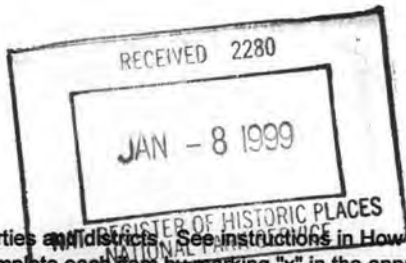


United States Department of the Interior  
National Park Service



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 OSGOOD HILL

other names/site number Stevens Estate at Osgood Hill

2. Location

street & number 709 and 723 Osgood Street

not for publication

city or town North Andover

vicinity

state Massachusetts

code MA

county Essex

code 009

zip code 01845

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.)

Judith B. McDonough

12/23/98

Signature of certifying official/Title Judith B. McDonough Executive Director  
Massachusetts Historical Commission, State Historic Preservation Officer

Date

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

Edson H. Beall

2-5-99

Osgood Hill  
Name of Property

Essex, MA  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

(Check only one box)

**Number of Resources within Property**

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

Contributing	Noncontributing	
5		building
		sites
	4	structures
		objects
5	4	Total

**Number of contributing resources previously listed in the National Register**

**Name of related multiple property listing**

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

n/a

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic/single dwelling/mansion

Domestic/secondary structures

**Current Functions**

(Enter categories from instructions)

Domestic/single dwelling/residence

Social/conference center, function facility

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late Victorian: Romanesque Revival/Shingle Style

**Materials**

(Enter categories from instructions)

foundation Stone/brick

walls Stone/brick/wood shingles

roof Slate/asphalt

other

**Narrative Description**

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

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Continuation SheetSection number 7 Page 1Osgood Hill  
North Andover (Essex), MA**General Description of Osgood Hill**

Osgood Hill is a 153.15-acre complex which consists of a gatehouse (also referred to as a porter's house, building 1 on Sketch Map), the main house (building 2 on Sketch Map), a stable and carriage house (both located to the northeast of the main house, buildings 3 and 4, respectively on Sketch Map), and a gardener's house (to the east of the main house, building 5 on Sketch Map). All structures are original to the estate and were all designed by the Boston architectural firm of Hartwell & Richardson. Constructed between 1884 and 1886 the structures are designed in the Romanesque Revival and Shingle Styles reminiscent of the work of H. H. Richardson. Landscape architect Ernest W. Bowditch was responsible for the siting of the buildings and the course of the roads and paths, as well as the design of the original landscape features. Roughly 145 acres of the estate, which rises up from the shore of Lake Cochichewick, is densely covered by trees and underbrush.

**Gatehouse (1 on Sketch Map)**

The best example of the extent to which the buildings at Osgood Hill emulate the work of Henry Hobson Richardson is the fieldstone gatehouse which bears a striking resemblance to Richardson's design for Frederick L. Ames' gate lodge in North Easton, Massachusetts, built in 1880-1881. Stevens' gatehouse is the first building one sees upon approaching Osgood Hill. Only 35 feet from the street, the gatehouse, or as Moses T. Stevens referred to it, the gardener's cottage, is located to the west of the road leading into the estate (**Photo 3, and Drawing 1**). It measures 30' in width and 47' long. The walls are constructed of Braggville granite purchased from Norcross Brothers of Worcester, Massachusetts, and shipped to North Andover by railroad from a quarry in Holliston, Massachusetts (Roper, "Osgood Hill", 3). Brick is used to frame the windows and is also employed in the landings of the porches of the main entry at the east side of the building and in the back entry on the north side. The hip roof with its deep eaves, cross gables and dormers is covered in red slate, similar to that used on the main house. Copper ridge flashing and hip nobs add detail to the roof.

The entire structure is a picturesque combination of architectural elements. The south façade of the building extends the full 39-foot width of the house and wraps around to the east in a solid bow, more like a short tower, that is topped by a half-conical roof. A first-floor window and large roof dormer, with a single window, centers the south façade. A covered porch, 14 feet wide and 7 feet in depth is the focal element of the east façade. This is the main entry porch of the building. To

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the north of this porch is a gabled projecting stairwell. The north end of the building is the rear of the dwelling. A one-story shed, 23' in width, extends nearly across this façade and is covered by a sloping roof. The shed provides secondary access to the house and basement as well as some storage. Above the shed is a wide dormer with double windows. The building's west side is 39' long and is broken by four windows on the first floor. A dormer with double windows breaks the roof line towards the north end of this elevation. Windows are mostly 24-over-2, double-hung, wood sash. The curved rubble-stone wall leading to the house and up to the main entry to the estate significantly adds to the charm of the building which appears to have organically grown on its site, rather than having been constructed.

The interior of the cottage is deceptively large. The cottage is entered through the porch and door on the east façade. A contemporary architectural critic, simply identified as "M.C.S." took special note of the cottage in a 1886 description of the recently completed estate. Of the gate house, M.C.S. commented:

It is a charming cottage, just a bit too fine within for the ideal simplicity of so tiny a home, but after all, not out of accord with our American ideas, which give more and more of refinement to our humble homes. The largest room in the cottage is the parlor, facing the road; one corner of this is a bit of a library, and the opposite end, shielded by a screen, is the place for the dining table. Close by this is the door into the kitchen, which opens, like the parlor, into the cool little entry, from which a flight of stairs reaches a passage above, opening upon three fairly good sized chambers in the roof.

The original floor plan remains unchanged, as do most of the original finishes of the interior. Oak wainscoting and flooring and the wood fireplace mantel and tiled facing are intact. The first floor kitchen and bathroom fixtures have been replaced, and their floors covered with vinyl yard goods, but these are the only significant changes to the interior.

**Main House (2 on Sketch Map)****Exterior**

The expansive main house (95' x 42') is built of red brick with brownstone belt courses, and red

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slate roof (**Photos 4, and 7 through 10**). More specifically, the basement rests on a foundation of West Andover Ledge Stone with its thick brick walls rising to a heavy brownstone watercourse. Brownstone quoins also delineate the foundation corners, most obviously on the east façade. The exterior wall fabric is red brick laid in common bond with a basket work band of brick above the second floor windows. Roper attributes the inspiration for this decorative pattern to H. H. Richardson's Anderson House, now demolished, in Washington, D. C. which was constructed in the same year as Ames' gatehouse, 1881. (Roper, "Good Inland Town", 35; Hitchcock, 221-222) Belt courses of brownstone wrap around the window lines of the first, second, and third floors. Windows rest on sills of brownstone which are worked into the beltcourses, and fanned-brick lintels emphasize the windows of the first and second floors.

In his architectural study of North Andover, Steven J. Roper observed of the mansion's exterior:

In its massing, the simple rectangular block of the Stevens House is given variety through a restrained use of projecting elements; most notably, the bow windows and porches, with their conical roofs, and the chapel-like porte-cochere with its Romanesque arches. But the projecting elements are all modestly scaled, and are firmly bound to the whole by a succession of brown-stone belt courses. Even further reinforcing this horizontal continuity is a band of patterned brickwork, encircling the building above the second-floor windows. And the whole design is bound securely together at the top by a strongly designed red slate roof which organized the individual dormers, chimneys, gables, and tower roofs, into a balanced composition culminating in a single, serene gable.  
(Roper, "Good Inland Town", 73)

The west façade of the building provides one with their first impression of the main house as one proceeds up the winding quarter-mile road from the gatehouse (**Photo 4**). It is a combination of the stone, brick, brownstone and slate which are the structure's fundamental materials. A two-story tower topped by a conical roof grounds the southwest corner of the building and is balanced at the northeast corner by a gable which breaks the roof line. Rising between them is a tiny dormer with its conical roof, and looming above and behind the dormer is the roof's west end gable. The triple-windowed dormer of the fourth-story gable centers the façade. Note the diamond-patterned slate shingle detail above these windows.

The building's north façade provided both formal and functional access to the house, and these pragmatic considerations played heavily into the design of the façade (**Photo 7**). The most notable

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feature of this elevation is the porte-cochere which anchors the west end of the façade. The architectural critic M.C.S. characterized the porte-cochere as “. . . small enough to be sensible, and quaint and almost chapel-like enough to add greatly to the somewhat severe aspect of the rear of the house.” More specifically, the cross-gabled carriage porch, measuring approximately 25' x 25', is entered and exited from west to east through heavy, rounded brick arches, with the north wall of the porch broken by a smaller Romanesque-arched opening which provided additional light to the entry (**Photos 5 and 6**). The entire porch gently slopes outwardly to meet the ground and rests on a brownstone foundation with a course of brownstone banding the structure at mid-height. A small enclosed porch (8' x 10') of brick and glazing connects the porte-cochère to the house. Less formal access to the house is through the service entry toward the east corner of the north façade. A wooden ramp of recent vintage disguises the appearance of this entry, though all original elements of the service entrance have survived. Brownstone steps lead up to a large masonry landing (20' x 5') and entrance door that is capped by a conical porch hood. The hatch through which ice deliveries were made is visible to the far upper left of this door. Between the service portion of the north elevation and the porte-cochere, a cross-gabled projecting pavilion serves to center the façade as well as provide a visual buffer between the formal and service entries (**Photo 7**).

The simplicity of the east façade reflects the functional purposes of this end of the house (**Photo 8**). This was the servants' wing, and while the materials and overall composition of the house are continued around this façade, with the exception of the exposed east end of the basement, it is quite simple. The most interesting feature of this elevation is the projecting, enclosed “servant's balcony” (as M. C. S, the contemporary architectural critic, termed it) in the southeast corner of the structure. Large fan-light windows provided generous views of the southern lawn and garden as well as the carriage house and stables to the northeast. A sloping roof tops the balcony, and it was in this space above the servant's balcony, that Moses T. Stevens maintained a second-floor office away from the activity of the formal wing of his home. A two-tiered dormer caps the façade and punctuates the east end of the roof gable. The lower tier of the dormer is copper clad. The diamond pattern visible in the slate work above the upper tier of the dormer, while not unique to Hartwell & Richardson, was a hallmark of their residential commissions and balances a similar design in the opposite west-end gable. (Maycock Vogel, 136)

The South façade of the main house was designed to provide the occupants with a panoramic view of the adjacent gardens, as well as the gently rolling hillside leading down to Edgewood farm and the mill and town below. As the principal elevation, great care was given to its organization and architectural detail. This façade's design is quite typical of Hartwell & Richardson in that it relies for its balance on a central turret capped with a conical roof, and balanced by third-floor dormers

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and gables cut into the roof line at the east and west ends of the facade (**Photos 9 and 10**). Access to the garden is through a doorway from the central hall of the first floor. A deep porch (18' x 8') covered by a gently sloping roof and a conical hood extending out over the steps to the garden emphasizes the south entry. A balustrade terrace (20' x 10') of brick and brownstone extends westward from the covered porchway. Fabric awnings once shaded this area, as well as the library within (**Photos 2 and 10**). Incidentally, Hartwell and Richardson's initial drawing for this elevation called for a somewhat grander entry with rusticated arches and a second-floor balcony above (Drawing 2).

The architectural integrity of the south façade has been compromised by the construction of a one-story dining room addition in the late 1950s (**Photos 9 and 11**). Constructed for Boston University, the 45' x 38' wooden addition which rests on a poured-concrete foundation is incongruous with the design of the main house. Fortunately, the construction of the addition was accomplished without the extensive destruction of historic materials which appear to have been covered over rather than demolished.

Most windows of the house appear to be original. On the first floor most windows are one-over-one, double-hung wood sash, with curved glass used in the northwest corner and south towers' windows. Second-floor windows are generally two-over-one double-hung sash, though some six-over-two windows are found in what had been Mr. Stevens' second-floor office. The majority of windows on the third-floor and in the attic dormers are six-over-two, double-hung wood sash. With few exceptions the sash appear to be original and are protected from the weather by aluminum combination-storm windows.

The house's five chimneys are generally unremarkable. The most decorative are the two exterior-wall chimneys toward the west end of the house on the south and north façades (**Photos 4 and 9**). The base of these chimneys are integrated into the exterior masonry fabric of the house with the stacks barely tapered and simply capped in brick. There is some decorative brick detail in the stack, and on the south façade the chimney appears to be banded to the structure by the brownstone courses (**Photo 9**).

One of the most humble, though charming, surviving elements of the exterior is the copper work. Original gutters, decorative downspouts, roof ridge caps and knobs, and flashing are visible throughout the building. The copper gutters and downspouts of the porte cochère are a good example (**Photos 5 and 6**).

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As a whole the main house built for Moses T. Stevens retains its architectural integrity. The dining room addition on the south façade is an obvious exception. Otherwise the exterior fabric of the house is in need of deferred maintenance, including repairs to the slate roof and copper flashing. Some repointing would also be appropriate, particularly where repairs were made in the past that failed to match the original mortar. Hartwell & Richardson's specifications for the materials called for the mortar to be tinted Venetian Red, though when Boston University repaired significant areas of the brick work, untinted mortar was applied.

**Interior**

Just as the exterior of the Stevens' home is representative of Hartwell & Richardson's residential structures, so too was the interior from its basic floor plan through decorative details and furnishings. The best overall description of the interior of the Moses T. Stevens mansion is provided by Stephen Roper, again, in his as yet unpublished architectural study of North Andover. Of the interior of the main house he says:

The floor-plans in Hartwell & Richardson's houses tended to be conservative, often being based on the old central-hallway layout. Just such a plan is used on the main floor of the Moses T. Stevens House. Here the architects have modernized the traditional scheme by enlarging the central hallway into an up-to-date living hall. Included in this enlarged hallway is not only a three-run staircase of golden oak, but a cozy, fire-placed reception nook. The hall is thus converted from simply a space for circulation into a hospitable area for informal meetings and conversation. Almost equally up-to-date is the relatively free flow of space between the living hall, parlor and library, made possible by the use of several extra-wide doorways.

The interiors of Osgood Hill were lavishly finished in the finest materials. Paneling, mantelpieces, and spindlework screens of mahogany, baywood, and oak embellish the principal rooms; carved decoration in the swirling foliate patterns popularized by H. H. Richardson appears on every hand; a tall, stained-glass window throws a softly colored light to the main staircase landing. Each of the mansion's fireplaces has a differently colored stone facing; these range from the peach and sky-blue marbles found in two of the upstairs chambers to the heavily carved brownstone chosen for the dining room and the

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living hall. A richly textured wall covering, embossed with swirling Richardsonian patterns, is used above the bookcases and paneled wainscots in the principal first-floor rooms and between the timbers in the downstairs beamed ceilings. Similar naturalistic carving appeared on the furniture which Hartwell & Richardson designed specifically for the house (a few pieces of which remain in place). The most elegantly finished interior of its period in North Andover, the principal rooms at Osgood Hill would have looked as appropriate to a fashionable Back Bay townhouse, as to this gentleman's country seat on the hills above Lake Cochichewick. (Roper, "Good Inland Town", 73-74)

The floor plan of the house has survived with some minor exceptions and, of course, the aforementioned addition of the large dining room onto the south façade. After driving into the porte cochère and walking under the porch and into the house through the vestibule (8' x 4') one enters the richly oak-paneled hall described by Roper. Extending 35', this reception hall connects the formal entry on the north façade to the south façade's door which leads to the lawn and garden beyond. Upon entering the house, immediately to the right (west) is the drawing room (20' x 20'; Parlor B on the first floor plan). To the left (east) is the main stairway leading to the second floor. Midway along the reception hall, a narrower hall transects the entry area and extends eastward connecting the formal living space to the mansion's service area. Southward along the reception hall, but beyond the intersecting east-west hall, the alcove, or as Roper refers to it, "the reception nook" (7' x 17'), is on the left (east) and the library (20' x 20') is on the right (west), opposite the alcove. Along the narrower east-west hall, on the south side, the original dining room (20' x 17') is located, and on the north side, the music room (17' x 22'). At the east end of the east/west hall the public area of the first floor is separated from the service area by doors. After passing through one door, a small lavatory (original to the mansion) is to the immediate left (north) and beyond still another door are the rear stairhall, kitchen, and butler's pantry. To the east of the kitchen is the servant's balcony, now used for storage. The large dining room addition is located to the south of the kitchen and butler's pantry.

The second floor can be reached by either the front or rear stairs. At the center and west end of the second floor of the house are four large bedrooms (Rooms 1, 2, 6, and 8 on the floor plans). The bathrooms originally installed for Rooms 2, 1, and 6 survive with some of their furnishings as do the dressing areas between the bedrooms and baths. The third-floor plan includes four large bedrooms that were once used by the Stevens children and grandchildren, and at the east end of the corridor are three bedrooms used by the servants. Boston University added some partitions for the purpose of

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creating additional bathrooms on the second and third floors. For example, on the second floor Room 8 has had a bathroom set off along the south wall, and between Rooms 2 and 4 more toilet facilities have been added (see Floor Plans). With these minor exceptions, the present room dimensions, including ceiling heights of 9 1/2 feet, are consistent with the original plans. The fourth-floor attic is reached from the back stairwell. In the east end of the attic there is a storage room with built-in drawers and the remainder of the attic is a large, open area.

Fortunately, the wood work has survived, unpainted. The library's San Domingo mahogany, the golden oak of the parlor, halls, alcove, and the dining room and the oaks and baywood of the second-floor are all unchanged (**Photos 12 through 23**). The halls and original dining room are particularly noteworthy because of the 6 1/2 foot high paneling (the alcove's paneling extends the full height), rich carvings, spindle work, and, in the case of the dining room, the survival of two pieces of original furnishings, the dining room table (with ten oak table leaves) and server (**Photos 12 through 17**). The only change in the dining room has been the loss of the original chairs, and the repositioning of the server from the east wall, as seen in **Photo 16**, to the room's north wall (**Photo 17**). Another piece of original furniture is the table with umbrella stand holders in the vestibule. It is the survival of the music room's original pipe organ, however, that is most fortunate. The organ pipes are organized in two sets, one in the west corner wall of the room and the other rising above the keyboard on the south corner wall. (**Photos 26 and 27**) The instrument is in functioning order. While of a humbler nature, the oak cabinets, drawers, and shelves of the butler's pantry are intact and serviceable (**Photo 25**).

The high paneling of the dining room and halls continues throughout the first floor, though on the second floor most rooms have three-foot-high paneling. A striking example of the house's woodwork is the spindle screen on the second floor which is used to mask the front stair well from the second to the third floor. This stairwell is paneled in golden oak as are the walls of the third-floor hallway. Most of the remaining woodwork on the third floor is painted white and includes three-foot high paneling and built-in bookcases and cabinets. Much of the oak flooring is extant, the dining room for example (**Photos 15 and 16**) though carpeting has been installed in the original library (Parlor A on Floor Plans) and the drawing room (Parlor B on Floor Plans) and some of the upstairs bedrooms (Room 1 on plans) and the first and second floor halls, as well.

First-floor walls and second and third-floor ceilings and walls are finished in plaster. On the first floor and in the second-floor hallway, the plaster is roughly finished with swirls and bullseye patterns above the paneling. These walls were originally treated with a metallic finish that survives, with some chipping, in the music and dining rooms, as well as the halls and alcove. The walls of the

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old library and drawing room have been painted beige. The ceilings of the first floor are stamped leather with wood beams and moldings (**Photos 12-19**). Upstairs wall plaster is textured in the hall and some bedrooms (**Photos 20 through 24**). The ceilings are smoothly finished plaster. All of the plaster has been painted over in lighter colors.

Of the original fifteen fireplaces, no two are alike, and all are in nearly pristine condition. The most notable examples are the fireplaces in the alcove and dining room where the facing is fashioned in the form of robust Richardsonian arches of rusticated stone (**Photos 13 and 15**). The hearths are of marble. The richness of these fireplaces is captured best in the 19th century interior photographs (**Photos 12 and 14**). Other fireplace facings on the first floor include marble in the library and parlor (**Photo 19**). Marble was also used in Mrs. Stevens bedroom with tiles in a rich variety of colors being used elsewhere on the first and second floors (**Photos 21 and 24**). The fireplace in Mr. Stevens office and most of the third floor rooms are less decorative, simply employing glazed terra-cotta tiles for their facings and hearths. Wood mantels, each unique and often richly carved, are employed throughout. The choice of wood is consistent with the finishing materials used in each room. The only damage to the fireplaces are the occasional chipped or cracked hearths, such as in the alcove and library.

Nineteenth-century photographs demonstrate the extent to which many of the original lighting fixtures have also survived. At the time the main house was completed, illumination was by gas, derived from coal and produced in the mansion's basement. (Roper, "Good Inland Town", Chapter IV, n. 75) When the estate was electrified around the turn of the century, the original lamps and chandeliers were adapted to use electricity. The design of these lights are, as are many other details of the Moses T. Stevens House, hallmarks of Hartwell & Richardson residential interiors. (Maycock Vogel, 140) Three such wrought-iron chandeliers still grace the entry hall, and matching sconces are in their intended places, to either side of the alcove fireplace (**Photos 12 and 13**). Other fixtures were less fortunate. For example, the original stained-glass hanging lamp in the dining room has been removed (**Photos 14 through 17**). But, while the dining room fixture was replaced by a period chandelier from elsewhere in the house, the original fixtures in the library and parlor (Parlors 1 and 2 on the First Floor Plan) were less fortunate, and have been entirely replaced by inappropriate modern lighting (**Photos 18 and 19**). Elsewhere lighting hardware is original, though the globes are missing, for instance, in Room 1 (originally Mrs. Stevens' bedroom) on the second floor (**Photos 20 and 21** and First Floor Plan).

Among the surviving interior furnishings of note are bathroom sinks and cabinets of marble and hardwoods, servants call boxes (**Photo 23**), the stained glass windows of the main stair well, some

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family photographs, and a large, heavily-framed painting of a hunting scene, *Retour Du Chasse* by David Neal. The stag's head hanging opposite the painting in the landing of the formal stairwell reinforces the general tone of a gentleman's country estate (**Photo 22**).

**Stable (3 on Sketch Map)**

The stable, located some 300 feet to the northeast of the main house, was designed by Hartwell & Richardson in the Shingle Style which harmonizes with the design of the nearby mansion (**Photo 28**). In their design for the 120-foot-long, 36-foot-deep stable, Hartwell & Richardson combined a brick ground story with a wooden-shingled second story. The long gabled roof is covered with red asphalt shingles. A large wood-shingled gable with two windows centers the building and is balanced by a small dormer to the east, and an eyelid dormer to the west. At the far west end of the attic story, another gable, shaded by a projecting conical hood, houses the original loft door and hoist.

The stable is actually designed in three sections. The area at the extreme east end of the building provided living quarters for the coachman. This wing, measuring 25' in width by 36' in depth, rises a full two stories. The raised gabled roof and the projecting second-floor overhang visually distinguishes this wing from the rest of the structure. Other details include the brick bow window of the first floor, and the separate entry porch of brownstone. Immediately to the west of the living quarters is a covered area, 22' wide and 20' in depth, paved with granite stones. Two granite hitching posts around 40" in height survive near the back of the area. A hall located to the north of the area connected the east wing of the stable with the larger working area of the building. Today this part of the stable contains a large assembly hall (55' long and 29' wide). An original projection on the north façade of the building, measuring 19' long and 29' wide accommodates a large portion of this hall. Two smaller conference rooms are also located in this wing. The second story houses additional small meeting rooms. As originally designed this large west wing housed the horse stalls, tack room, and hay and grain storage. The exterior of the lower brick story of this wing is set in common bond with brownstone sills setting off the windows. Windows are double hung, wood sash in a six-over-six pattern. The most significant deviation from the original design is the removal of the original stable doors and opening, some 10' wide, beneath the center gable. The aerial photo dating from around 1940 shows that there was a tall chimney stack to the left of the doors (**Photo 2**). The chimney's base is still visible (**Photo 28**). The brick infill of the one-time doorway is easily

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detected as are the concrete sills (tinted a reddish tone to match the brownstone of the original window sills) of the four newer window openings in this area of the stable. The wood door located roughly beneath the eyelid dormer is a more recent replacement, as well.

**Carriage House (4 on Sketch Map)**

The carriage house is to the west of the stable (**Photo 29**). Constructed entirely of wood, over a raised brick foundation, the carriage house is organized in two parts. The larger area, 30' square, housed Steven's carriages, while to the west a smaller attached wing, only 16' wide, and 15' deep may have been used to store harnessing and other equipment used on the estate. Both areas are capped with hip roofs covered with red asphalt shingles, similar to the stable's. The stone floor of the carriage house survives as do some exterior architectural details. The most notable feature is the triangular pedimented hood over the double doors. The door way is further distinguished by simple wood pilasters and heavy brackets supporting the entry hood. The wood doors (9 feet in width), with the some of their glazing in place, appear to be original.

**Gardener's House (5 on Sketch Map)**

Some 75' to the southeast of the mansion, a gardener's house, to which were once attached two impressive greenhouses, also survives (**Photos 2, 30, 31**). Though referred to as the gardener's house, this structure was used more as a preparation and working area for the gardener who actually lived in the gatehouse. This building also housed the boiler that heated the greenhouses. Though of modest size 20' wide and 30' long, this building is nevertheless neatly designed with brick walls, and wood and brownstone trim which mirror the mansion's exterior design. Note especially the patterned brickwork of the south gable and the robust wood brackets of the west porch. The original slate roof has been replaced by asphalt shingles, though the copper ridge knobs survive. Multi-paned windows and wood doors are original, and one can see in the brick work of the south façade the area where one of the greenhouses was neatly attached to the brick and stone of the structure.

**Landscape Plan**

Binding the mansion and supporting structures of Osgood Hill together is the landscape design provided by Ernest W. Bowditch (**Photos 1, 2, and 10**). While neglect has compromised the integrity of the original landscape plan, Bowditch's original plans, planting schedules, and correspondence with Mr. Stevens (preserved in the North Andover Historical Society) provide ample

(continued)

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Continuation SheetSection number 7 Page 12Osgood Hill  
North Andover (Essex), MA

documentation of the landscape architect's vision for Osgood Hill. Some elements of Bowditch's design such as the siting of the five buildings, the curvilinear vehicular and pedestrian paths, the south lawn and stone retaining walls along the east side of the south lawn, have survived. The informal cutting gardens, the naturalistic English-style garden which wrapped around the south lawn, and green houses have given way to a parking lot and tennis court (C and D on Sketch Map) constructed by Boston University after 1960 (**Photo 31**). The addition of a built-in swimming pool and adjacent volley ball court (A and B on Sketch Map), again by Boston University sometime around 1970, has also altered the character of the original landscape design. The pool is situated about 125' to the northeast of the main house, between the gardener's house and the stable. Since Osgood Hill is the only known landscape commission in North Andover attributed to Bowditch its deterioration is regrettable. The survival of the original plans, however, does allow, money and effort permitting, the restoration of elements of the original landscape.

In early June 1997, Martha Larson (Trustee of the Stevens Estate at Osgood Hill), in the company of Helen Keller (Horticulturist of the North Andover Garden Club) and Phil Busby (retired Andover Arborist) inspected the grounds of Osgood Hill and provided the following report.

“As background, we had an aerial photo c. 1950 and copies of Ernest Bowditch's notebook with sketches for plantings.

It was not possible to find any trace of the circular path behind the house along which the Bowditch gardens were laid. It is obvious that only minimum maintenance has been done in the past 50 or so years, consisting mainly of lawn mowing and brush cutting.

There are three handsome cypress trees which appear to be part of the original landscape. Although crowded by underbrush and an opportunistic ash tree, they are relatively healthy and salvageable. Small groups of arbor vitae, spruce and cedar, are also probably 19th Century plantings.

It should be noted that the house sits at the edge of a 156 heavily-wooded parcel which contains many varieties of well-established trees including the winner of a “largest tree in North Andover” contest held in the spring of 1997.”

(continued)

**United States Department of the Interior  
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Continuation Sheet****Osgood Hill  
North Andover (Essex), MA**Section number 7 Page 13**Archaeological Description**

While no prehistoric sites are currently recorded on the property, it is likely that sites are present. Environmental characteristics of the property include several locational criteria that are favorable indicators for many types of prehistoric sites. The estate includes several well-drained level to moderately sloping terrace locales in close proximity (within 1000 feet) to Lake Cochichewick and an unnamed stream which drains from north to south along the northwestern property boundary. The Merrimack River, a known Native American transportation corridor and settlement locus is also located within one mile of the western property boundary. Ten known prehistoric sites have been recorded in the general area (within one mile) of the property, including several sites located in similar environmental contexts as present on the nominated property. Given the above information and the general lack of development on the relatively large (153.15 acre) densely wooded parcel, a high potential exists for locating prehistoric resources on the property.

A high potential also exists for locating historic archaeological resources on the Osgood Hill property. Further documentary research combined with archaeological survey and testing can document the location and function of components of the Osgood Farm, later developed into the Edgewood Farm, located between the western shore of Lake Cochichewick and Osgood Street. Major components of the farm are reported on lower slopes from the extant Main House. Historic archaeological resources in the area may include structural remains from residential structures and outbuildings as well as occupational related features (trash pits, privies, wells). Archaeological resources associated with the Deacon John Osgood farmstead, purchased by Stevens in 1869, may date to the 19<sup>th</sup> century or earlier. Archaeological resources may also be present related to changes which were made as portions of the Osgood Farm were developed into the Edgewood Farm. Structural remains may also exist from two greenhouses, no longer extant, which were attached to the Main House. Stratigraphic evidence may be present from elements of the landscape plan no longer visible today.

**(end)**

Osgood Hill

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 # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Essex, MA

County and State

**Areas of Significance**

(Enter categories from instructions)

Architecture \_\_\_\_\_

Industry \_\_\_\_\_

Politics/Government \_\_\_\_\_

Social History \_\_\_\_\_

**Period of Significance**

1884-1948 \_\_\_\_\_

**Significant Dates**

1884, 1907 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

Moses Tyler Stevens \_\_\_\_\_

**Cultural Affiliation**

**Architect/Builder**

Hartwell & Richardson, James H. Bowditch, \_\_\_\_\_

Ernest W. Bowditch \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 1**Osgood Hill  
North Andover (Essex), MA****Historical Significance****Overview of the 19th and 20th-Century History of the Estate**

Osgood Hill was built for Moses Tyler Stevens and his wife Charlotte Emiline Stevens, née Osgood, between 1884 and 1886. The estate is sited on land that has long been associated with the Osgood family, and was only a portion of the vast land holdings that Moses and Charlotte Stevens gradually assembled beginning in 1856. Upon Moses' death in 1907, Nathaniel Stevens, the eldest child of Moses T. and Charlotte, moved into the house with his wife Elizabeth Priscilla Stevens, née White. After Nathaniel, "Uncle Nat", Stevens died in 1946, the house was left empty and there was talk of demolishing it until 1953 when 153.15 acres of Stevens land, with the existing five buildings, were deeded to Boston University by the Nathaniel and Elizabeth P. Stevens Foundation. The property was operated as the Boston University Osgood Hill Conference Center for 40 years. During these years a swimming pool was added, as was the dining room addition to the main house, as previously described in Section 7. The university hosted many in-house conferences and seminars as well as alumni association functions at the Osgood Hill facilities, and also rented out the residential and meeting quarters to private and public groups. In 1994 Boston University placed the property on the market and signed a purchase and sale agreement with a developer who had the opportunity to carve the estate into at least seventy-five, 2-acre house lots, and offered to set aside a portion of the land as open space for the benefit of the town. Fearing the impact of development on the town's water supply, since Lake Chochichewick is a reservoir, and the threat posed to North Andover's last surviving intact 19th-century gentleman's country estate, in 1994 the voters of the community appropriated nearly \$5,000,000 to acquire the property from the university. Since 1995 North Andover has maintained Osgood Hill, for administrative purposes known as the Stevens Estate at Osgood Hill, as a function and conference center. The town's goal is to stabilize the physical condition of the five buildings and maintain the grounds in their present condition.

**The Stevens and Osgood Families**

Both Moses and Charlotte Stevens, who commissioned Ernest W. Bowditch to draw up a plan for their contemplated country estate in 1883, were descendants of two of Andover's original settlers (Andover included the land set off as the town of North Andover in 1855). Moses T. Stevens was the seventh-generation descendent of John Stevens, who helped to settle Andover in the 1640s. Similarly, Charlotte Stevens, was the descendent of John Osgood, who is popularly credited with naming colonial Andover, and was the town's first representative to the General Court of the Massachusetts Bay Colony in 1651.(Bailey, 15)

**(continued)**

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North Andover (Essex), MA****Moses T. Stevens**

Son of Nathaniel and Harriet (Hale) Stevens, Moses T. Stevens was born in North Andover (then Andover) on October 10, 1825. His father, often referred to as "Captain Nat", was a pioneer wool manufacturer who was among the first to introduce the American production of flannel in 1813. (Stone, 406) Moses T. Stevens was one of eight children. He was educated at Franklin Academy (in what is now North Andover), graduated from Andover's Phillips Academy in 1842, and went on to attend Dartmouth College, leaving in 1843 to help his father in the operation of his mill. Moses was made a partner of Nathaniel Stevens and Son in 1850, and when his father died in 1865 the firm's name was changed to Nathaniel Stevens and Sons. With the death of his brothers in 1876, Moses formed the Moses T. Stevens Company. In 1885 M.T. Stevens and Sons was formed, and the company was producing woolen goods in North Andover, Andover, and Haverhill, Massachusetts, as well as in Franklin, New Hampshire. By this time, Stevens was reputed to be the largest individual woolen manufacturer in the United States. (R.D. Stevens, 13)

In addition to his life-long involvement in wool manufacturing, Moses T. Stevens was also active in the banking and the insurance industries. He was a director and president of the Andover National Bank, and a director of the National Exchange Bank of Boston and the Arkwright Mutual Fire Insurance Company. He also served as a trustee of the Andover Savings Bank and the Merrimack Mutual Fire Insurance Company of Andover. (R. D. Stevens, 19)

Moses T. Stevens also earned recognition in state and national politics. He began his political service in 1861, serving a term in the Massachusetts State House of Representatives, and went on to be elected to a term in the State Senate in 1868. He is most known, however, for his service in the U.S. House of Representatives. During his two terms in Congress from 1891 to 1895, Stevens served on the House Ways and Means Committee, and was a leader in the framing of tariff policy. Though the Wilson-Gorman Tariff of 1895 ultimately maintained high tariff levels, Stevens helped to write the original House version of the tariff legislation which would have removed the tariff on imported raw wool while supporting protection for finished woolen goods. (Fuess, Essex County, Vol. III, 6; Cole, 33) During his years in Washington, Moses and Charlotte Stevens resided in a suite at the Arlington Hotel leaving Osgood Hill under the supervision of their eldest daughter. (R.D. Stevens, 18; Stevens to Floyd) Sons Nathaniel and Samuel managed M. T. Stevens and Sons in his absence. (R.D. Stevens, 17)

In 1895, Moses T. Stevens, now seventy years old, left the House of Representatives, and he and

(continued)

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Continuation Sheet****Osgood Hill  
North Andover (Essex), MA**Section number 8 Page 3

Charlotte returned to their Osgood Hill estate. Moses resumed his responsibilities in Moses T. Stevens Company and continued to serve on bank and other corporate boards in Boston, Lawrence, Andover, and North Andover.

Both Moses and Charlotte Stevens contributed extensively to the civic, religious, and charitable activities of the community. In 1867 Moses Stevens, along with other community leaders, donated the funds for the construction of the old town hall and North Andover's first high school (known as Johnson High School and Stevens Hall. (Bailey, 530) In their semi-retirement Mr. and Mrs. Stevens were active in the North Parish Unitarian Church of North Andover, the North Andover Improvement Society (donating much of the land for the enlargement of the Common in the town's Old Center), and the North Andover Country Club. Moses and Charlotte Stevens also donated the land and funds for the construction of the Stevens Memorial Library in 1904. Mrs. Stevens was recognized, in particular, for her charitable work on behalf of working women, providing the land, building and endowment for the Charlotte Home (named for her mother), a summer home for working women on the shore of Lake Cochichewick. (R.D. Stevens, 19)

**Osgood Hill**

Osgood Hill is the name historically and popularly associated with the Moses T. Stevens estate. The name is derived from the geographical feature which is the highest elevation (343 feet above sea level) overlooking Lake Cochichewick. The hill was only a portion of the 610 acres allotted to John Osgood (Mrs. Charlotte Stevens' ancestor) in Andover in the 1640s (Greven, 60). The name "Osgood's Hill" was in general use at least by 1708 when Massachusetts' Great and General Court supervised the division of Andover into two parishes, North Parish (today's North Andover) and South Parish (today's Andover). (Fuess, 120). The hillside and surrounding land were passed down through John Osgood's descendants and were finally acquired by Moses T. and Charlotte Emeline (née Osgood) Stevens in 1869. Judging from the surviving stone walls which traverse much of the presently wooded hillside reaching down to the shores of the lake, it can be reasonably deduced that some of the present 153 acres associated with the estate were at one time upland meadow, though tradition has it that most of the hillside was wooded. The highest point of Osgood Hill (see U.S.G.S map) rises in the south-east corner of the 153-acre property as carved out of the much larger Stevens family holdings and deeded to Boston University in 1953 .

In 1853 Moses T. Stevens married Charlotte Emeline Osgood, the daughter of Captain Isaac and Charlotte (Adams) Osgood. Their initial purchase of land, three years after their marriage, was for

**(continued)**

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North Andover (Essex), MA**Section number 8 Page 4

the purpose of building their first home, a modest Italianate-styled house at 120 Stevens Street near Stevens' North Andover factory. This house survives, though significantly "modernized", and is located .8 miles to the south of the entry to the Osgood Hill estate.

By the 1880s, Moses T. and Charlotte Stevens had acquired nearly all the land between the western shore of Lake Cochichewick and Osgood Street. Much of this land had been in the Osgood family, most notably the Deacon John Osgood farmstead which the Stevens' purchased in 1869. Deacon Osgood's homestead (NR, 1990 - First Period House) was constructed between 1708 and 1712 was added on to by his son Colonel John Osgood around 1740. It is located .4 miles to the south of the entry to Osgood Hill and identified as 547 Osgood St. Moses T. Stevens maintained part of the old Osgood farmstead as a commercial enterprise known as Edgewood Farm. In 1881 Stevens constructed the grand barn which still stands below Osgood Hill and adjacent to the Osgood homestead at 547 Osgood St. (Roper, "Good Inland Town", 70)

Another parcel of the original 17th-century Osgood farmstead provided much of the land that became the Osgood Hill estate. (Roper, "Osgood Hill", 3) After living in their original home at 120 Stevens Street for nearly thirty years, Moses and Charlotte Stevens began planning their new home and moved into Osgood Hill with four of their children in 1886. Their old house was remodeled for their son Samuel, while a new house was constructed a few hundred feet down the south slope of Osgood Hill for Nathaniel, the couple's eldest son (called Edgewood, this house was demolished and replaced after 1950). (Roper, "Osgood Hill", 3) Osgood Hill remained the home of Moses and Charlotte Stevens until her death in 1906 and Moses' death in the mansion in 1907. Osgood Hill then became the home of Nathaniel and Elizabeth P. Stevens until Mr. Stevens' death in 1946.

From 1886 to 1946 Osgood Hill was the center of the extended Stevens family's life, particularly at holidays and special occasions such as weddings and anniversaries. The Stevens' also hosted receptions for Stevens' mill employees and townspeople, sometimes receiving as many as 750 guests in the house and adjacent gardens. Ten full-time employees kept the estate operating. They included a houseman, gardener, assistant gardener, coachman, cook, kitchen maid, laundress, waitress, parlor maid, and chambermaid. All but the houseman lived on the estate. A part-time seamstress was also employed. Fortunately, Caroline S. Rogers and Abbot Stevens, grandchildren of Moses and Charlotte Stevens left behind vivid accounts of the everyday operation of Osgood Hill as well as those grander occasions. (Rogers, Stevens to Floyd)

Though the place of Osgood Hill in the life of the Stevens family and the community are important, the estate's historical significance also lies in the fact that it is the last surviving example of the gentlemen's estates constructed on the shores of Lake Cochichewick between the Civil War and

**(continued)**

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North Andover (Essex), MA**Section number 8 Page 5

World War I. As early as the 1820s farmhouses around the lake were taking in summer boarders and attracting a clientele from Boston, Salem, and as far away as New York. By the 1850s, many of these farmsteads were being purchased and converted into grander summer residences and gentlemen's farms. Included among these residences were Richard S. Russell's, "Oakland"; Ethan Allan's "Rolling Ridge"; General Eben Sutton's "Hillcrest"; William Sutton's "Bullrushes"; George Simonds' "Broadfields"; William S. Salisbury's "Silver Lake Farm"; and Moses T. Stevens' "Osgood Hill. With the exception of Osgood Hill, these estates have been adapted significantly for other purposes. For example, Brooks School was constructed on the site of Silver Lake Farm and Oakland, and others aggressively subdivided for residential lots.

Finally, Osgood Hill derives much of its historic significance from the fact that, as Stephen Roper appreciated in his comments on the estate, it was built for a family with strong roots in the community and with money made in the community. (Roper, Osgood Hill, 1) It was, therefore, unique among North Andover's many estates: it was a year-round residence, a family seat, it had included a working farm, it had been built on land associated with Mrs. Stevens' family since the 17th century, and it was within sight of the factory to which Mr. Stevens' traveled each day. The decision of the Stevens family to make a gift of the mansion and four associated buildings, along with 153.15 acres of the original estate, to Boston University in 1953 was also in keeping with their strong sense of community. In fact, much of the open land in North Andover has been preserved as a result of gifts from Moses T. and Nathaniel Stevens as well as later members of the family.

**Architectural Significance**

When Moses and Charlotte Stevens chose Hartwell & Richardson to design the buildings of their estate they chose a firm that, while not innovative, was respected, trusted, and particularly popular with Massachusetts' rising entrepreneurs of the late-nineteenth and early-twentieth centuries. The partnership of Hartwell & Richardson was formed in 1881 and lasted until Hartwell's death in 1919. Henry Walker Hartwell (1833-1919) was generally recognized as the partner who assumed the responsibility for construction, while the younger William Cummings Richardson (1854-1935) provided the designs. Hartwell & Richardson designed many public buildings including among them: the Ware and Belmont town halls; the Acton Memorial Library; Odd Fellows Hall, Cambridge; the First Spiritual Temple, Boston; and the Eliot Church in Newton. Besides the home they designed for Moses T. Stevens, their better known residential commissions in the Boston area include the Lyman House in Waltham, the Spear House in Holbrook, and houses for Henry Yerxa

**(continued)**

**United States Department of the Interior  
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North Andover (Essex), MA**Section number 8 Page 6

and S. F. Kelly in Cambridge. In 1884, in one of their rare commissions outside of Massachusetts they designed a home for Joseph Johnson in Binghamton, NY. While working on Stevens' houses the architects were also completing two other commissions in Andover, Christ Church and Draper Hall for Abbott Academy. (Maycock, 132-146)

Clearly, the inspiration for Hartwell & Richardson's designs for Osgood Hill was the work of H. H. Richardson (it should be noted that William C. Richardson was not related to Henry Hobson Richardson). As stated earlier, the design for Stevens' gatehouse is nearly a verbatim adaptation, on a smaller scale, of the 1881 gatehouse H. H. Richardson designed for Frederick L. Ames in North Easton, Massachusetts. In fact, the original design for Stevens' gatehouse had included a stone archway that made the relationship between the two gatehouses even more apparent (Drawing 2). Despite the fact that the plans for the archway were abandoned, the gatehouse is nevertheless a tribute to the influence of H. H. Richardson on the architects of his day. Furthermore, the building is unique in North Andover where, historically, little stone has been used in construction.

Though the design of the estate generally draws on the standard vocabulary and formula of popular late nineteenth-century architectural taste, Osgood Hill is historically and architecturally significant in the survival of the five buildings, in their intended relationship, and as a cohesive, and largely unaltered, example of the Richardsonian Romanesque and the Shingle Styles. Furthermore, while the integrity of the landscape plan has been compromised by a lack of maintenance and the addition of recreational features, the siting plan provided by Ernest W. Bowditch survives, and is the only example of his work in North Andover.

**Archaeological Significance**

Since patterns of prehistoric settlement in North Andover are in general poorly understood, any surviving sites could be significant. While prehistoric settlement in many major drainage areas has been documented, many interior locales along wetlands and secondary drainages have not been as extensively reported. The above information and the fact that most sites have not been systematically studied and reported make any sites in the nominated area potentially important. Potential prehistoric sites in the area may contribute much needed information pertaining to local and regional settlement models. This information may document the relationship of sites along interior tributary streams and wetlands to larger expected sites along the main course of the Merrimack River and at its confluence with the Shawsheen River. Prehistoric sites in the nominated area may contain important information for the study of lithic production and procurement, trade, environmental change and socio/political organization.

**(continued)**

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North Andover (Essex), MA**Section number 8 Page 7

Historic archaeological resources described above have the potential to document the social cultural, and economic characteristics which made the Osgood Hill locale important in the life of the Stevens family and the growth of the North Andover community. Additional documentary research combined with archaeological survey and testing can document the location and form of archaeological resources associated with the Deacon John Osgood farmstead, the first reported historic settlement in the area. This research can document when the farmstead was first settled and the scope of agricultural operations at the farm. The same research can also document changes or modifications which occurred as the Osgood farm was further developed by Moses T. Stevens into a commercial enterprise known as the Edgewood Farm after 1869. Detailed analysis of any structural remains and the contents of occupational related features can potentially contribute information relating to agricultural technologies in use, production and the changes which may have occurred as the farm evolved from a traditional working farm into a gentleman's farm. The analysis of occupational related features can also provide important information on the lives of the farm's occupants. The contents of these features may be stratified, enabling comparative studies between the Steven's and Osgood family occupations and gentleman's versus traditional farming operations. Detailed analysis of occupational related features associated with the Main House occupation can also help document the lifestyle of the Steven's family and activities that occurred during their occupation. Documentary evidence combined with archaeological testing may produce stratigraphic and artifactual evidence for the location and materials used in components of the landscape plan around the mansion which are no longer visible today.

**(end)**

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(end)

Osgood Hill  
Name of Property

Essex, MA  
County, State

**10. Geographical Data**

**Acreage of Property** 153.15 acres

**UTM References** See continuation sheet.  
(Place additional UTM references on a continuation sheet)

1. 19 Zone	326660 Easting	4731100 Northing	3. 19 Zone	327700 Easting	4730080 Northing
2. 19 Zone	327280 Easting	4731040 Northing	4. 19 Zone	326680 Easting	4730000 Northing

See continuation sheet

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet.)

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

**11. Form Prepared By**

name/title Clarisse A. Poirier, Preservation Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date December 1998

street & number 220 Morrissey Boulevard 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 Town of North Andover

street & number 120 Main Street telephone 978-688-9510

city or town North Andover state MA zip code 01845

**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.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 10 Page 1Osgood Hill  
North Andover (Essex), MA**Geographical Data:**

UTM location (continued):

5.	19	326520	4730300
6.	19	326460	4730880

Acreage of Property: 153.15 acres

Verbal Boundary Description: Easterly side of Osgood Street in North Andover, Essex County, Massachusetts, Parcel "A" on "Plan of a portion of the land of Trustees u/w Nathaniel Stevens located in North Andover, Mass." dated December 16, 1952, Ralph B. Brasseur, C.E., recorded with Book 771, Page 178, North Essex Registry of Deeds, Lawrence, Massachusetts.

see attached Plan 2606.

Boundary Justification: The boundary of the property nominated is the same 153.15 acre "Parcel A" deeded to Boston University in December 1952 by the Trustees u/w Nathaniel Stevens with boundaries as drawn on Plan 2606 and filed at the North Essex Registry of Deeds, Lawrence, Massachusetts. It is the same parcel described in Articles 5 and 6 of the "Town of North Andover: Special Town Meeting Warrant" for October 24, 1994. This is the special warrant which authorize the appropriation of funds for the acquisition of the Osgood Hill/Boston University Conference Center Site from Boston University by the Town of North Andover.

(end)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Osgood Hill  
North Andover (Essex), MA

Section number photos Page 1

**Photographs**

Name and Address of Property: Osgood Hill, 709 and 723 Osgood Street, North Andover.

County and State: Essex County, Massachusetts.

Location of Original Negatives: North Andover Historical Society

Photographer: Clarisse A. Poirier, unless otherwise indicated.

\* indicates old views, photographer unknown

Photo No.	Description and Direction of Camera	Date
1	* Old aerial of estate with Lake Cochichewick taken from the northwest (6:26-26A)	undated, probably c.1940
2	* Old aerial of estate buildings from the south (6:25-25A)	undated, probably c.1940
3	Gate House from south (2:2-22A)	Jan. 7, 1997
4	Main House, West Façade, from northwest (1:15)	Jan. 7, 1997
5	Main House, North Façade, detail of Porte Cochère, from northeast (2:7-7A)	Jan. 7, 1997
6	Main House, North Façade, detail of Porte Cochère, from northwest(1:16)	Jan. 7, 1997
7	Main House, North Façade(1:28)	Jan. 7, 1997
8	Main House, East Facade, from northeast(1:23)	Jan. 7, 1997
9	Main House, South Facade, from south(2:11-11A)	Jan. 7, 1997
10	*Old view, Main House, South Facade(6:23-23A)	undated, probably c. 1890
11	Main House, South Facade, Detail of Porch and Dining Room Addition from southwest (1:7)	Jan. 7, 1997
12	*Old view, Main House, Alcove, from west (6:5-5A)	c. 1887
13	Main House, Alcove, from west(4:2A-3)	June 4, 1997
14	*Old view, Main House, Dining Room, from east (6:14-14A)	c. 1887
15	Main House, Dining Room, from east(4:1A-2)	June 4, 1997
16	*Old view, Main House, Dining Room, from south west(6:12-12A)	c. 1887

(continued)

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****Osgood Hill  
North Andover (Essex), MA**Section number photos Page 2

---

17	Main House, Dining Room, from southwest (4:4A-5)	June 4, 1997
18	*Old view, Main House, Library, from northeast (6:0-0A_	c. 1887
19	Main House, Library, from northeast(4:3A-4)	June 4, 1997
20	*Old view, Main House, "Southwest Bedroom", Room 1, from east (6:2-2A)	c. 1887
21	Main House, Room 1, from east(4:5A-6)	June 4, 1997
22	Main House, Central Stairwell, 2nd Floor, from south(4:9A-10)	June 4, 1997
23	Main House, Hallway, 2nd Floor, with Bell Pull Box, from southwest(4:8A-9)	June 4, 1997
24	Main House, Room 2, from northeast(4:6A-7)	June 4, 1997
25	Main House, Serving Room, 1st Floor, from southeast(4:16A-17)	June 4, 1997
26	Main House, Music Room, 1st Floor, from east (4:17A-18)	June 4, 1997
27	Main House, Music Room, 1st Floor, from northeast(4:18A-19)	June 4, 1997
28	Stable, South Façade, from southwest (2:4-4A)	Jan. 7, 1997
29	Carriage House, South Façade, from southwest (1:36)	Jan. 7, 1997
30	Gardener's House, West and South Sides from southwest((2:12-12A)	Jan. 7, 1997
31	Gardener's House, South Side, far view from south(1:2)	Jan. 7, 1997

**(end)**

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

District Data Sheet, Osgood Hill, North Andover, Essex County, MA

Section number \_\_\_\_\_ Page \_\_\_\_\_

## OSGOOD HILL

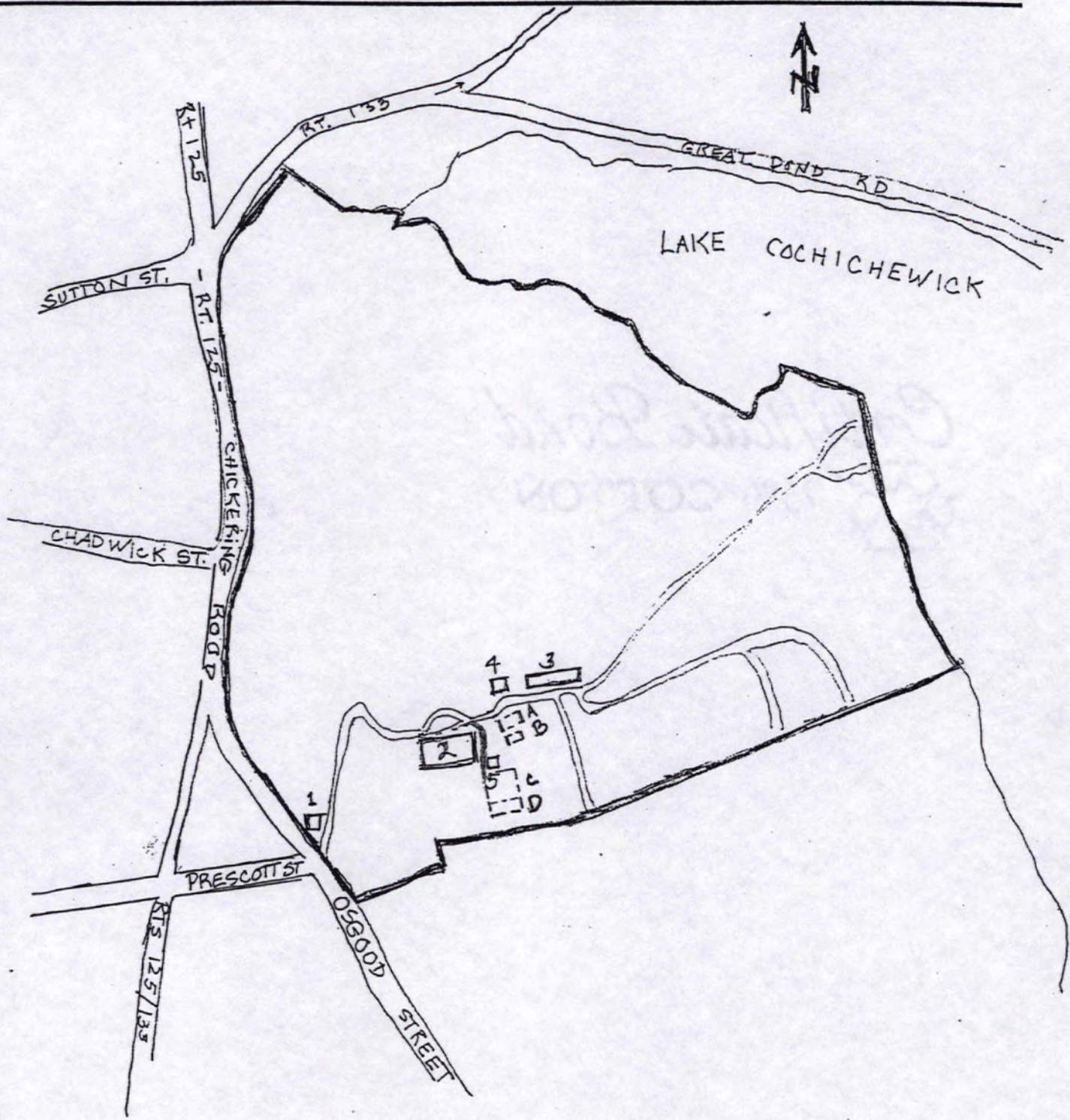
North Andover (Essex County), Massachusetts  
DATA SHEET

<u>Map Key</u>	<u>Resource</u>	<u>Construction date</u>	<u>Contributing or Noncontributing</u>
1	Gatehouse	1885-87	Contributing building
2	Main House	1885-87	Contributing building
3	Stable	1885-87	Contributing building
4	Carriage House	1885-87	Contributing building
5	Gardener's House	1885-87	Contributing building
A	Swimming Pool	ca. 1970	Noncontributing Structure
B	Volley Ball Court	ca. 1970	Noncontributing Structure
C	Parking Lot	ca. 1960	Noncontributing Structure
D	Tennis Court	ca. 1960	Noncontributing Structure

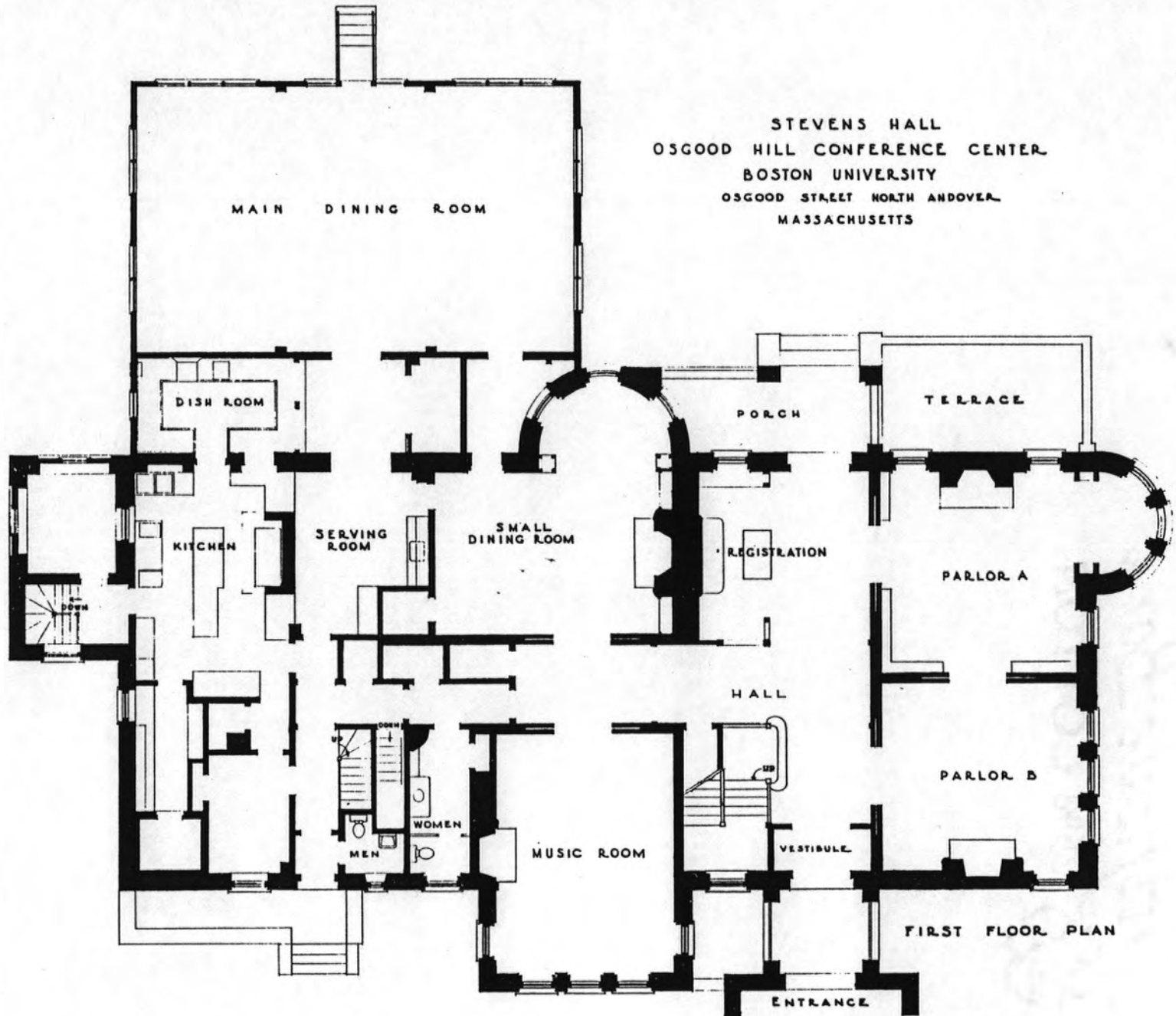
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

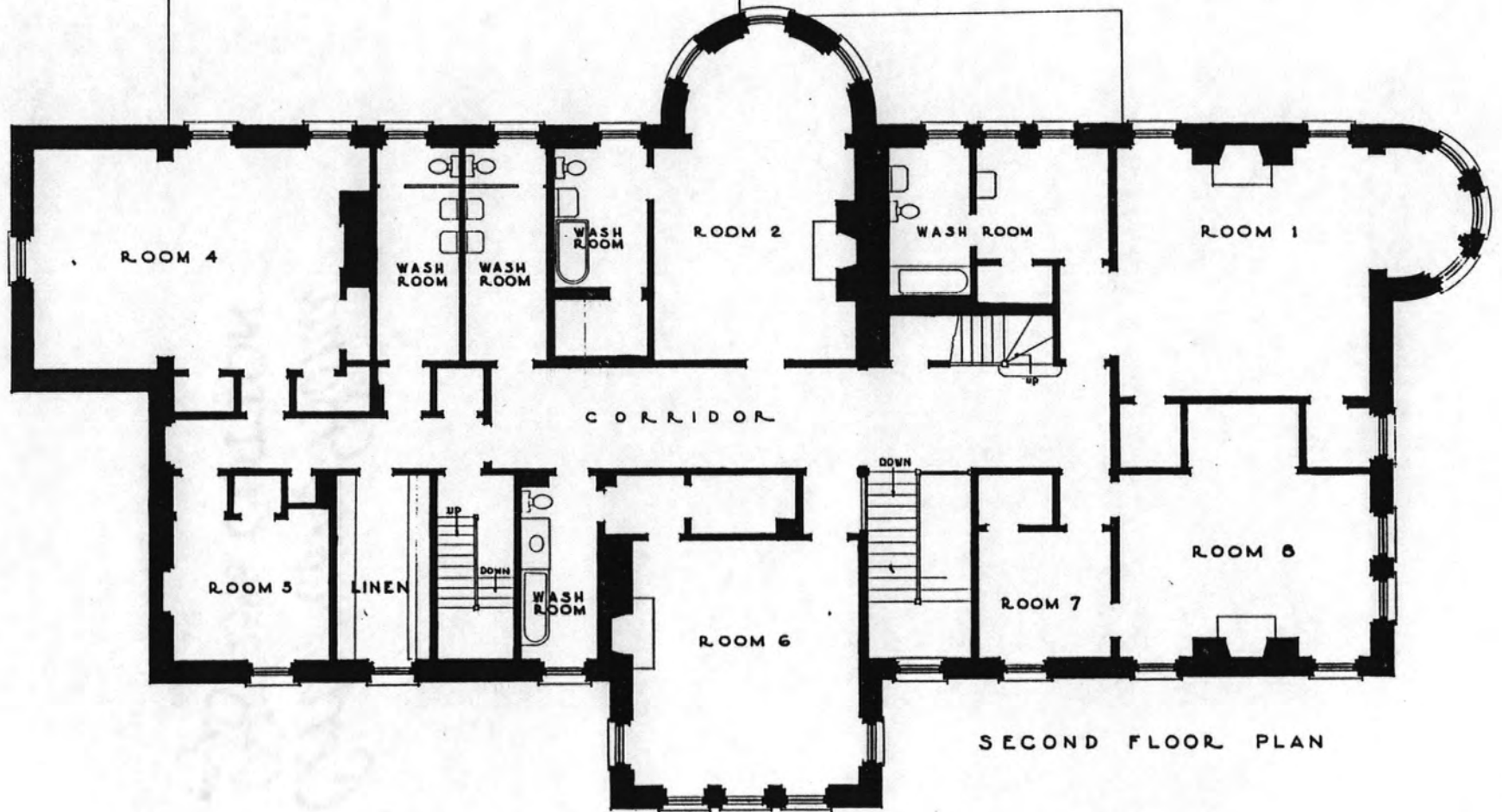
Sketch Map, Osgood Hill, North Andover, Essex County, MA  
Section number \_\_\_\_\_ Page \_\_\_\_\_



STEVENS HALL  
OSGOOD HILL CONFERENCE CENTER  
BOSTON UNIVERSITY  
OSGOOD STREET NORTH ANDOVER,  
MASSACHUSETTS

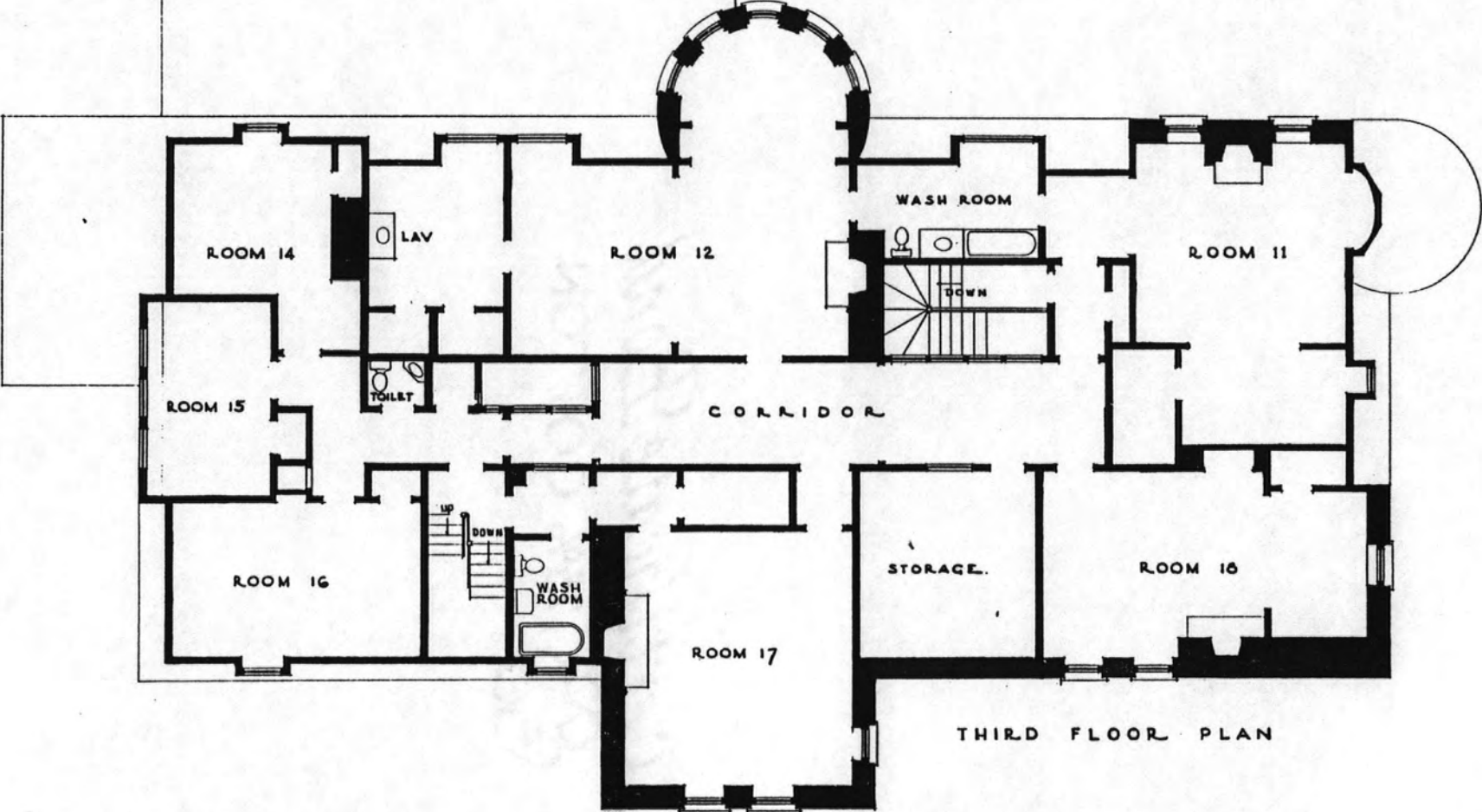


STEVENS HALL  
OSGOOD HILL CONFERENCE CENTER  
BOSTON UNIVERSITY  
OSGOOD STREET NORTH ANDOVER,  
MASSACHUSETTS



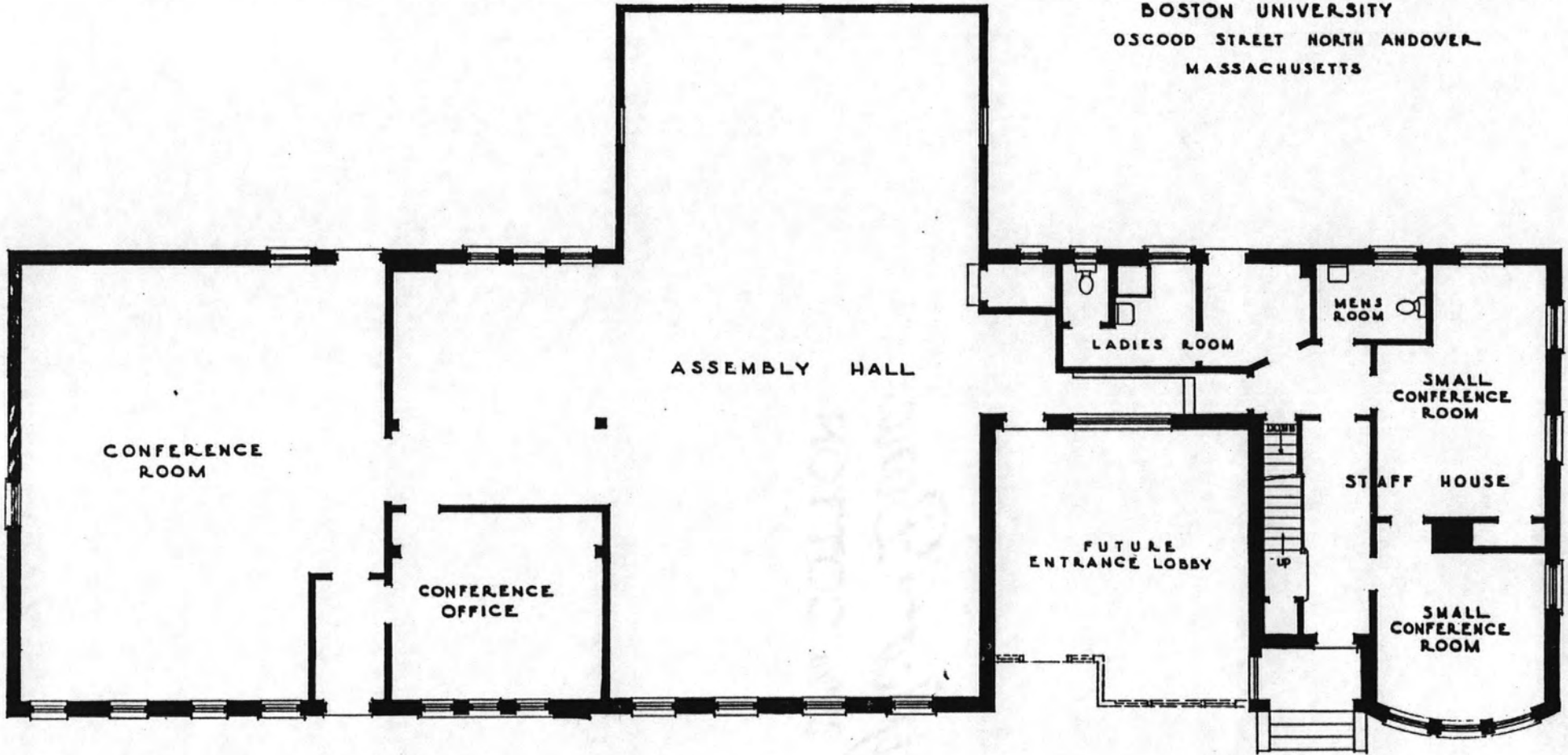
SECOND FLOOR PLAN

STEVENS HALL  
OSGOOD HILL CONFERENCE CENTER  
BOSTON UNIVERSITY  
OSGOOD STREET NORTH ANDOVER  
MASSACHUSETTS

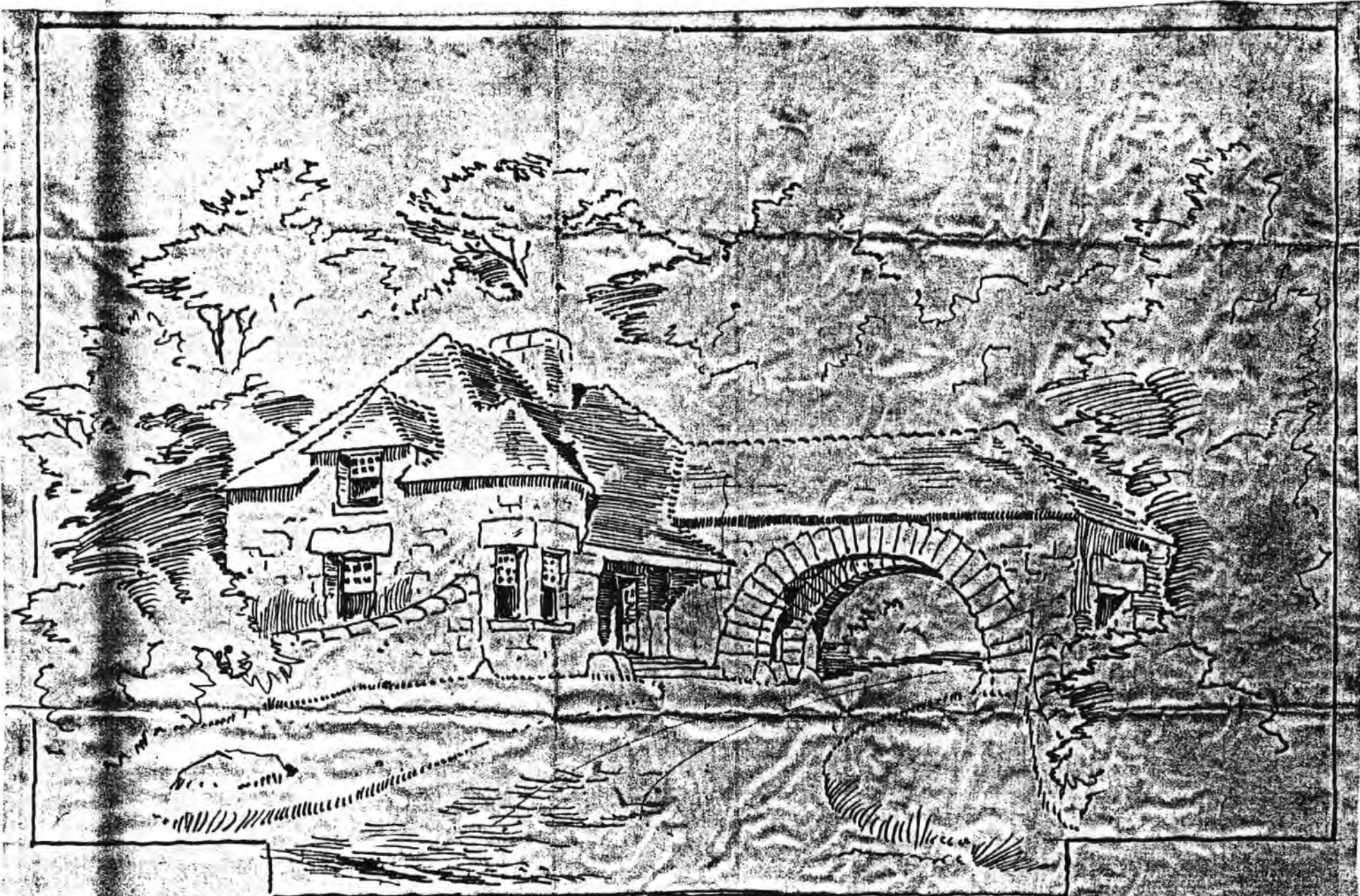


THIRD FLOOR PLAN

CARRIAGE HOUSE  
OSGOOD HILL CONFERENCE CENTER  
BOSTON UNIVERSITY  
OSGOOD STREET NORTH ANDOVER,  
MASSACHUSETTS



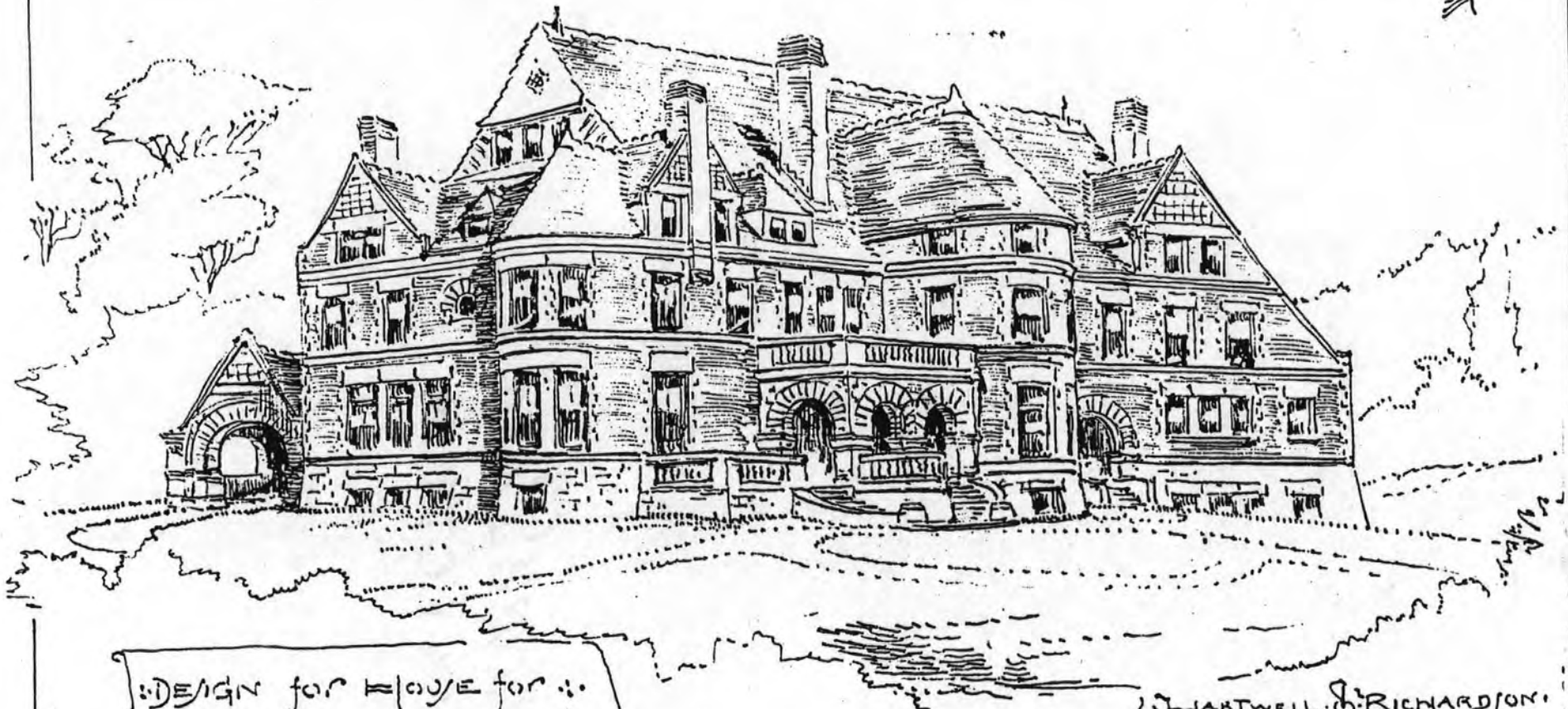
FIRST FLOOR PLAN



•• DESIGN FOR GATE LODGE FOR MRS. T. STEVENS, ESQ. ••

•• NORTH ANDOVER MASS. ••

Osgood Hill, North Andover  
Essex County, MA  
Drawing 1



DESIGN FOR HOUSE FOR  
M. T. STEVENSON, ESQ.  
No Andover Mall

HARTWELL & RICHARDSON  
ARCHITECTS  
68 Devonshire St.  
Boston

Osgood Hill, North Andover, Essex County, MA

Drawing 2

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Osgood Hill  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 1/08/99 DATE OF PENDING LIST: 1/20/99  
DATE OF 16TH DAY: 2/05/99 DATE OF 45TH DAY: 2/22/99  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000135

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 2.5.99 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the  
National Register**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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



OSGOOD HILL - NO. ANDOVER, MA. PHOTO 1

OSGOOD HILL

N ANDOVER (ESSEX), MA

AERIAL VIEW OF ESTATE

W/ LAKE COCHIEWICK

undated, c. 1940



OSGOOD HILL - NO. ANDOVER, MA. PHOTO 2

OSGOOD HILL

N ANDOVER (ESSEX) MA

ESTATE BUILDINGS FROM S

undated, c. 1940



OSGOOD HILL - NO. ANDOVER, MA. PHOTO 3

OSGOOD HILL

N. ANDOVER (ESSEX) MA

GATE HOUSE, from S

1997



OSGOOD HILL - NO. ANDOVER, MA - PHOTO 4

OSGOOD HILL  
N ANDOVER (ESSEX) MA

MAIN HOUSE, W FACADE

1997



OSGOOD HILL-NO. ANDOVER, MA PHOTO 5

OSGOOD HILL

N ANDOVER (ESSEX) MA

MAIN HOUSE , S FACADE

1997



OSGOOD HILL, NO. ANDOVER, MA. - PHOTO 6

OSBOOD HILL

N. ANDOVER (ESSEX), MA

MAIN HOUSE, N. FACADE  
FROM NW

1997



OSGOOD HILL, NO. ANDOVER, MA - PHOTO 7

OSGOOD HILL

N ANDOVER (ESSEX) MA

MAIN HOUSE, N. FACADE

1997



OSGOOD HILL, NO. ANDOVER, MA. - PHOTO 8

OSGOOD HILL  
N ANDOVER (ESSEX) MA

MAIN HOUSE, E FACADE

1997



OSGOOD HILL, NO. ANDOVER, MA. PHOTO 9

OSGOOD HILL

N. ANDOVER (ESSEX) MA

MAIN HOUSE, N FACADE

from NW

1997



OSGOOD HILL. NO. ANDOVER, MA. - PHOTO 10

OSGOOD HILL  
N ANDOVER (ESSEX) MA.

MAIN HOUSE, S FACADÉ

C. 1890



OSGOOD HILL, NO. ANDOVER, MA. PHOTO 11

OSGOOD HILL

N. ANDOVER (ESSEX) MA

MAIN HOUSE, S FACADE

DETAIL OF PORCH

AND DINING ROOM ADDITION

1997



OSGOOD HILL, NO. ANDOVER, MA. - PHOTO 12

OSGOOD HILL

N ANDOVER (ESSEX) MA

MAIN HOUSE, ABOVE

FROM W

C. 1887



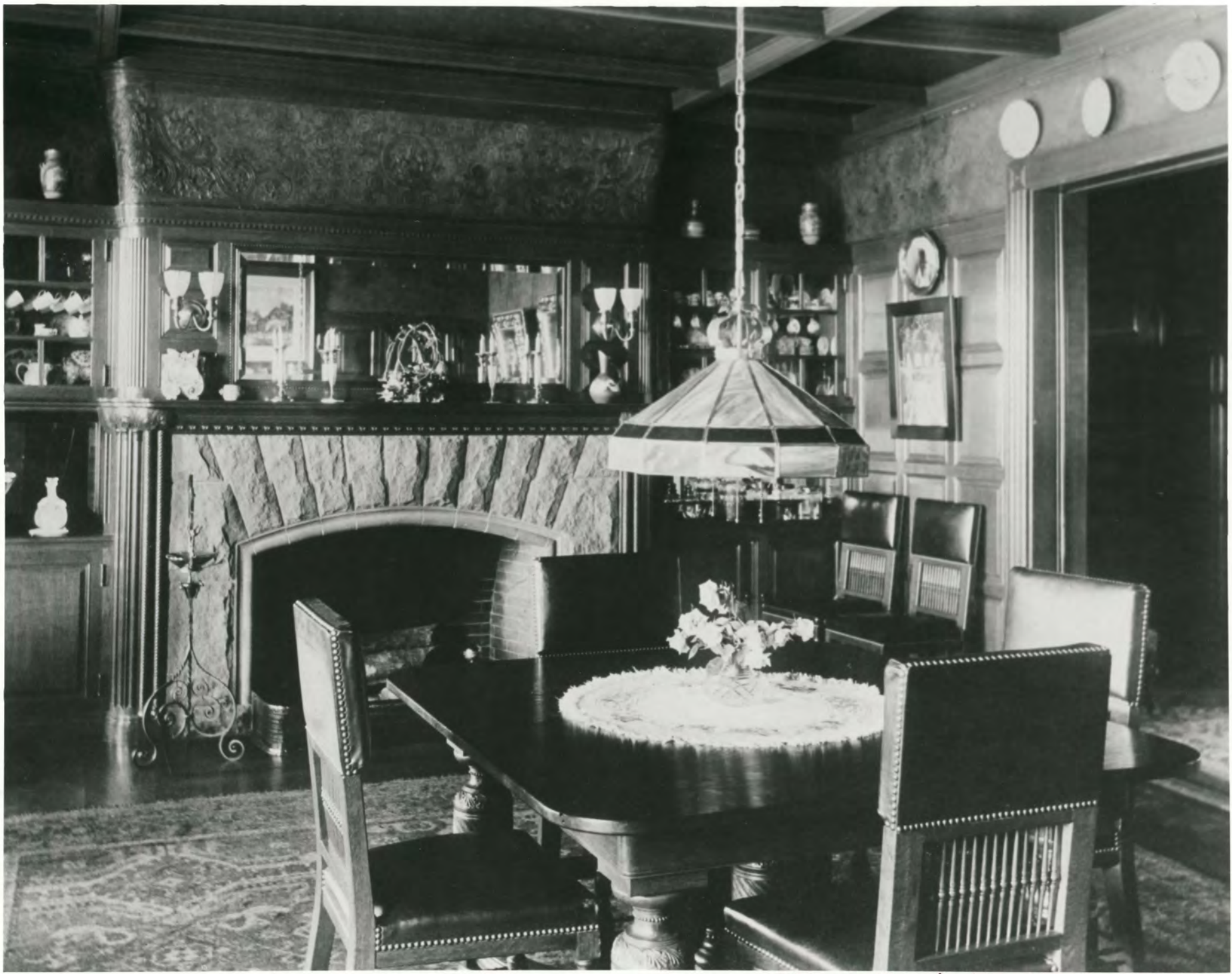
OSGOOD HILL - NO. ANDOVER, MA. - PHOTO 13

OSGOOD HILL

N ANDOVER (ESSEX) MA

MAIN HOUSE, ALCOVE  
from W

1997



OSGOOD HILL, NO. ANDOVER, MA. - PHOTO 14

OSGOOD HILL

N. ANDOVER (ESSEX) MA

MAIN HOUSE, DINING ROOM  
from E

c. 1887



ASGARD HILL, NO. ANDOVERS, MA. - PHOTO 15

OSGOOD HILL

N ANDOVER (ESSEX) MA

DINING ROOM from E

1997



OSGOOD HILL, NO ANDOVER, MA: PHOTO 16

OSGOOD HILL

N. ANDOVER (ESSEX), MA

DINING ROOM

1887



OSGOOD HILL, NO. ANDOVER, MA. - PHOTO 17

OSGOOD HILL  
N ANDOVER (MA) (ESSEX)

DINING ROOM

1997



OSGOOD HILL, NO. ANDOVER, MA. PHOTO 18

DSGOOD HILL  
N. ANDOVER (ESSEX) MA

DINING ROOM

~~1997~~ 1887



OSGOOD HILL, NO. ANDOVER, MA: PHOTO 19

OSGOOD HILL  
N ANDOVER (ESSEX) MA

LIBRARY

1997



OSGOOD HILL, NO. ANDOVER, MA. PHOTO 20

OSGOOD HILL

N ANDOVER (ESSEX), MA

SOUTHWEST BEDROOM

ROOM 1

1887



OSGOOD HILL, NO. ANDOVER, MA PHOTO 21

OSGOOD HILL

N. ANDOVER (ESSEX) MA

MAIN HOUSE  
ROOM 1

1997



OSGOOD HILL, NO. ANDOVER, MA PHOTO 22

OSGOOD HILL  
N ANDOVER (ESSEX) MA

CENTRAL STAIRWAY  
2nd floor

1997



OSGOOD HILL, NO. ANDOVER, MA. PHOTO 23

OSGOOD HILL

N ANDOVER (ESSEX) MA

2nd floor hallway

1997



OSGOOD HILL, NO. ANDOVER, MA. - PHOTO 24

OSGOOD HILL

N ANDOVER (ESSEX) MA

Room 2

1997



OSGOOD HILL, NO. ANDOVER, MA PHOTO 25

OSGOOD HILL  
N ANDOVER (ESSEX) MA

SERVING ROOM

1997



DSGOOD HILL, NO. ANDOVER, MA PHOTO 26

OSGOOD HILL  
N ANDOVER (ESSEX) MA

organ

MUSIC ROOM

1997



OSGOOD Hill, NO. ANDOVER, MA. PHOTO 27

OSGOOD HILL

N ANDOVER (ESSEX) MA

MUSIC ROOM

1997



OSGOOD HILL, NO. ANDOVER, MA PHOTO 28

OSGOOD HILL

N ANDOVER (ESSEX) MA

STABLE

~~CARRIAGE HOUSE~~, S facade

1997



OSGOOD HILL, NO. ANDOVER, MA PHOTO 29

OSGOOD HILL

N ANDOVER (ESSEX) MA

CARRIAGE HOUSE

S. FACADE

1997



OSGOOD HILL, NO. ANDOVER, MA.: PHOTO 30

OSGOOD HILL

N. ANDOVER (ESSEX) MA

GARDENER'S HOUSE

W + S SIDES

1997



OSGOOD HILL, NO. ANDOVER, MA PHOTO 31

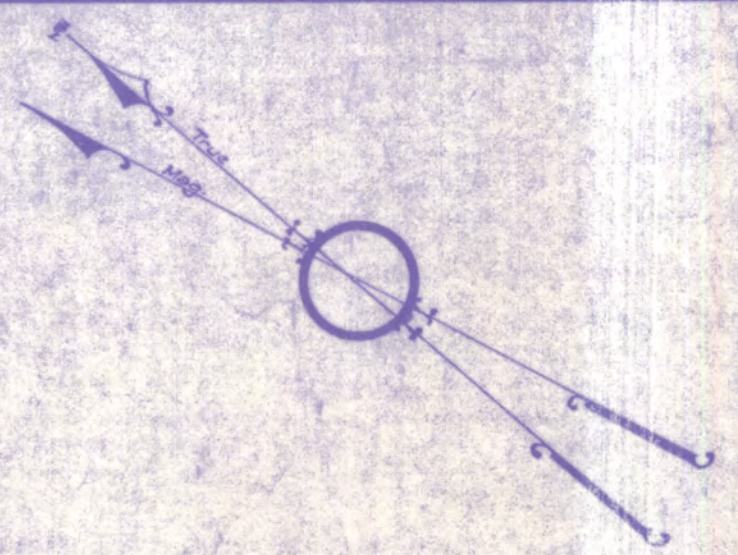
OSGOOD HILL

N. ANDOVER (ESSEX) MA

GARDNER'S HOUSE

SOUTH SIDE

1997



COCHICHEWICK

LAKE

FRANK S. BECK  
FRANK W. HARRIS  
GREENWOOD

PARCEL "A"  
153.15 ACRES±

PARCEL "B"  
2.91 ACRES±

PARCEL "B"  
4.81 ACRES±

PARCEL "C"  
0.00 ACRES±

CAROLINE S. ROGERS

ABBOT STEVENS

MARY F. CHARLES

MARY F. CHARLES

ABBOT STEVENS

SALTONSTALL

Lawrence Dec. 31, 1952 at 8:35 A.M.  
Rec'd. & entered in Essex North Dist. Reg. of Deeds  
see Deeds B. 771, Pgs. 177, 178.  
Plan # 266.

Attest *G. Hudson Driver*

RALPH B. BRASSEUR C.E.  
WAVERHILL MASS.

PLAN OF A PORTION OF THE LAND OF  
**TRUSTEES u/w**  
**NATHANIEL STEVENS**  
LOCATED IN  
**NORTH ANDOVER, MASS.**  
SCALE 1"=200 DEC. 10, 1952

CLARK ST.

CURTIS ST.

OSGOOD

CHADWICK ST.

ST.

CHICKERING RD.

PARSON ST.



SCALE 1" = 500'  
LOCATED IN  
NORTH ANDOVER, MASS.  
NATHANIEL STEVENS  
TRUSTEES  
PLAN OF A PORTION OF THE LAND OF

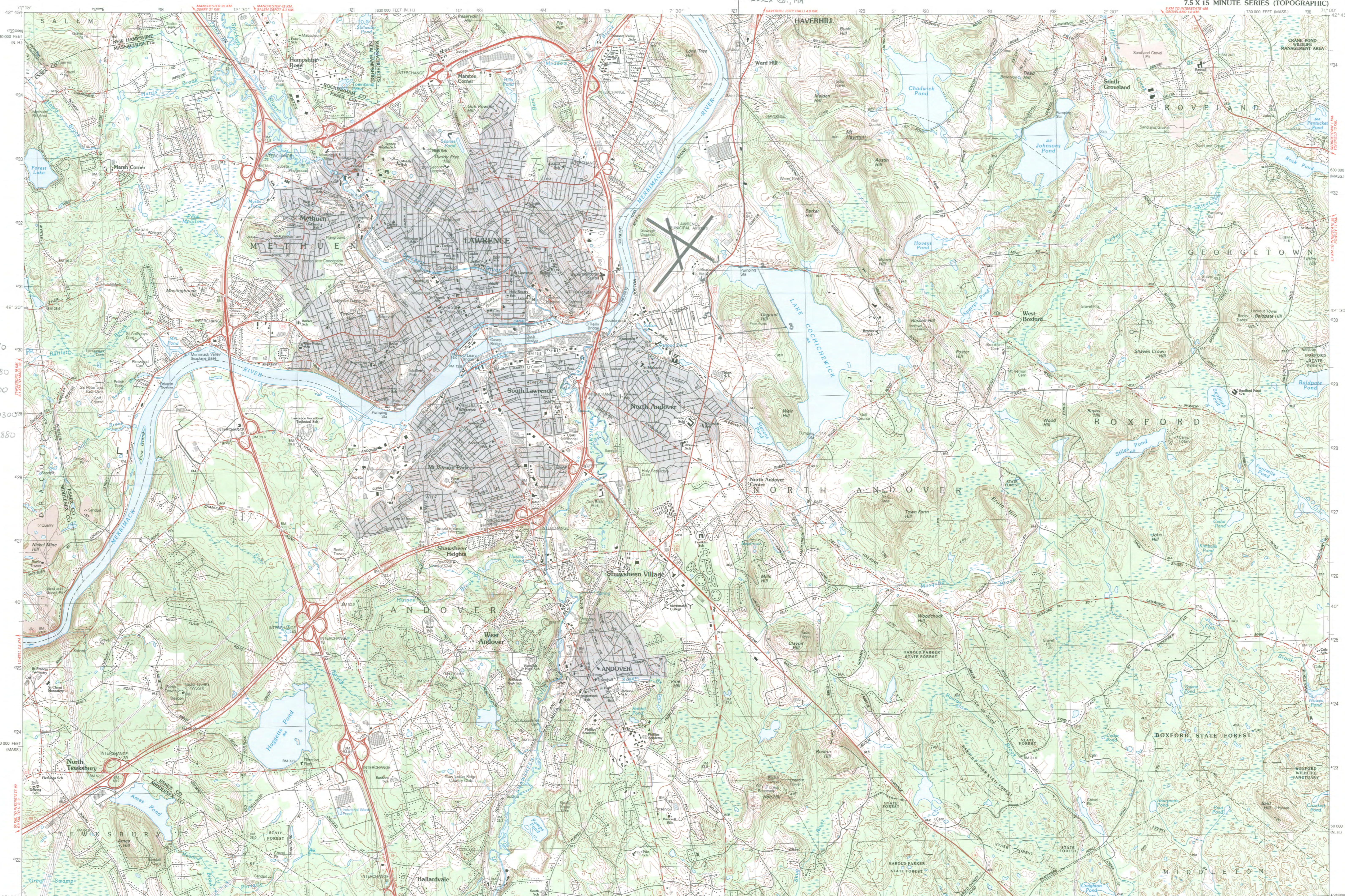
OSGOOD HILL  
NORTH ANDOVER  
ESSEX COUNTY, MA  
PLAN#2606  
ESSEX COUNTY NORTH REGISTRY OF DEEDS

PARCELS  
12345

POST OFFICE

LAKE  
COCHICHEWICK

OSGOOD HILL ROAD



OSGOOD HILL  
NO ANDOVER, ESSEX County  
MASSACHUSETTS

# Lawrence

MASSACHUSETTS-  
NEW HAMPSHIRE

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

MOOR & MOUNTAIN  
3 RAILROAD ST.  
ANDOVER, MA 01860  
TEL: 508-475-5888

GEOLOGICAL SURVEY

1987

- 1) 326660/4731100
- 2) 327280/4731040
- 3) 327700/4730080
- 4) 326680/4730000
- 5) 326520/4730300
- 6) 326460/4730880

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 1987  
The west half of this area also covered by 7.5-minute 1:24,000-scale map: Lawrence dated 1966  
The east half of this area also covered by 7.5-minute 1:24,000-scale map dated 1966  
Projection and 1000-meter grid: Universal Transverse Mercator, zone 19  
10,000-foot grid ticks based on Massachusetts coordinate system, modified metric, and New Hampshire coordinate system  
1927 North American Datum  
To place on the projected North American Datum 1983, move the projection lines 6 meters south and 41 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  
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER  
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	MAGNETIC DECLINATION		1	2	3
1	3.2808	28 MILS		1	2	3
2	6.5616	12 MILS		4	5	
3	9.8424	2 MILS		6	7	8
4	13.1232	25 MILS				
5	16.4040					
6	19.6848					
7	22.9656					
8	26.2464					
9	29.5272					
10	32.8080					

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

UTM grid convergence (GN) and 100' magnetic declination (MD) at center of map  
Diagram is approximate

1 Nashua  
2 Haverhill  
3 Newburyport  
4 Lowell  
5 Ipswich  
6 Billerica  
7 Reading  
8 Salem

FOR SALE BY U.S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 20192

### 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	.....
Build-up area: only selected landmark buildings shown	.....
House; barn; church; school; large structure	.....
Boundary	.....
National, with monument	.....
State	.....
County, parish	.....
Civil township, ancient, diocese	.....
Incorporated city, village, town	.....
National or State reservation; small park	.....
Land grant with monument; found section corner	.....
U. S. public lands survey; found section corner	.....
Range, township; section line; location approximate	.....
Fence or field line	.....
Power transmission line, located tower	.....
Dam; dam with lock	.....
Cemetery; grave	.....
Campground; picnic area; U. S. location monument	.....
Well; water well; spring	.....
Mine shaft; prospect; shaft or mine; tunnel; section	.....
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, large and small	.....
Land subject to controlled inundation; woodland	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request



**The Commonwealth of Massachusetts**

William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

December 23, 1998

Ms. Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
Mail Stop 2280, Suite 400  
1849 C Street, NW  
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Osgood Hill, 709, 723 Osgood Street, North Andover (Essex Co.), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Maria Ward, Chair, North Andover Historical Commission  
Clarisse M. Poirier, Preservation Consultant  
John R. Leeman, Jr., Chair, North Andover Board of Selectmen



OCT 25 2005

## The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth

September 13, 2005      Massachusetts Historical Commission

Mr. John Roberts  
National Register of Historic Places  
Department of the Interior  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> floor  
Washington, DC 20005

RE: ADDITIONAL DOCUMENTATION: North Andover (Essex County) MA, Osgood Hill

Dear Mr. Roberts:

Enclosed are continuation sheets (2 pages) and a revised cover sheet for section 8, as well as a copy of the first page of the nomination as listed. The additional documentation reflects the discovery of new information on the property's landscape designer. Thank you for adding this documentation to your files.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Cc: Kathleen Szyska, North Andover Historical Commission

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

**Osgood Hill**  
**North Andover (Essex), MA**

Section number 8 Page Additional Documentation

---

The following information has been transcribed from a Rehabilitation Master Plan prepared in 2001 for the Stevens Estate at Osgood Hill by Paysage, a landscape design and historic preservation firm. In the course of their research, it was discovered that James H. Bowditch designed the landscape. Ernest Bowditch, to whom the design had been attributed, may have sited the house.

The development of the landscape at Osgood Hill was the result of the collaboration between two talented brothers. Although the garden design has been solely attributed to Ernest W. Bowditch, his brother James H. Bowditch was responsible for most of the detailed design and planting plans. The Catalog of Landscape Records verifies that it was James Bowditch that was responsible for the gardens at Osgood Hill.

From a prominent Salem, Massachusetts family, both men were well educated and had extensive professional experience. Ernest spent several seasons with the surveying company of Shedd and Sawyer in Boston while James worked for a variety of nurseries in the area. According to Ernest W. Bowditch's journal, he decided to open his own office in 1871, practicing "general engineering, surveying, sanitary work and landscape gardening." Sometime around 1882 James H. Bowditch joined the office and was "in charge of planting and forestry." The brothers then proceeded to share an office through the 1890s.

From the correspondence it would appear that from 1885 on, James took over the garden design and planting plans. On June 10, 1885 he sent a statement from the Ernest W. Bowditch Department of Forestry and Maintenance that included extensive tree, shrub and plant lists for the initial development of the estate. However, it was not until 1888 that the formal garden and planting beds were designed. In that year JHB made detailed drawings for the garden in two notebooks with accompanying plant lists. In a letter to Moses T. Stevens, JHB describes the design:

*"We have given your garden design careful consideration and think it is now in form to meet general approval in the way of a wide handsome sweep of grass, surrounded by shrubs and flowers that must afford a constant succession of bloom throughout the entire season."*

In the fall of 1892, JHB sent another notebook to Moses T. Stevens that included "changes and additions for the garden" as well as "recommendations for Spring, 1893." Again, this included extensive plant lists and notes on the individual plants and maintenance as well as

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Osgood Hill  
North Andover (Essex), MA

Section number 8

Page Additional Documentation

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mentioning marked plant changes in the original notebooks. From the correspondence this appears to be the last interchange while JHB was working with his brother.

The only additional correspondence regarding the gardens and landscape at Osgood Hill is between JHB and Moses' daughter Mary, wife of John R. Tyler, in 1902. In November of that year, Mrs. Tyler apparently was considering new plantings for the estate. In a letter to Mrs. Tyler requesting additional information, JHB describes the intended plantings:

*"...If you will kindly send me the length of wall at entrance to be covered with vines—Honeysuckle, Clematis, etc—also the approximate size for group of Rhododendron, Laurel and Andromeda nearby, I will make up a list of plants for each. You might also send the length of wall to be covered or masked with wild Roses etc on the walk between the two houses."*

An interesting feature of this correspondence between JHB and Mrs. Tyler is that the letters from JHB are on his own professional stationery: "*James H. Bowditch...Landscape Gardening and Forestry*" and for the first time indicate an address different from the office of EWB. It would appear that by this time JHB and his brother had parted ways professionally and that JHB continued to be the primary designer for the Stevens family at Osgood Hill.<sup>26</sup>

**Reference:** Paysage, et. al. Rehabilitation Master Plan, Stevens Estate at Osgood Hill, North Andover, Massachusetts. September 2001. pp. 6-7. (Copy available at the Massachusetts Historical Commission).