

# **LYNN RECONNAISSANCE REPORT**

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## **ESSEX COUNTY LANDSCAPE INVENTORY**

### **MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM**



**Massachusetts Department of Conservation and Recreation**

**Essex National Heritage Commission**

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## **PROJECT TEAM**

### **Massachusetts Department of Conservation and Recreation**

Jessica Rowcroft, Preservation Planner  
Division of Planning and Engineering

### **Essex National Heritage Commission**

Bill Steelman, Director of Heritage Preservation

### **Project Consultants**

Shary Page Berg  
Gretchen G. Schuler  
Virginia Adams, PAL

### **Local Project Coordinator**

Kathy Wrynn

### **Local Heritage Landscape Participants**

Steven Babbitt  
Peter Belitsos  
Connie Colom  
Lisa Connolly  
William Conway  
Leslie Cortmanche  
Jeanne Curley  
Harriett Fromer  
Kathie and Tom Gerecke  
Carl Greenler  
Karen Malionek  
Susan McFarlane  
Nadine Mitchell  
John Moberger  
Nancy Nugent  
Bob Peterson  
Marguerite Puleo  
Andrea Scaliere  
Ted Smiley  
Donald Walker  
Deborah Smith Walsh  
Kathy Wrynn  
Clara Zamejtis

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## INTRODUCTION

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Essex County is known for its unusually rich and varied landscapes, which are represented in each of its 34 municipalities. Heritage landscapes are places that are created by human interaction with the natural environment. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities. This wealth of landscapes is central to each community's character; yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first steps towards their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature, an inland river corridor or the rocky coast. To this end, the Massachusetts Department of Conservation and Recreation (DCR) and the Essex National Heritage Commission (ENHC) have collaborated to bring the Heritage Landscape Inventory program (HLI) to communities in Essex County. The primary goal of the program is to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected. The focus is on landscapes that have not been identified in previous survey efforts in a given community. Another important goal of the program is to provide communities with strategies for preserving heritage landscapes.

The methodology for the Heritage Landscape Inventory program was developed in a Pilot Project conducted in southeast Massachusetts. It is outlined in the DCR publication *Reading the Land* which has provided guidance for the program in Essex County. In short, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-ENHC consulting team. The LPC organizes a heritage landscape identification meeting at which interested residents and city officials offer community input by identifying potential heritage landscapes. This meeting is followed by a fieldwork session including the consulting team and the LPC, usually accompanied by other community members. This group visits the priority landscapes identified in the meeting and gathers information about the community. The final product is the Reconnaissance Report, prepared for each participating community. It outlines the history of the community; identifies the resources and documentation that provide background information; provides a short description of the priority heritage landscapes visited; discusses planning issues identified by the community; and concludes with a brief discussion of survey and planning recommendations. A list of all of the heritage landscapes identified by the community is included in the Appendix.

## LYNN HISTORY

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Lynn's coastal location and its distinctive landscape features — hills, ponds, rivers and shoreline — were instrumental in shaping the history of the community from the earliest Native American use of the land to the present day.

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The area known today as Lynn was settled by members of the New England Company in 1629 and was incorporated as a town in 1631. (It was initially called Saugus and included what is today Lynn and Saugus.) Although the rocky coastal soils were difficult to farm, Lynn remained primarily an agricultural community into the early 19<sup>th</sup> century when farmers became increasingly involved in cottage industries. These included fishing, shoemaking and milling, as well as leather tanneries along the Black Marsh (Tannery) Brook. Between 1820 and 1840 small-scale shoemaking became an important part of the community's economic base. The Eastern Railroad from Boston to Salem opened in Lynn in 1838 creating a new commercial focus at Central Square, which included shoe factories and associated workers' housing. It was during this period that Market Street developed as a commercial thoroughfare. Development of the shoe sewing machine in 1848 revolutionized the shoe industry, transforming it from a cottage industry to a factory system.

Lynn was incorporated as a city in 1850 and prospered through the Civil War as the shoe industry flourished. Central Lynn was destroyed by a major fire in 1869 but quickly rebounded with further commercial and industrial development. Another major fire occurred in 1889 and many of the earlier buildings were replaced with large brick factories. By the late 1800s Lynn had become the shoe center of the country. The demand for cheap labor generated an influx of European immigrants. Between 1860 and 1910 Lynn's population grew by 450%. Concurrently the Diamond District emerged as an upper class neighborhood of suburban houses on large lots along the shore. The shoe industry declined by the 1920s and the General Electric Company became Lynn's primary employer.

As Lynn evolved into an industrial city in the late 19<sup>th</sup> century, the community made a strong commitment to municipal infrastructure, notably in providing open space and assuring an adequate supply of municipal water. Lynn Woods, High Rock Reservation and Lynn Shore Drive, all established around the turn of the century, are considered three of the city's most important open spaces. During the early 20<sup>th</sup> century the Olmsted firm was consulted regarding planning of many of the community's parks. The municipal water system established in 1870 is still in use today.

The population of Lynn peaked in the early 20<sup>th</sup> century and has been in decline until recently, when it has experienced a small increase. The 1990 population was just over 81,000, about 25% of whom were minorities, including a rapidly growing Hispanic population. Today Lynn is one of the most densely settled communities on the North Shore with more than 3,500 people per square mile. It is also a city of neighborhoods with the highest density population adjacent to the central business district in East Lynn. The area surrounding Lynn Woods is characterized by relatively low-density neighborhoods. Lynn remains largely an industrial city, although some of the mill buildings are being converted to housing and to more diversified commercial and high technology uses.

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## **RESOURCES AND DOCUMENTATION**

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

### **Inventory of Historic Assets**

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

According to the MHC, Lynn's inventory includes 1,340 properties that date from 1666 to 1988. Lynn's inventory was initially done between 1977 and 1987, with updates for Lynn Woods and the Diamond District in the early 1990s. The vast majority of properties inventoried are buildings.

### **State and National Registers of Historic Places**

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. Lynn has six National Register districts: Central Square, Diamond District, High Rock Reservation, Lynn Common, Lynn Woods and Munroe Street, as well as properties associated with two thematic National Register nominations, Diners of Massachusetts and the Metropolitan Park System. There are 19 properties individually listed in the National Register. All National Register properties are also listed in the State Register.

Three Lynn buildings, the Bank Block, the Lynn Public Library and St. Stephens Memorial Church, are under preservation restrictions (PR), as are two monuments in Pine Grove Cemetery and the War Memorial near City Hall. The PRs are drawn up in accordance with MGL Chapter 183, Sections 31-33. Such a restriction runs with the deed and is one of the strongest preservation strategies available. All properties which have PRs filed under the state statute are automatically listed in the State Register.

### **Planning Documents**

Lynn's Open Space and Recreation Plan (OSRP) was last updated in 1995. Primary purposes of the plan were to document the condition of existing open spaces; to identify recreation and open space needs; to establish a plan for protecting natural resources; and to provide for active recreation. The OSRP emphasizes the importance of the following natural areas to the community: Lynn Woods; the shoreline and harbor; the Saugus River and associated marshes; and the Cedar Brook drainage area including the ponds east of Lynn Woods. It

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also makes note of improvements to the shoreline as part of the Lynn Heritage State Park and park rehabilitation undertaken by the Department of Conservation and Recreation (formerly the Metropolitan District Commission) along Lynn Shore Drive. The plan places priority on protecting existing and potential open space and recreation sites. Many of the heritage landscapes identified in this Reconnaissance Report are also included in the OSRP inventory.

### **Planning Ordinances and Other Tools**

Lynn has a five-month demolition delay ordinance that can be imposed by the Lynn Historical Commission when an owner proposes to “demolish or to significantly alter the exterior of a building” that is 50 years or older and that the Commission has determined to have architectural and/or historical value. Lynn's ordinance requires that the decision to delay demolition can only be made after a properly posted public hearing. Also excluded from review under this ordinance are any buildings that may be regulated by a local historic district commission, although presently there are no local historic districts in Lynn.

### **PRIORITY HERITAGE LANDSCAPES**

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Lynn's Heritage Landscape Identification meeting, attended by approximately 23 residents, some representing town boards and local non-profit organizations, was held on June 24, 2004. During the meeting residents compiled a lengthy list of the town's heritage landscapes, which is included in the Appendix. Once the comprehensive list was created, attendees were asked to articulate the value of each landscape and to identify issues relating to its preservation. Based on the information gathered, community members identified a group of priority heritage landscapes to be visited by the consulting team during the fieldwork. Each of the priority landscapes is highly valued, contributes to community character and is not permanently protected or preserved.

This section describes the priority landscapes that are the focus of the reconnaissance work in Lynn. In most instances intensive survey work will be needed to document the physical characteristics and the historical development of the landscape. These heritage landscapes, which are listed alphabetically, represent a range of scales and types of resources.

#### **Cannon Rock**

Cannon Rock (also known as Phaeton Rock) is a large glacial erratic located off Range Heights Road near the Peabody border. It is on a steep, wooded, city-owned site adjacent to a residential subdivision. The larger rock is balanced on three small boulders. The name Cannon Rock derives from the legend that the rock may have been mistaken for a cannon during the Revolutionary War, although this is entirely unsubstantiated. The rock was a matter of curiosity in the mid-19<sup>th</sup> century and was documented in 1856 by the Exploring Circle, with subsequent visits by other scientific groups. During the recent construction of adjacent homes, the supports of the rock were stabilized with a cement/bentonite mixture and a wood structure to prevent the rock from being shaken loose during

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blasting. The developer who installed the supports is planning to remove them in the near future. The site is little known but remains a unique geological curiosity that is valued by members of the community who are familiar with it.

### **Central Square Area**

The Central Square Historic District is roughly bounded by Central, Munroe and Union Streets. While it contains historically significant commercial and industrial buildings, the character of the area is dominated by the railroad tracks that pass overhead. The city is working on streetscape improvements including old style streetlights and a clock reminiscent of the late 19<sup>th</sup> century. These improvements to make the area more attractive have had a positive effect. The Historical Commission is currently focused on finding creative uses for the arcade under the tracks.



### **Common Area**

Lynn Common was established in 1706 as a training field. Today it is a long narrow Victorian style park broken in the middle by Hannify Square. The focal point of the common is the Frederick Douglas Bandstand. There is also a cast iron fountain, which is a replacement for an earlier fieldstone fountain. Colored lights have been added at the base. The shelter/comfort station is a late 20<sup>th</sup> century addition. The common is bounded by North Common Street and South Common Street with Market Square and Western Burial Ground located immediately to the west. The neighborhood surrounding it has become Lynn's major civic area, which includes public buildings such as City Hall, Public Library (with landscape designed by the Olmsted firm), National Guard Armory and several prominent churches, including St. Stephen's and St. Mary's. Issues include heavy traffic and changing character of the neighborhood.

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### **Friends Burying Ground**

The Friends Burying Ground, also known as New Light Cemetery and Meeting House Lot, is located behind the Bethel African Methodist Episcopal Church on Silsbee Street. It is a small (less than an acre) privately owned burying ground established in 1722. The burying ground is in two sections, divided by a privet hedge. There is an iron fence across the front. There are more than 100 headstones and monuments of varying types, most dating to the 19<sup>th</sup> century. There is also a large copper beech tree. The burying ground is in poor condition with overgrown vegetation and many monuments broken or toppled. The site is not well known and appears not to be receiving any care. It is located in the Diamond Historic District.

### **General Electric Employees Athletic Association Field**

This 12-acre park, known as G.E.A.A. Field, is located on Summer Street in the western part of Lynn near the Saugus River. It was established in the early 20<sup>th</sup> century as a private park for General Electric employees and included one of the first lit ball fields. The park, which has multi-purpose playing fields, belongs to the city but is under a long-term lease to GE. It originally had a clubhouse that no longer exists. The park continues to provide important active recreation facilities for GE employees and the Lynn community. There is an abandoned railroad line adjacent to the park with plans to establish a trail along it that would link G.E.E.A.A. Field with other recreation areas.

### **Highlands Neighborhood/High Rock Reservation**

The Highlands neighborhood is located on a promontory overlooking downtown Lynn. The steep terrain helps to create a distinct residential neighborhood that is characterized by mixed housing including Queen Anne style and three-deckers. High Rock Reservation, one of Lynn's oldest and most important parks, is at the summit of the promontory. The focal point of the reservation is the High Rock Tower, designed by architect H.K. Wheeler and dedicated in 1906. The tower and upper portion of the park have been recently restored through a joint partnership of the state's former Olmsted Preservation program and funding from the city of Lynn. The historic Stone Cottage and lower park will be restored as funds allow. The neighborhood remains an area of concern. Many of the larger houses originally occupied by factory owners have been carved up and are now dilapidated multi-family housing. The Shoe School/Old Lynn High School (NR) located at the base of High Rock has recently been sold to private developers.

### **Pine Grove Cemetery**

Pine Grove Cemetery, located on Boston Street, was laid out in 1850 with the involvement of Henry A.S. Dearborn, who was also responsible for the design of Mount Auburn Cemetery. The cemetery, which is approximately 150 acres, exemplifies the mid-19<sup>th</sup> century rural cemetery style with rolling topography, winding roads, varied 19<sup>th</sup> and 20<sup>th</sup> century monuments and the Rose Chapel. Two monuments, the Hiker and the World War I monument, have recently been restored and have preservation restrictions on them.

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## **Saugus River**

The Saugus River drains a 38 square mile area and forms the southwestern boundary of Lynn. The river is a regional landscape that also includes inland and coastal wetlands. The confluence of the Saugus and Pines Rivers includes valuable wildlife habitat located in both Saugus and Lynn. This portion of Rumney Marsh and the Saugus River has been designated by the state as an Area of Critical Environmental Concern because it provides significant habitat for a wide variety of fish, shellfish and birds. Portions of the riverbanks are managed by the Department of Conservation and Recreation (formerly Metropolitan District Commission) as the Rumney Marsh Reservation. Archaeological resources along the river have been documented by the state. Also located along the Saugus River is Needham's Landing, a historic ferry crossing that dates to 1638 when Garrett Spenser was given the right to run a ferry from Ballard's landing in Saugus to Needham's landing in Lynn. In the late 1800s Needham's Landing was the site of a popular bathing beach with bathhouse. Features noted during the site visit included the Saugus River Yacht Club, established in 1904, and Riverside Park, newly constructed by the city. The river is used for fishing, boating and passive recreation.

## **Sluice Pond**

Sluice Pond, located just east of Lynn Woods along Lynnfield Street (Route 129), is the largest of a series of ponds associated with the Cedar Brook drainage area that runs through the eastern part of Lynn. Much of the pond shore is lined with private houses. There is a boat ramp adjacent to Briarcliff Lodge, a city-owned rustic lodge at the northeast end of Sluice Pond off Lynnfield Street. The lodge has recently undergone substantial renovation and is now used for adult day care. A major issue associated with Sluice Pond is the very limited access, due to lack of public frontage. Water quality is impacted by street runoff and development. The pond is considered threatened by local residents.

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## **PLANNING**

### **Preservation Strategies**

Lynn's rich and varied natural features played a critical role in the settlement and historical development of the community and remain among the town's most important assets. Lynn is also fortunate to have a rich collection of historic resources. The city has already taken important steps to preserve its most significant buildings and natural areas. Lynn is now looking beyond these resources to the other natural and cultural assets that define the overall fabric of the city. Like most Essex County municipalities, Lynn is under pressure for development. Special places such as neighborhoods, parks and riverbanks that were once taken for granted are now more vulnerable than ever to change.

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## **Planning Issues**

In addition to the priority landscapes listed in the previous section, residents identified general issues related to heritage landscapes and community character. Each of the critical planning issues affects at least one of the priority landscapes. These issues are listed in alphabetical order. Community members also expressed interest in learning about preservation tools and strategies that have been effective in other Massachusetts communities and in identifying sources for preservation funding.

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

Lynn residents identified four burial grounds as heritage landscapes, three of which are city-owned and one of which is private. All have been documented on MHC inventory forms. The three older ones all show signs of deterioration, with damaged headstones and monuments, overgrown plant material and a general lack of care. Pine Grove Cemetery, which remains in active use, is in better condition but also faces some preservation challenges.



### ***Downtown***

Lynn's downtown area is dominated by large brick mill buildings, with some smaller commercial and residential buildings interspersed. The city experienced several major fires in the late 19<sup>th</sup> century and some areas underwent urban renewal in the 1960s. Today the downtown includes mixed industrial, commercial and residential uses. Some are marginal businesses and low income housing while other properties are recently renovated and charge market rates. There is a large National Register district around the Common and a smaller one at Central Square. The five-month demolition delay ordinance provides some opportunity to deter demolition of historic structures, but city residents remain concerned about the changing character of the downtown, including loss of historic buildings, high impacts of traffic and overall character and appearance of the streetscape.

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### *Neighborhoods*

Preserving neighborhood character was a major theme of the Heritage Landscape meeting. Lynn's residential neighborhoods are rich in historic resources and essential to community vitality. While the Diamond District has been listed on the National Register, other neighborhoods have not been documented on MHC inventory forms. Nine neighborhoods were identified by the community as heritage landscapes. While almost all of them are facing changes that threaten community character, the Highlands neighborhood was identified as being of particular concern.

### *Open Space*

Lynn is fortunate to have Lynn Woods, a large regionally significant landscape, as the cornerstone of its municipal open space system. Lynn Woods is a multi-purpose landscape that includes natural and historic resources. It functions as watershed land and is used for active and passive recreation. Lynn also has a number of active recreation areas but they are not well distributed throughout the city and some neighborhoods are underserved. Lynn residents expressed concern that there were not more readily accessible natural landscapes, especially the Saugus River, Lynn's many ponds and some parts of the coastline. This will become increasingly important as the city continues to grow.

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## **PLANNING RECOMMENDATIONS**

Preservation planning is a three-step process: identification, evaluation and protection. Four useful documents to consult before beginning to implement preservation strategies are the Massachusetts Historical Commission's *Survey Manual* and *Preservation through Bylaws and Ordinances*; the Department of Conservation and Recreation's *Reading the Land*; and the Essex National Heritage Commission's *Essex National Heritage Area Plan*. Each publication provides necessary information for the identification, evaluation and protection of the rich cultural heritage of Massachusetts communities. The recommendations that follow are in two parts. General recommendations are listed first, followed by more specific recommendations.

Each community will have to determine the best way to implement the recommendations discussed below. One approach that might help Lynn begin the process is to form a Heritage Landscape Committee, as described in *Reading the Land*.

### **General Recommendations**

Recommendations that apply to a broad range of resources are discussed below. The general recommendations are listed in the order in which they are most logically addressed when applying the three-step preservation planning process as described above. Thus the goal will be to (1) identify, (2) evaluate, (3) protect.

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### ***Inventory of Heritage Landscapes and Other Historic Assets***

The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and historical development. Although Lynn has already done extensive survey work, some of the city's historic resources have not yet been documented, and some of the older inventory forms may be incomplete. All resources that have been recorded in the past should be reviewed, particularly those documented in the 1970s because survey methodology has changed since that time. New procedures are more comprehensive and link properties in a more coherent way than in the past. Thus, using the Massachusetts Historical Commission survey methodology, record Lynn's heritage:

- Document the heritage landscapes identified in the Appendix, beginning with priority landscapes listed in this report and threatened neighborhoods.
- Organize the survey by property type and include a wide range of property types.
- Document unprotected resources first and prioritize by need/threat.

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

A critical step in the inventory process is the evaluation of each resource for listing in the National Register of Historic Places. In all likelihood, documentation provided by further survey will yield information to support additional National Register listings in Lynn. Therefore, develop a National Register listing plan taking into consideration a property's significance, integrity and vulnerability. Properties that are in need of recognition in order to advance preservation strategies should be given priority.

### ***Neighborhood Character***

Nearly all preservation strategies address neighborhood character in some manner. As described above, thorough documentation on MHC inventory forms is an important first step in the preservation planning process, followed by National Register listing where appropriate. Lynn already has a demolition delay ordinance that is an important tool for preserving historic neighborhoods. Two preservation tools that are particularly applicable to Lynn's historic neighborhoods are local historic district designation (MGL Chapter 40C) and neighborhood conservation district designation. Both types of districts recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. Each type of district is a local initiative, adopted by a 2/3 vote of the City Council, and administered by a district commission, appointed by the Mayor. The strongest form of protection for the preservation of historic resources is local historic district designation, while neighborhood conservation districts are less restrictive but still embrace neighborhood character.

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- Publicize all demolition requests (including abutter notification) to reinforce the value of local historic resources.
  - Determine whether historic neighborhoods such as the Diamond District, Glenmere, Gold Fish Pond neighborhood, and the Highlands would be appropriate local historic or neighborhood conservation districts. Areas with a high level of historical significance and integrity should be considered as potential local historic districts, while neighborhood conservation districts would be more appropriate for residential neighborhoods that may have less integrity and where more flexibility is needed.
  - Adopt a local historic district ordinance to preserve neighborhood character by regulating design of historic features. Designate historically significant neighborhoods as local historic districts to preserve individual properties as well as neighborhood character. In a local historic district, any proposed changes to exterior architectural features visible from a public right-of-way are reviewed by the locally appointed historic district commission.
  - Alternatively, pass a neighborhood conservation district ordinance. Neighborhood conservation districts are special areas that are preserved by regulating scale, massing and materials of additions and new construction. Such districts may be the most appropriate way to preserve the land use pattern of an area where there are changes in materials but the overall size, scale and orientation of structures within the heritage landscape are retained.

### ***Funding of Preservation Projects***

Funding for preservation projects is an important aspect of implementing preservation strategies. In recent years, the ENHC has maintained a small grants program for Essex County communities. In addition, both the MHC and the DCR have had funding programs to assist communities in preservation related issues including:

- Survey and Planning Grants administered by the MHC support survey, National Register and preservation planning work.
- The Massachusetts Preservation Projects Fund (MPPF) administered by the MHC funds restoration and rehabilitation projects.
- The Historic Landscape Preservation Grant Program (HLPGP) administered by DCR funds planning, rehabilitation, education and stewardship projects focused on historic landscapes, including cemeteries.

Funding for state programs varies from year to year. When planning Lynn's 's heritage landscape inventory program, contact relevant agencies to determine whether funding is available.

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Cities that have adopted the Community Preservation Act (CPA) find it to be an excellent funding source for many heritage landscape projects; however Lynn first would have to adopt the Act. While tricky to pass in lean economic times, the number and types of projects that are benefiting across the Commonwealth is worthy of consideration. The CPA establishes a mechanism by which towns can develop a fund dedicated to historic preservation, open space and affordable housing. Funds are collected through a .5% to 3% surcharge on each annual real estate tax bill. The Commonwealth has established a dedicated fund which is used to match the municipality's collections under the CPA.

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters partnerships among historic preservationists, conservationists and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources; at least 10% must be used to protect open space; and at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the town believes are appropriate and beneficial to the municipality. Information about the CPA can be found at [www.communitypreservation.org](http://www.communitypreservation.org).

### **Specific Recommendations**

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

Each of the four burial grounds identified by the community poses a unique challenge. Friends Burying Ground, which is privately owned, is in the worst condition and is considered the most threatened of the four. It is in the Diamond Historic District, which is a National Register District. However, National Register status does not provide a framework for preservation, which is the next step.

- Identify legal owner of Friends Burying Ground and other stakeholders (such as active Quakers, descendants of those buried there, neighborhood groups) who may have an interest in preservation of the burial ground.
- Prepare preservation and management plan for burying ground, taking into consideration repair of stone markers, stone walls and iron fencing, removal of invasive growth and maintenance of plant materials.

Pine Grove Cemetery, which is municipally owned, is a well-designed mid-19<sup>th</sup> century rural cemetery that has been determined eligible for listing on the National Register by the MHC. Several conservation projects have already been undertaken on significant monuments.

- Prepare National Register nomination for Pine Grove Cemetery.
- Prepare preservation and management plan for cemetery, taking into consideration repair of headstones and monuments, perimeter walls

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and fencing, removal of invasive growth and ongoing maintenance of plant materials.

Western Burial Ground, which is municipally owned, is already listed on the National Register as part of the Lynn Common NR District. However, it is in poor condition and a plan is needed to provide a framework for preservation.

- Develop a preservation and management plan for Western Burial Ground, taking into consideration repair of stone markers, stone walls and fencing, repair of ironwork, removal of voluntary growth and on-going maintenance of plant material.

Eastern Burial Ground, which is municipally owned, may be eligible for listing on the National Register.

- Consult with MHC to determine whether Eastern Burial Ground is eligible for listing on the National Register either individually or as part of a larger district. If eligible prepare National Register nomination.
- Prepare preservation and management plan for burial ground, taking into consideration repair of headstones and monuments, perimeter walls and fencing, removal of invasive growth and ongoing maintenance of plant materials.

### ***Downtown***

Like many Essex County cities, Lynn faces challenges that would alter the character of its downtown area. These involve demolition or alteration of character defining historic buildings, deteriorated streetscape, and impacts of heavy traffic through some downtown areas.

- Consider establishing a local historic district for the Common area and a neighborhood conservation district for the Central Square area.
- Consider a design review committee that would develop design guidelines and have an advisory role over new design including demolition in the downtown area.

### ***Saugus River and Sluice Pond***

The Saugus River is a regional resource with multiple values. Sluice Pond is part of the Cedar Brook drainage system that flows through the eastern part of the city.

- Identify land use and landowners of parcels that border the banks of the water bodies.
- Develop prioritized plan to purchase access points or to enhance existing access points.

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- Work with Saugus and Revere to enhance quality of the water bodies and improve their banks.



## **CONCLUSION**

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

Distribution of this Reconnaissance Report to the municipal land use boards and commissions will assist in making this one of the planning documents that guides Lynn in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly Lynn's Historical Commission, Office of Economic Community Development and Conservation Commission. It also is advisable to present this information to the City Council and the Mayor, the co-applicants to the Heritage Landscape Inventory program on behalf of the city. Finally distribution of the report to neighborhood associations and any other preservation minded organizations, such as the Lynn Museum & Historical Society will broaden the audience and assist in gathering interest and support for Lynn's heritage landscapes.

**APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY**

This list was prepared as a summary of the Heritage Landscape Identification meeting held in Lynn on June 24 and follow-up fieldwork on July 6, 2004. This is a working list and can be updated by the community. **There may be other heritage landscapes that were not identified at the HLI meeting noted above.** The chart has two columns, the name and location of the resource are in the first, notes about the resource are in the second. Landscapes are grouped by land use category. Abbreviations used are listed below.

CR = Conservation Restriction      NR = National Register  
 LHD = Local Historic District      PR = Preservation Restriction  
 \* = Priority Landscape

<b>Burial Grounds and Cemeteries</b>	
<i><b>Eastern Burial Ground</b></i> * 85 Union Street	Established 1813. Also known as Union Street Burial Ground. Circa 1930s era rubble wall along Union Street.
<i><b>Friends Burying Ground</b></i> * 72 Silsbee Street	Established 1722, also known as New Light Cemetery and Meeting House Lot. Small privately-owned burial ground, not well known, in very poor condition. Located in Diamond NR District, not very visible.
<i><b>Pine Grove Cemetery</b></i> * 155 Boston Street	Established 1850, Henry A.S. Dearborn (designer of Mount Auburn Cemetery) involved inlaying out Pine Grove. Good example of rural cemetery, not on NR.
<i><b>Western Burial Ground</b></i> * Market Square	Established 1737. Municipally owned burial ground, located adjacent to Market Square in Lynn Common NR District.
<b>Commercial / Civic</b>	
<i><b>Central Square Historic District</b></i> * Central, Munroe, and Union Sts	Central Square area is NR District. Area contains important historic buildings but is dominated by overhead railroad structure. City is working on streetscape and trying to find creative uses for the arcade area under the tracks.
<i><b>Common Area</b></i> *	Lynn Common was established 1706 as a training field. Important civic area, includes major public buildings. Issues: heavy traffic, changing character. Common and surrounding buildings are NR district.
<i><b>Sagamore Hill Area</b></i> Nahant & Broad Sts.	Sagamore Hill area was used by Native Americans. Potential for archaeological resources? Area includes Washington Square, a small well-planted park with 1895 George T. Angell memorial horse trough across from Central Congregational Church and tercentennial sign describing history of the area. Lynn Home for Young Women also located in this area.

<b>Industrial</b>	
<b><i>Durkee-Mower Building</i></b> 2 Empire Street	The Durkee Mower building and warehouse, sometimes called the "house of fluff" (as the home of Marshmallow Fluff) is now owned by a NY firm but still headed by a member of the Durkee family. The company was listed in the 1931 street directory as marshmallow manufacturers.
<b><i>General Electric Riverworks Plant</i></b> Western Avenue	Large industrial plant along north side of Saugus River. Bldg. 37 North is where the first American jet aircraft engine was researched and constructed. Jet propulsion became a specialty of the Lynn Works after WW II.
<b><i>Lynn Waterworks</i></b> Walnut Street	Converted to condos. Two lots have been sold at the back of the property.
<b><i>Mill Buildings</i></b> Downtown Lynn	Most downtown mill buildings are no longer involved in manufacturing, many are mixed use including housing, some are vacant.
<b>Natural Feature</b>	
<b><i>Cannon Rock *</i></b> Range Heights Rd	Also known as Phaeton Rock, glacial erratic near Range Heights Road.
<b><i>Flax Pond</i></b> Broadway	5.5-acre neighborhood park with designated great pond as central feature. Studies have addressed ways to improve water quality including algae and invasive plant controls. Part of the Cedar Brook drainage area.
<b><i>Lynn Harbor and Waterfront</i></b>	Boat access, passive recreation, scenic vistas. Water quality is poor in Lynn Harbor, limiting water-based recreation. Shoreline east of Nahant is state-owned reservation with shore walk and beach access. Adjacent parkways recently listed on NR.
<b><i>Saugus River/ Rumney Marsh *</i></b>	Regionally significant landscape that includes river and adjacent inland and coastal wetlands. Also located in Saugus and Revere. Large portion of riverbanks are state-owned Rumney Marsh Reservation. Lynn Marshes at confluence of Saugus River and Pines River recognized as environmentally important site.
<b><i>Sluice Pond *</i></b> Lynnfield Street	Large Pond east of Lynn Woods. Only a small portion of the shoreline near Briarcliffe Lodge is publicly owned.
<b>Open Space</b>	
<b><i>Barry Park</i></b> Boston Street	15.2 acres, active recreation area. Also known as Little River Playground. Olmsted firm involved in early planning of park.
<b><i>Frasier Field</i></b> Western Avenue	Circa 1930s baseball park and football stadium. Site also includes the historic Manning Bowl football stadium which is proposed for demolition.
<b><i>Gallagher Playground</i></b> Ontario Street	15.9 acre park near Pine Grove Cemetery used for active recreation.

<b><i>G.E.A.A. Field</i></b> Summer Street	12-acre park run by General Electric Employees Athletic Assn. (private), one of first lit ball fields. Needs more exposure.
<b><i>High Rock Reservation *</i></b>	Original 3.1-acre reservation with recent additions listed on NR, recently rehabbed. Includes Tower and High Rock Stone Cottage. Part of Highlands neighborhood.
<b><i>Keaney Park</i></b>	20.9-acre active recreation area adjacent to English High School in central Lynn. Also known as Memorial Park and the Meadow, Olmsted connection.
<b><i>Lynn Woods Reservation</i></b> Pennybrook Road	NR . 2,100-acre natural, watershed and recreational resource, acquired by city in 1890. Olmsted firm involved in early planning of reservation. Includes Gannon Golf Course.
<b><i>Watershed properties</i></b>	Lynn's water supply system was established in 1870. It includes ponds in Lynn Woods and also in Saugus and Lynnfield with a connecting link to the Ipswich River in North Reading.
<b>Residential / Building</b>	
<b><i>Fay Estate</i></b> Western Avenue near Buchanan Bridge	The original Fay Estate was 500 acres. On its northwestern boundary is Spring Pond, which is part of the town of Peabody's water supply. The historic mansion was torn down in 1916 and the area was developed for housing. Four buildings remain, all now renovated and used as private homes: the servants' quarters, the laundry, the carriage house and the gatehouse.
<b><i>Dame/Owen House</i></b> Green Street	Next to Historical Society. Sometimes referred to as home of astronomer Mariah Mitchell. It was owned by Mitchell's brother-in-law and was the house she died in. She lived earlier in a house at Shaw's Court.
<b><i>Mary Baker Eddy Home</i></b> 12 Broad Street	Was originally a farm, now a museum. First home owned by Mary Baker Eddy, where she finished writing and published the first edition of her primary work, "Science and Health," in 1875. The house is maintained by the Mary Baker Eddy Library.
<b>Residential / Neighborhood</b>	
<b><i>Brickyard</i></b> Commercial St., Market Street, Lynnway and Common	The original brickyard was located on Shepherd Street. The former industrial site was largely destroyed by urban renewal, although some manufacturing remains, as well as a limited residential area traditionally occupied by Italians. New buildings include a large high rise called Neptune Towers and the vocational technical high school. The Lynn Museum is publishing a book on the history of the Brickyard.
<b><i>Diamond District</i></b> Lynn Shore Drive	NR. Residential neighborhood along Lynn Shore Drive.
<b><i>Glenmere</i></b> Western Avenue and Maple Street	Diverse neighborhood near Lynn English High with curvilinear roads. Includes Lydia Pinkham house and Churchill Place on Maple Street. Much as it was in 1870, but is changing rapidly.
<b><i>Gold Fish Pond Neighborhood</i></b> East Lynn	1.9-acre Goldfish Pond Park has been revived and serves as focal point of compact early 20 <sup>th</sup> century residential neighborhood. Pond is in heart shape with island in the middle and ornamental plantings.

<b><i>Happy Valley</i></b>	Residential neighborhood in Ward 1 near Lynn Woods and Flax Pond. Early 20 <sup>th</sup> century single family homes, many clapboard with brick foundations, gable fronts, Queen Anne.
<b><i>Highlands Neighborhood *</i></b>	Neighborhood around High Rock Reservation located on steep promontory overlooking downtown.
<b><i>Lakeside Neighborhood</i></b>	Views of Flax Pond and Flax Pond Park. Early 20 <sup>th</sup> century clapboard, single family dwellings on brick foundations, many gable fronts, some Queen Anne.
<b><i>Veterans Village</i></b>	Post-World War II residential neighborhood with small-scale three-bay capes with exterior chimneys, very consistent and no intrusions. Hospital adjacent to Veterans Village is old infectious disease hospital. All was part of the old Poor Farm and turned into housing recently – the barn was demolished in 2003 and the house in 2004.
<b><i>Washington Square Nahant &amp; Broad Sts.</i></b>	Area includes Lynn Home for Young Women, small park with 1895 Angell memorial trough. Central Congregational Church is across from park. Tercentennial sign.
<b>Transportation</b>	
<b><i>Buchanan Bridge</i> Western Avenue</b>	Floating bridge carries Route 107 (Western Avenue) over Floating Bridge Pond near Salem.
<b><i>East Saugus Bridge</i> Boston Street</b>	Gateway to Lynn from Saugus. Bridge carries Boston Street over Saugus River. Original bridge built in 1639 was main route from Boston to Salem. Was traveled by major Colonial figures including George Washington and Lafayette. Marshview Park was recently constructed adjacent to the bridge.
<b><i>General Edwards Bridge</i> Route 1A</b>	Gateway to Lynn from Revere and the south, bridge carries Route 1A (Lynnway) over the Saugus River. Named after General Clarence R. Edwards, built in 1935.
<b><i>Lynn Shore Drive</i> Route 1A</b>	Listed in NR, adjacent to Diamond District. State-owned parkway and adjacent walk extending from Nahant to Swampscott. Recently rehabbed, great views of Boston Harbor.
<b><i>Lynnway</i> Route 1A</b>	State-owned parkway extending from Saugus River to Nahant. Adjacent properties are commercial.
<b><i>Magrane Square Traffic Light</i> Western Avenue</b>	One of the oldest extant traffic lights, erected in 1925, located in center of intersection.
<b><i>Range Heights Road</i></b>	Historic roadway with adjacent stone wall, which is being gradually dismantled.