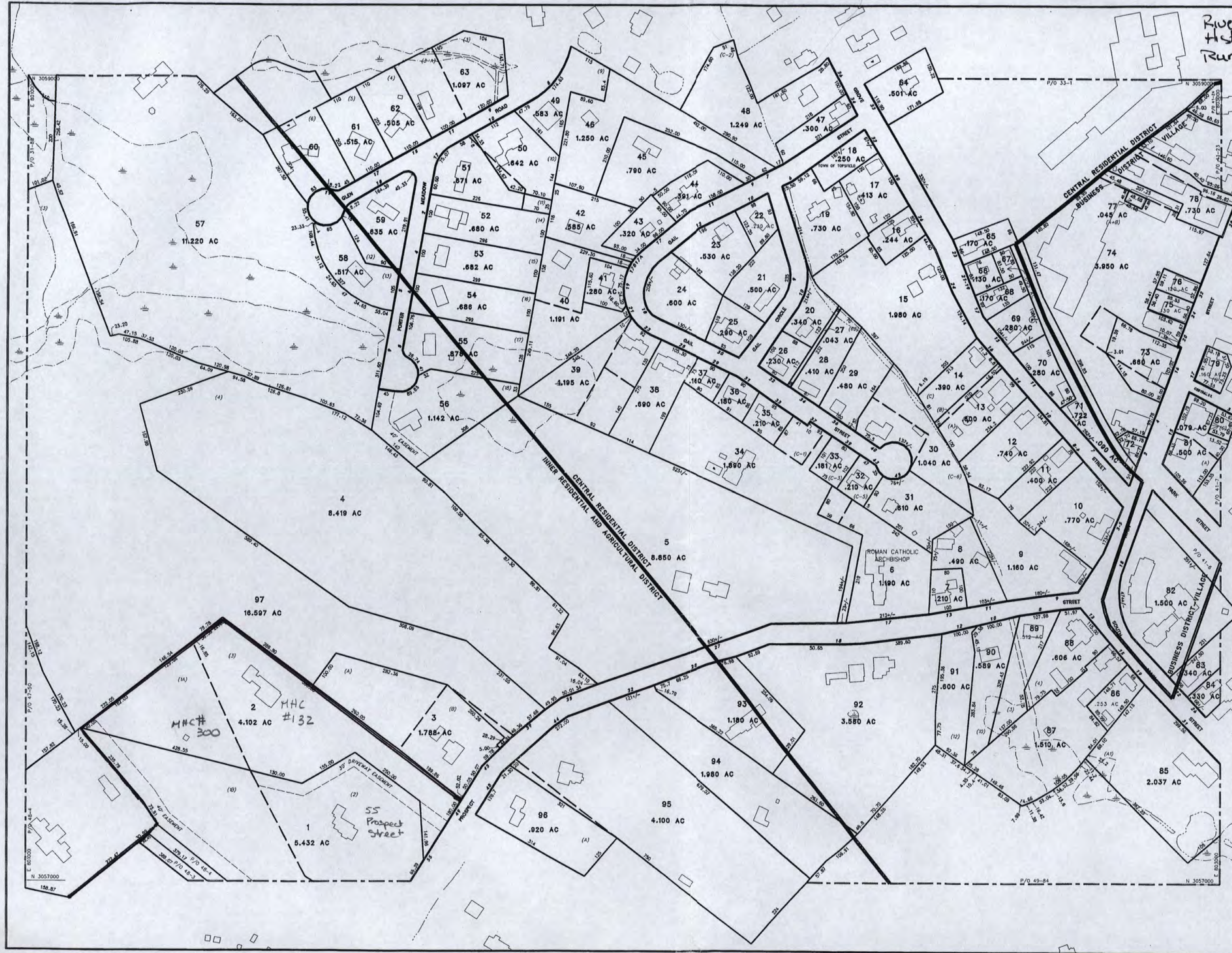
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COMPLETION DATE: JAN 1, 1998

DATE OF REVISIONS:

1-1-1998	
1-1-2000	
1-1-2001	
1-1-2003	
1-1-2004	



River Road-Cross Street
Historic Farms
Rural Retreats

TAX MAP 48 OF TOPSFIELD MASSACHUSETTS

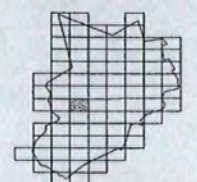


LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- MATCH LINE
- WATER LINE
- SWAMP LINE
- ZONE LINE
- PARCEL NUMBER
- ACREAGE
- CALCULATED ACREAGE
- SURVEY DIMENSION
- DEED DIMENSION
- SCALE DIMENSION
- STREET NO.
- SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- RIGHT-OF-WAY
- EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE FOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

39	40	41
47	48	49
55	56	57



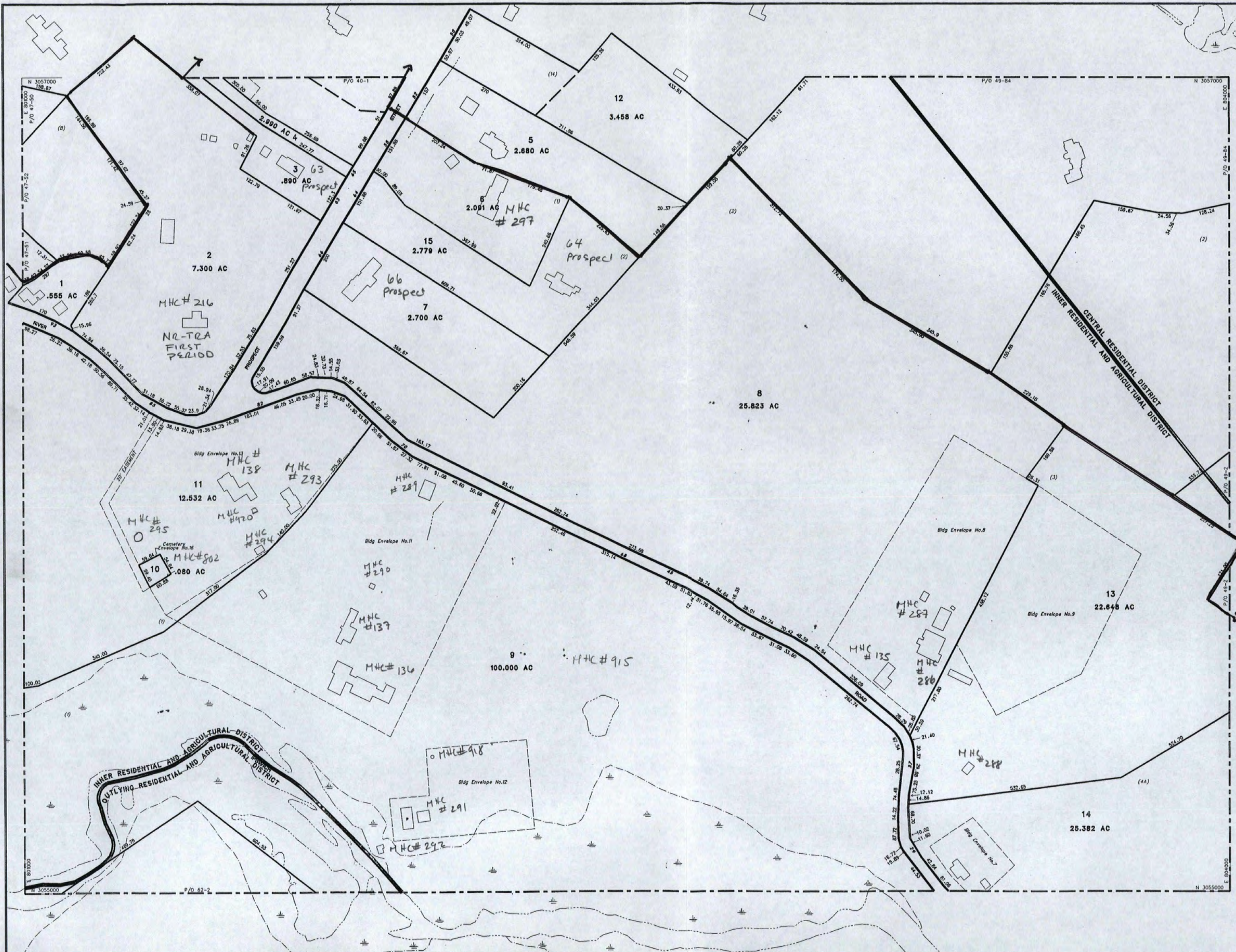
SHEET INDEX

SCALE

COMPLETION DATE: JAN. 1, 1998

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1-1-1998	
1-1-2001	
1-1-2002	
1-1-2003	
1-1-2004	



River Road - Cross Street
Historic Farms
Rural Retreats

TAX MAP 49 OF TOPSFIELD MASSACHUSETTS

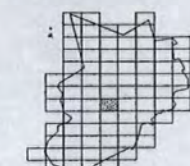


LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- MATCH LINE
- WATER LINE
- SWAMP LINE
- ZONE LINE
- PARCEL NUMBER
- ACREAGE
- CALCULATED ACREAGE
- SURVEY DIMENSION
- DEED DIMENSION
- SCALE DIMENSION
- STREET NO.
- SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- RIGHT-OF-WAY
- EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

40	41	42
48	49	50
56	57	58



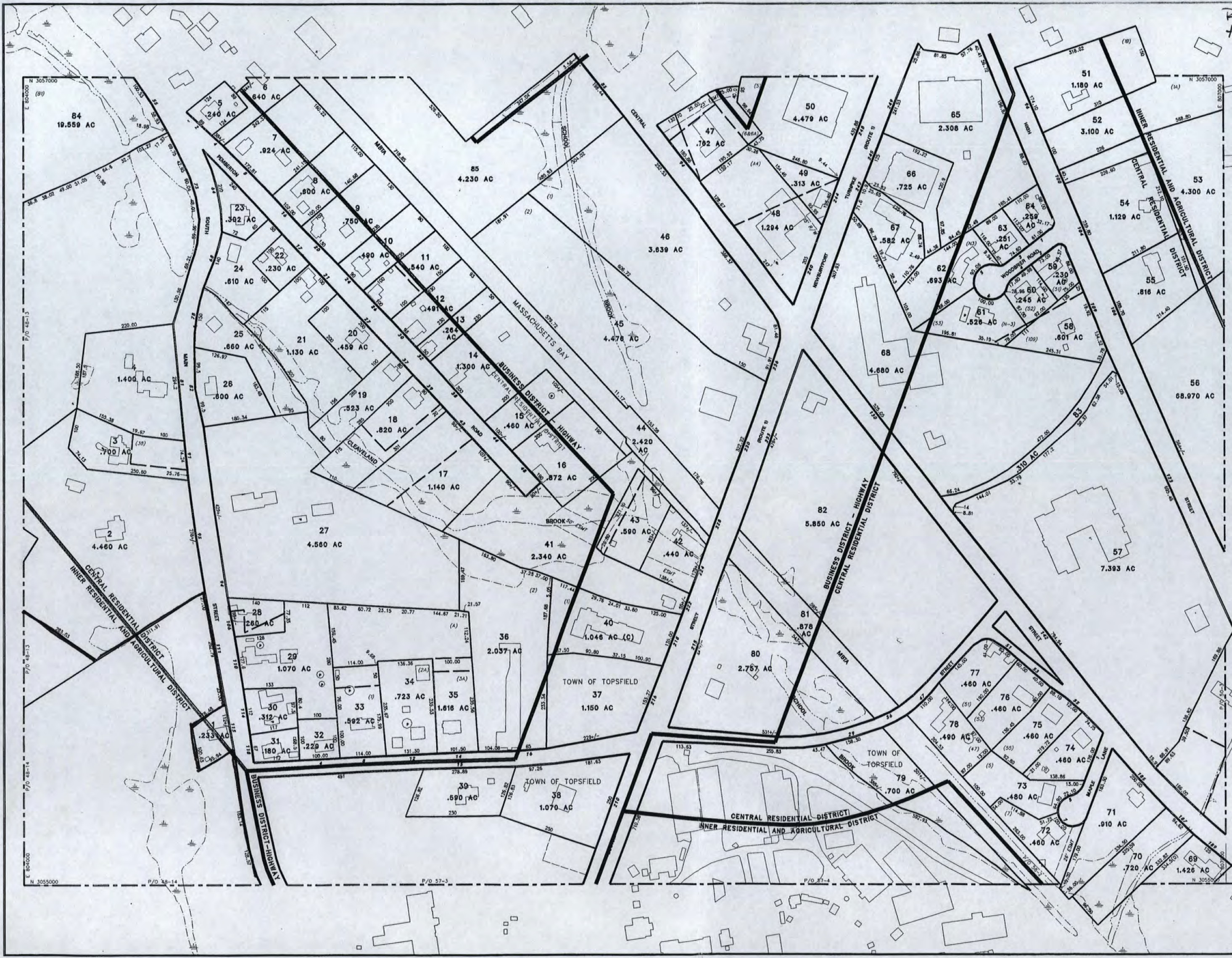
SHEET INDEX
SCALE

COMPLETION DATE: JAN 1, 1998

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1-1-2002	
1-1-2003	
1-1-2004	

JAMES W. SEWALL COMPANY
141 CENTER STREET
OLD TOPSFIELD, MA 01960
(508) 877-4400



River Road - Cross Street
Historic Farms
Rural Retreats

TAX MAP 55 OF TOPSFIELD MASSACHUSETTS

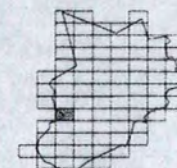


LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- MATCH LINE
- WATER LINE
- SWAMP LINE
- ZONE LINE
- PARCEL NUMBER
- ACREAGE
- CALCULATED ACREAGE
- SURVEY DIMENSION
- DEED DIMENSION
- SCALE DIMENSION
- STREET NO.
- SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- RIGHT-OF-WAY
- EASEMENT

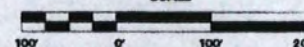
THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTICED THAT THE FOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

46	47	48
	55	56
61	62	63



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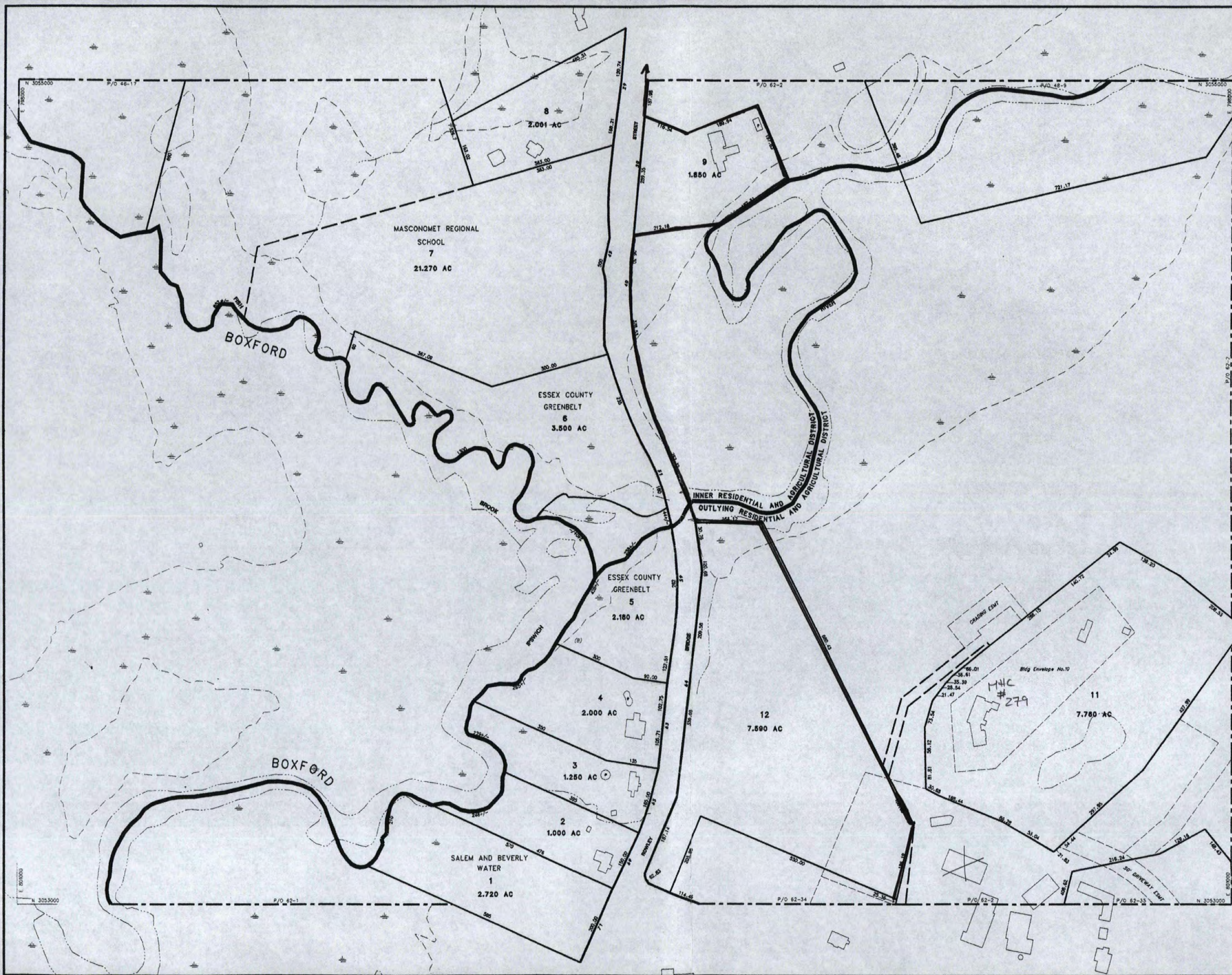
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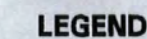
COMPLETION DATE: JAN 1, 1998

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1-1-2003	

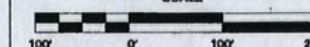


**TAX MAP
56
OF
TOPSFIELD
MASSACHUSETTS**



- THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANIMETRIC MAPS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFORESAIDMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED HEREIN. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

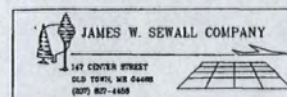
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SCALE



COMPLETION DATE: JAN 1, 1998

DATE OF REVISIONS

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1-1-2002	
1-1-2004	



River Road - Cross Street
Heston Farms
Rural Retreats

TAX MAP 57 OF TOPSFIELD MASSACHUSETTS

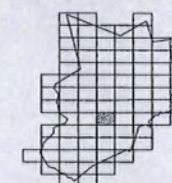


LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- MATCH LINE
- WATER LINE
- SWAMP LINE
- ZONE LINE
- PARCEL NUMBER
- ACREAGE
- CALCULATED ACREAGE
- SURVEY DIMENSION
- DEED DIMENSION
- SCALE DIMENSION
- STREET NO.
- SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- RIGHT-OF-WAY
- EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE FOREGOING PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

48	49	50
56	57	58
63	64	65



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SCALE

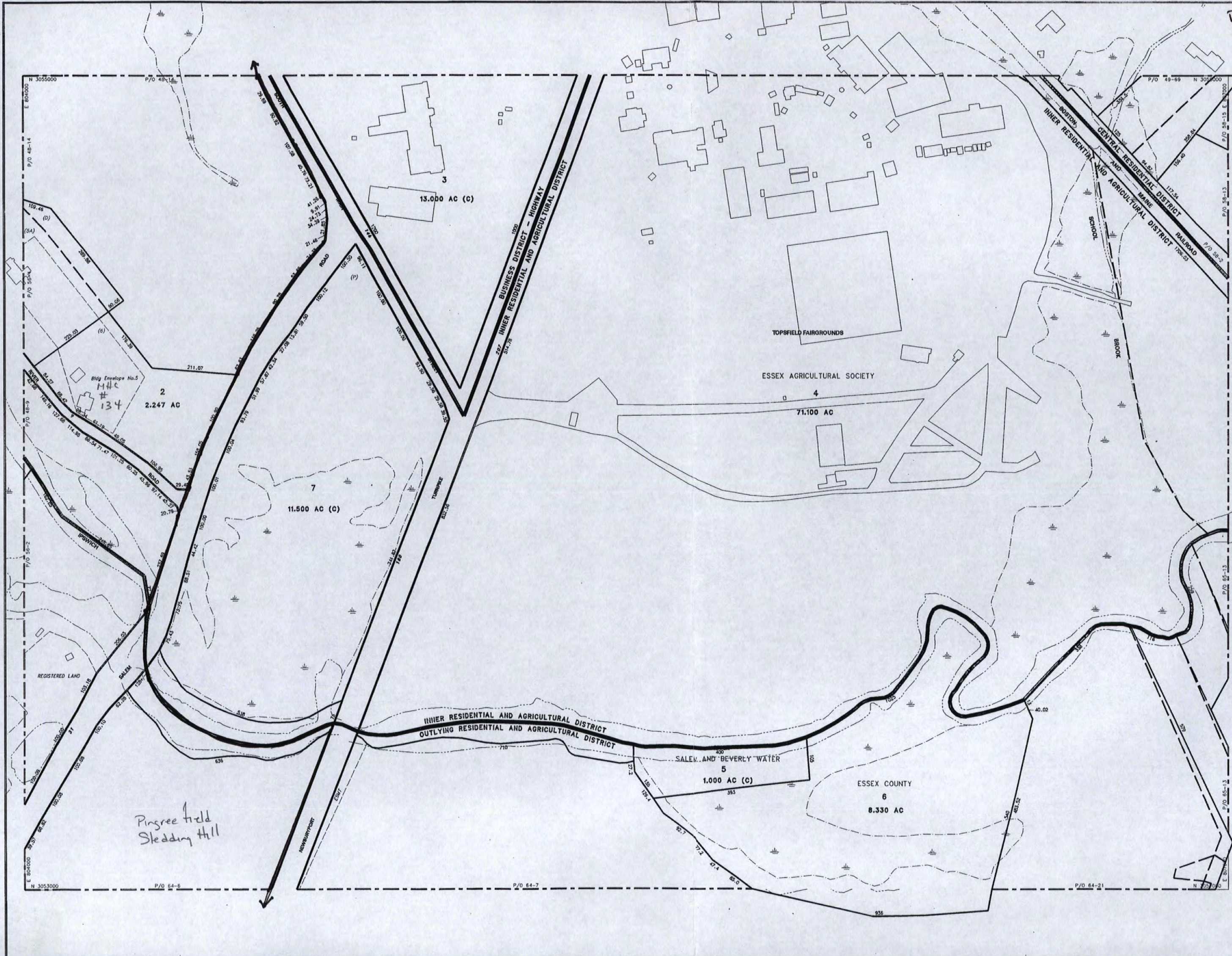


COMPLETION DATE: JAN. 1, 1998

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1-1-2004	

JAMES W. SEWALL COMPANY
143 CENTER STREET
OLD TOWN, MA 01968
(508) 857-4400



Arver Road - Cross St
Historic Farms
Rural Retreats

TAX MAP 62 OF TOPSFIELD MASSACHUSETTS

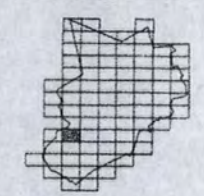


LEGEND

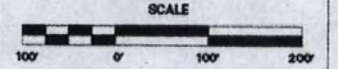
- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- MATCH LINE
- WATER LINE
- SWAMP LINE
- ZONE LINE
- PARCEL NUMBER
- ACREAGE
- CALCULATED ACREAGE
- SURVEY DIMENSION
- DEED DIMENSION
- SCALE DIMENSION
- STREET NO.
- SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- RIGHT-OF-WAY
- EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFORESAIDED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

55	56
57	58
59	60



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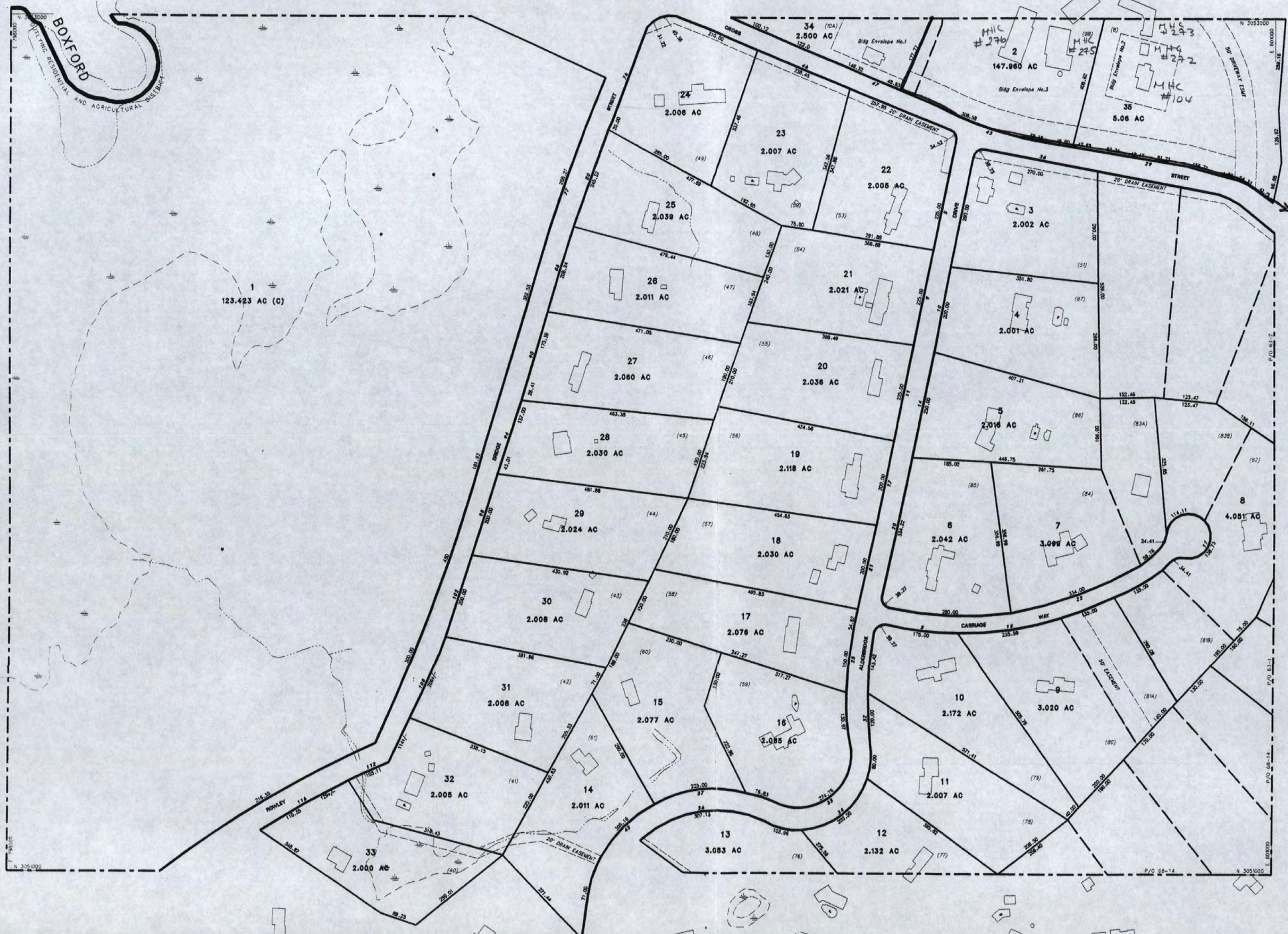


COMPLETION DATE: JAN 1, 1998

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1-1-2000	

JAMES W. SEWALL COMPANY
147 CENTER STREET
OLD TOPSFIELD, MASSACHUSETTS 01960
508-937-4400



River Road - Cross St
Historic Farms
Rural Retreats

TAX MAP 63 OF TOPSFIELD MASSACHUSETTS

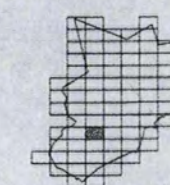


LEGEND

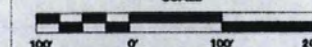
- PROPERTY LINE
- - - OLD PROPERTY LINE
- - - RIGHT-OF-WAY
- - - MATCH LINE
- - - WATER LINE
- - - SWAMP LINE
- - - ZONE LINE
- 3 PARCEL NUMBER
- 66.35 AC ACREAGE
- 66.35 AC (C) CALCULATED ACREAGE
- 160 SURVEY DIMENSION
- 160(0) DEED DIMENSION
- 160-/- SCALE DIMENSION
- 2235 STREET NO.
- (2) SURVEY LOT NO.
- - - CITY/TOWN LIMIT
- - - RAILROAD
- - - RIGHT-OF-WAY
- - - EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFORESAIDED PUBLIC PRIMARY INFORMATION SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

55	56	57
52	53	54
58	59	70



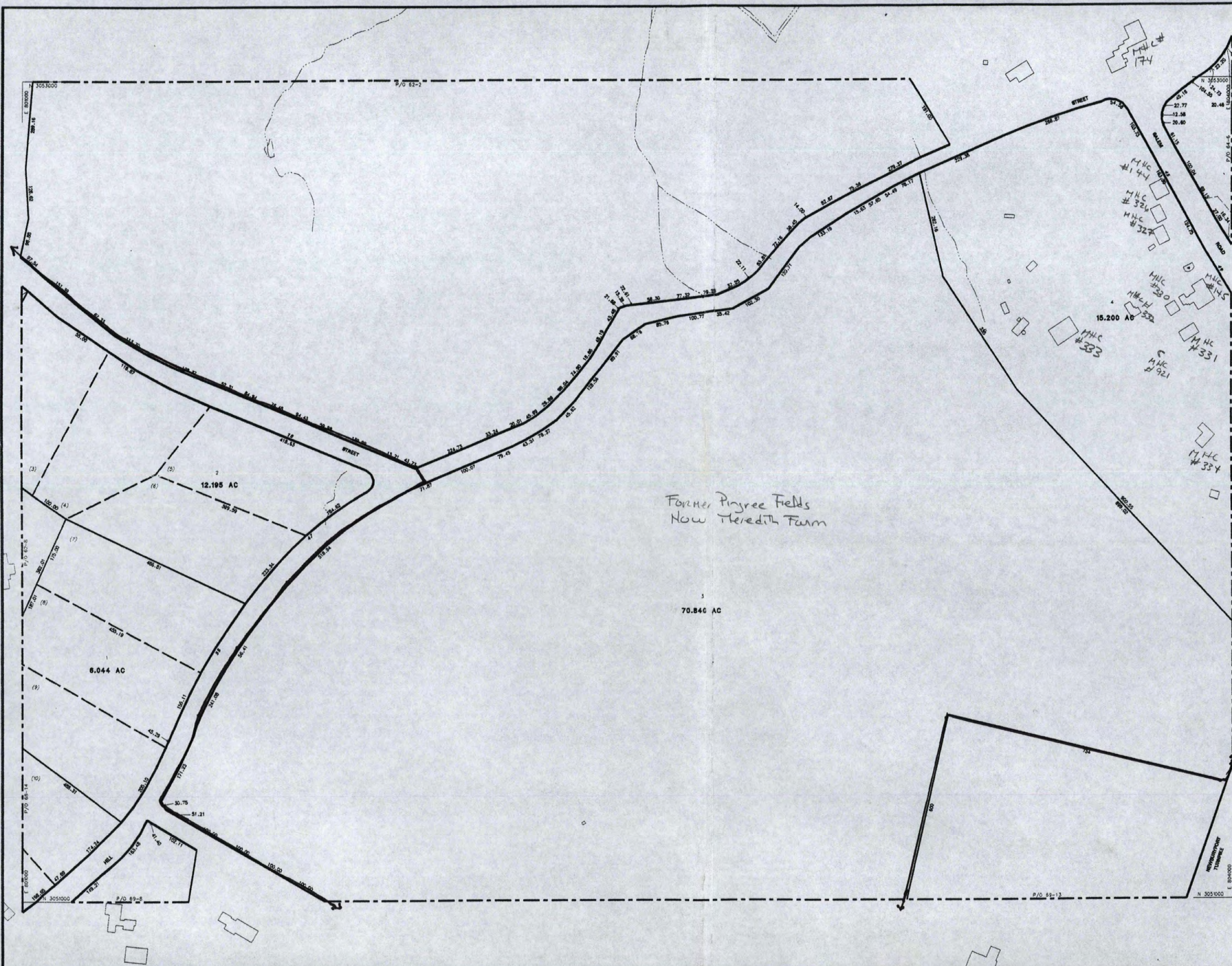
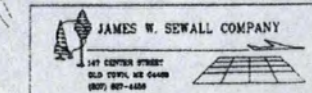
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COMPLETION DATE: JAN. 1, 1996

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1-1-2002	



River Road - Cross Street
Historic Farms
Rural Retreats

TAX MAP 64 OF TOPSFIELD MASSACHUSETTS

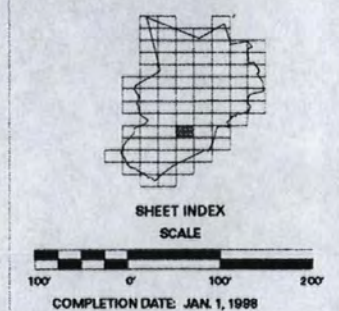


LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- MATCH LINE
- WATER LINE
- SWAMP LINE
- ZONE LINE
- PARCEL NUMBER
- ACREAGE
- 66.35 AC (C) CALCULATED ACREAGE
- 180 SURVEY DIMENSION
- 150(D) DEED DIMENSION
- 180+/- SCALE DIMENSION
- 2235 STREET NO.
- (2) SURVEY LOT NO.
- CITY/TOWN LIMIT
- RAILROAD
- RIGHT-OF-WAY
- EASEMENT

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF TOPSFIELD AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE INFORMATION PROVIDED IS FOR GENERAL INFORMATION ONLY AND SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

56	57	58
63	64	65
69	70	71



DATE OF REVISIONS:	
1-1-99	
1-1-2000	

