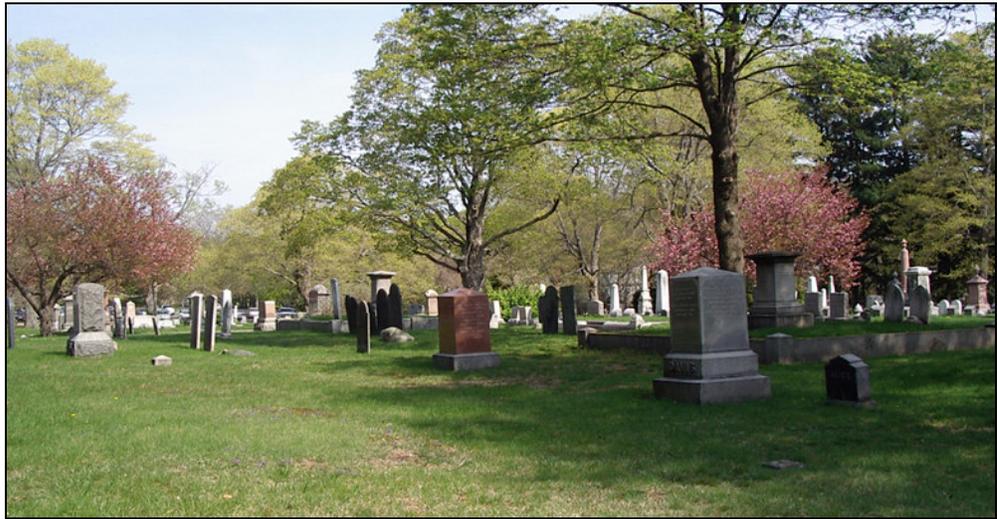


LEXINGTON RECONNAISSANCE REPORT

FREEDOM'S WAY LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



Massachusetts Department of Conservation and Recreation

Freedom's Way Heritage Association

PROJECT TEAM

Massachusetts Department of Conservation and Recreation

Jessica Rowcroft, Preservation Planner
Division of Planning and Engineering

Freedom's Way Heritage Association

Mary Whitney, President
Marge Darby, Chair, Advisory Committee

Project Consultants

Shary Page Berg
Gretchen G. Schuler

Local Project Coordinator

Richard Canale

Local Heritage Landscape Participants

Susan Bennett
Richard Canale
Eileen Entin
Bebe Fallick
Marilyn Fenollosa
Angela (Jere) Frick
David Kelland
Stewart Kennedy
Alan Lazarus
Marianne Lazarus
Wendy Manz
Maryann McCall-Taylor
Dawn McKenna
Keith Ohmart
Richard Pagett
Gerald Paul
William Scouler
Jerry Van Hook, FWHA
Rita Walsh, FWHA

June 2006

Cover Photographs

Munroe Cemetery
Sanderson House
Minuteman Bike Path

CONTENTS

Introduction	1
Lexington History	2
Priority Heritage Landscapes	3
Battle Road Corridor	
Cottage Street Neighborhood	
Cotton Farm	
Historic Cemeteries	
Munroe Cemetery	
Old Burying Ground	
Robbins Cemetery	
Journey's End	
Lot 1, Middlesex County Hospital/Western Greenway	
Norris Farm	
Oxbow Lane/Colonial Cart Path	
Tower Park Area	
Critical Concerns	12
Landscape Stewardship	
Regional Landscapes	
Scenic Roads	
Existing Resource Documentation and Planning Tools	13
Inventory of Historic and Archaeological Assets	
State and National Registers of Historic Places	
Planning Documents and Tools	
General Preservation Planning Recommendations	15
Inventory of Heritage Landscapes	
National Register Program	
Preservation Plan	
Downtown and Neighborhood Character	
Scenic Roads	
Funding of Preservation Projects	
Conclusion	20
Appendix: Heritage Landscapes Identified by Community	22

INTRODUCTION

The Freedom's Way Heritage Association includes 37 Massachusetts communities that are linked by historic events that helped to shape America's democratic form of governance and the intellectual traditions that underpin American freedom, democracy, conservation and social justice. Freedom's Way communities extend from Arlington on the east to Winchendon on the west. They represent a wide range of cities and towns, each shaped by the relationship between nature and culture.

Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. 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. The 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 or an important river corridor. To this end, the Massachusetts Department of Conservation and Recreation (DCR) and the Freedom's Way Heritage Association (FWHA) have collaborated to bring the Heritage Landscape Inventory program (HLI) to communities in the Freedom's Way area. 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 and refined in Essex County. It is outlined in the DCR publication *Reading the Land* which has provided guidance for the program since its inception. In summary, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-FWHA consulting team. The LPC organizes a heritage landscape identification meeting at which interested residents and town officials offer community input by identifying heritage landscapes. This meeting is followed by a fieldwork session including the consulting team and the LPC, often 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 this Reconnaissance Report, prepared for each participating community. It outlines the history of the community; describes the priority heritage landscapes; discusses planning issues identified by the community; identifies planning tools available in the community; and concludes with preservation recommendations. A list of all of the heritage landscapes identified by the community is included in the Appendix.

LEXINGTON HISTORY

Native American trails passed through the Lexington area, which was probably used for hunting and gathering but to date has not been documented as a primary Native American settlement. Some evidence of campsites in the Middle and Late Archaic Periods (8,000-3,000 B.P.) has been found.

The first European settlers came from Cambridge and Waltham. Originally a part of Cambridge, Lexington was set off as a precinct in 1691 and was incorporated as a town in 1713. The economy was initially based on farming and grazing, with a mill site at East Lexington by the mid-17th century. Peat was harvested in the Great Meadows area for local fuel consumption. The town center was formed by the late 17th century and some First Period houses still survive. Massachusetts Avenue was a major early transportation route. The rest of the road system developed in a radial pattern from the town center.

On April 19, 1775 Lexington became nationally known for its role in the Revolutionary War. After the war Lexington became more active as a trade and transportation hub with a compact village center, outlying agricultural areas and gradually improved road system. The economy diversified with the addition of small industries. Some Federal Period houses remain, both high style and vernacular buildings.

In the first half of the 19th century Lexington remained a farming community with small-scale industries and trade at the town center and in the village of East Lexington. Fur dressing was a major industry, with four factories in operation at one time. Other early 19th century industries included two sawmills, a gristmill and a spice mill. Boot and shoe production were popular home industries.

The road system was improved in the mid-19th century. Arrival of the railroad in 1846 made access to Boston easier and brought new residents to Lexington. Farmers became increasingly involved in specialty market gardening and milk production. Industrial activity remained small-scale. Many of the town's noteworthy civic structures date from the mid to late 19th century including the original railroad depot, Victorian churches, industrial buildings and two neighborhoods of architect-designed houses.

Agriculture declined by the mid-20th century, with greatly increased residential development in the second half of the century, including several clusters of architect-designed modern housing. Concord Turnpike (Route 2) was built in the 1930s to by-pass Lexington Center. The Bicentennial brought higher visibility to Minute Man National Historical Park and a strong interest in history.

The population remained under 1,000 during the Colonial Period, reached 2,549 in 1855 and fluctuated during the latter part of the 19th century. In 1905 nearly a quarter of the population was foreign born, with residents from Ireland, Nova Scotia and England. During the early 20th century the population grew rapidly, reaching over 13,000 by 1940. Today it is approximately 34,000.

PRIORITY HERITAGE LANDSCAPES

Lexington's Heritage Landscape Identification meeting, attended by residents, some representing town boards and local non-profit organizations, was held on April 11, 2006. During the meeting participants 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 the issues relating to its preservation. Based on the information gathered, community members identified a group of priority 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. These landscapes, which are listed alphabetically, represent a range of scales and types of resources. The descriptions and recommendations included here are an initial step in identifying resources valued by the community and suggesting action strategies. A field visit by the consultants and several Lexington residents was made to the key sites in May. Approximately 18 residents participated directly in the two events, and many other residents were involved in the preparation of the application, in the identification of the preliminary landscape list, and in the subsequent evaluation.

Battle Road Corridor

The events of April 19, 1775 are an important historic theme for the nation. Over one million visitors per year come to see firsthand the areas where the American Revolution began. Adjacent communities within the Freedom's Way Heritage Area - Arlington, Lexington, Lincoln and Concord - have banded together to work towards having the Battle Road designated a Scenic Byway. The National Park Service has also been an important partner in this effort. This designation would highlight the significance of the remarkable group of historic resources associated with this seminal event in American history as well as the early years of the community. Organizers of the Scenic Byway proposal, who represent a variety of town officials and private organizations, hope to use the Heritage Landscape Inventory program as a catalyst for identification of important historic resources along the Battle Road and a forum for public discussion about the benefits of such a designation, as well as a vehicle for inter-community cooperation.

The Battle Road in Lexington, originally called Concord Road, is now known as Massachusetts Avenue. Cultural resources along the Battle Road generally fall into three categories. **Witness properties** have a direct connection to the events of April 19, 1775 as features that were present at the time of the battle. **Commemorative features** are objects such as plaques and memorials along the Battle Road that document or celebrate some aspect of Revolutionary War history. **Other sites of interest** are natural or cultural resources along the Battle Road corridor that contribute to an understanding of Lexington's history, natural resources or scenic qualities. Key witness properties are listed below from east to west. A more complete description of historic features along the Battle Road can be found in the Lexington Historical Society's publication *Birthplace of*

American Liberty. Most of the area along the Battle Road is listed in the National Register and/or is in local historic districts. See the Appendix for details regarding specific properties.

John Mason House – First Period house located across from Munroe Tavern with later Federal style modifications.

Sanderson House – Rare surviving First Period house, in LHD next to Munroe Tavern. Privately-owned. Exterior is protected, including land around it.

Munroe Tavern – Munroe Tavern was built in 1695 by Ebenezer Nutting and later owned for many years by the Munroe family. On April 19, 1775 General George Percy used the tavern as his headquarters and as a hospital for British troops. President George Washington visited the site in 1789. The tavern was donated to the Lexington Historical Society in 1911 and is operated as a museum.

Buckman Tavern – The Buckman Tavern, built in 1709, served as the rendezvous point of the Minutemen on the morning of the Battle of Lexington. It remains much as it appeared in 1775. The town purchased the tavern in 1913 and leased it to the Lexington Historical Society, which continues to operate it as a museum.

Battle Green – Lexington's Colonial common and parade ground was the site of an important battle between American and British troops on April 19, 1775. It has become a focal site along the Battle Road for town residents and tourists alike. The Battle Green includes several monuments and other commemorative features including the Kitson Minuteman sculpture and the Revolutionary Monument, the oldest war memorial in the country, under which are buried the remains of the Lexington Minutemen who were killed in the battle.

Munroe House – The Marrett and Nathan Munroe House, located opposite the Battle Green, was built in 1729. Nathan Munroe was one of the Minutemen who fought on April 19. The house was moved slightly and restored in 1915. Today it is a private residence.

Harrington House – The Harrington House is located adjacent to the Lexington Green. On April 19, 1775, Lexington Minuteman Jonathan Harrington, Jr. (30) was shot in the battle, and then dragged himself home where he died at the feet of his wife. Today it is a private residence.

Hancock-Clarke House – In 1698 this was the home of the Reverend John Hancock. On April 18, 1775, John Hancock (a descendant) and Samuel Adams spent the night here after attending meetings of the Provisional Congress. It is now owned by Lexington Historical Society and operated as a museum.

Old Burying Ground – The Old Burying Ground, established in 1690, lies northwest of the Battle Green. It contains the remains of Lexington Minutemen who survived April 19, 1775 and died later, as well as a British soldier. The burying ground is also addressed below under cemeteries.



Lexington has numerous historical markers and memorials associated with events along the Battle Road. Some of these are the tercentennial markers that date back to 1930 and have a distinctive historic character of their own or contain information that may not be well-known today. Other sites along the Battle Road that were identified as heritage landscapes are included in the chart in the appendix with an annotation that they are along the Battle Road.

Recommendations

The organizers of the Scenic Byway proposal will need to continue to involve all relevant groups within town government (Planning Board, Historical Commission, Historic Districts Commission, Tourism Committee and Department of Public Works) as well as other organizations such as the National Park Service, MassHighway, Lexington Historical Society, tourism advocates, property owners and local legislators.

- Review existing Mass Historical Commission inventory forms for pre-1775 properties along the Battle Road and update as needed. Prepare new MHC inventory forms for undocumented historic resources along the Battle Road, including monuments and memorials. Prepare a thematic MHC area form that encompasses the entire length of the Battle Road in Lexington.
- Make a listing of all remaining witness houses. Document any undocumented houses.
- Conduct a design charette or feasibility study, possibly in conjunction with Arlington, Lincoln and Concord, to build consensus about methodology, goals and priorities for the Scenic Byway designation.
- Consider a Battle Road Overlay District that would address broad issues of scenic and historic character along the entire length of the Battle Road.

-
- Continue a program of public outreach and communication to community members regarding the Scenic Byway designation. Develop legislative support for designation of a Scenic Byway at the state and federal levels.

Cottage Street Neighborhood

The Cottage Street neighborhood is a cohesive mid- to late-19th century neighborhood of small-scale worker housing on small lots. It includes houses on Cottage Street, Woburn Street and Vine Street. The location just east of downtown and its proximity to the bikeway make this a desirable area. As in many small older neighborhoods, there is considerable pressure to tear down older homes and combine lots to create large new houses that are out of scale with the neighborhood.

Recommendations

The Historical Commission is in the best position to take a leadership role in promoting the preservation of this neighborhood, which has been documented on an MHC area form. To preserve the integrity of this architecturally and historically significant neighborhood:

- Prepare a National Register Nomination for the Cottage Street neighborhood.
- Develop a study report to consider a neighborhood architectural conservation district, which is a preservation strategy to preserve the neighborhood character. See **Downtown and Neighborhood Character** in General Preservation Planning Recommendations for details on adopting a neighborhood architectural conservation district bylaw.
- Develop rehabilitation standards to assist property owners in preserving character defining features of these architecturally significant properties.

Cotton Farm

The Cotton Farm is a very visible property along Marrett Road that includes a mid-20th century house and small orchard with wetlands and woodlands at the rear of the property. The primary significance of this parcel is as a link to an important open space corridor in the eastern part of town.

Recommendations

The Conservation Commission is the appropriate agency to take the lead on preserving options for preservation of the backland associated with this property.

- Work with owner to explore options for preservation of backland, such as a conservation restriction.
- Work with owner to explore easement along the cart path from the north end of the property to Clarke Middle School.

Historic Cemeteries

Lexington has three historic cemeteries, all under town ownership. They were identified collectively as a priority landscape. All three are listed in the National Register as part of historic districts. In addition, the Battle Green contains a single burial plot, where seven of the six men who died during the April 19 battle are buried.

Munroe Cemetery – Located east of Lexington Center between Massachusetts Avenue and the bikeway, Munroe Cemetery was established in 1831. It is 6.73 acres and includes a range of 19th and 20th century headstones and monuments as well as an iron picket fence and attractive plantings of mature trees.

Old Burying Ground – Located northwest of the Battle Green, the Old Burying Ground is the oldest (established 1690) and smallest (1.4 acres) of Lexington's historic cemeteries. Most of the headstones are slate, with a few monuments and tombs. Many of the headstones may have been relocated at some point in the past as they are in a circular pattern rather than the more rectilinear pattern that would have been likely during Colonial times.

Robbins Cemetery – This small burial ground in East Lexington was established in 1792. It is not as well known as the other two historic cemeteries.

The primary issue at all three cemeteries is stone conservation, as all have stones that have fallen, are leaning or are broken. Some of these represent a safety hazard to cemetery users, especially at Old Burying Ground where visitation is heaviest. The DCR publication *Preservation Guidelines for Municipally Owned Historic Burial Grounds and Cemeteries* provides guidance on developing preservation plans for burial grounds, including identification and evaluation of the resources as well as preservation strategies. Using this guide the Lexington Historical Commission should:

- Update MHC inventory forms for each of the three historic burial grounds.
- Consider establishing a cemetery commission to provide oversight for historic burying grounds, as well as for Westview Cemetery.
- Work with Historical Society to prepare history and tour brochures for cemeteries linking burial stones with historic houses or events that occurred in Lexington and along the Battle Road.
- Work with the Department of Public Works which maintains the cemeteries to develop a preservation and management plan for each town-owned burial ground taking into consideration repair of stone markers, stone walls and fencing related to cemeteries, repair of iron work, removal of invasive growth, ongoing maintenance of plant material. Community Preservation funds are an excellent way of funding such a plan.

Journey's End

Journey's End, located at 110 Shade Street, was the home of J. Willard Hayden, who organized The Pageant of Lexington in 1915 to commemorate a century of peace between the United States and England. This took place at the pond which was part of the original property. The present Journey's End is the second house that architect Willard Brown designed for Hayden on his extensive site which was eventually reduced to the present 6.9-acre site. The first house, built in 1906, burned. The present house, completed in 1937, is a large Spanish Colonial house on a well-landscaped lot set well back from the street and surrounded by a stone wall. The house occupies the highest elevation of the site and the land falls off sharply to the rear. The property is in private ownership and its owners are currently pursuing subdivision plans. Journey's End is listed in Lexington's Comprehensive Plan as one of eight sites identified in the "critical preservation" category.



Recommendations

The Planning Board, the Historical Commission and the Conservation Commission may all have a role to play in preserving this property, working in conjunction with other town agencies, possibly non-profit organizations and the owners.

- Use demolition delay bylaw and a cluster zoning or flexible zoning bylaw as tools to explore creative options for preserving the house and setting, while also meeting owner's objectives.

Lot 1, Middlesex County Hospital

Lexington residents are particularly concerned about preserving Lot 1 of the former Middlesex County Hospital as conservation land. The parcel, which is owned by the Commonwealth, is located between Concord Avenue and Trapelo Road west of Walnut Street. It is 54 acres, with 49 acres in Lexington. Lot 1 is one of the few remaining undeveloped parcels and is pending disposition by the state. It includes a section of the old Oxbow Road (see below) known as Ricci's Lane, which is an important historic roadway lined with stone walls. Lot 1 has two healthy meadows and high quality pine and oak/hickory stands, and includes at least four certified vernal pools. There are also remnants of foundations and plantings associated with former farms located in this area. This property is known for its native vegetation and wildlife. It is all the more valuable because it is a key parcel in the northwestern portion of the Western Greenway, an open space project linking properties in Lexington, Waltham and Belmont, including parts of Hobbs Brook and Beaver Brook. It is being nurtured by Friends of the Western Greenway, an umbrella organization created by the Waltham Land Trust, CLC, Belmont Citizens Forum, Lexington Conservation Stewards, Belmont Land Trust and Mass Audubon. Some of the land in this six-mile corridor is already preserved.

Recommendations

The Western Greenway project is an excellent example of the benefits of inter-community cooperation. Much has already been accomplished by the collaborative efforts of municipalities and non-profit organizations working together. A unique aspect of Lot 1 is its combination of natural and cultural resources, which provides an opportunity to expand the coalition to include the Lexington Historical Commission.

- Document the undocumented Lexington portion of Lot 1 on an MHC inventory form, particularly the remnants of Oxbow Road and foundations along the road edge. Use this understanding of the history to support the case for preserving this unique historic resource. Work with Western Greenway coalition to preserve this area.
- Work together with all concerned groups, particularly state officials to preserve Lot 1. One option may be to consider transferring the property ownership from DCAM to DCR or other land conservation entity.

Norris Farm

The Norris farm, located at 39 Highland Avenue at the junction of Highland Avenue and Washington Street includes a late 19th century farmhouse, barn and five acres of wooded land adjacent to the Vine Brook Conservation Land. The property contains both natural and cultural resources and is a critical open space connector in the eastern part of town. There are no protection plans in place. The property is identified as "highly sensitive - open space residential" in the town's 2002 Comprehensive Plan.



Recommendations

The Conservation Commission is the appropriate agency to take the lead on exploring options for preservation of the land associated with this property while the Historical Commission could play a role in helping to preserve the house and barn, which were two of the first buildings on Munroe Hill.

- Ensure that the house, barn and other built features are sufficiently documented on an MHC inventory form. Work with owner to explore feasibility of a preservation restriction or other options that would assure that the house and barn are preserved.
- Work with owner to explore land conservation options for the wooded portions of the site. Consider use of CPA funds to acquire the land or conserve by applying a conservation restriction.

Oxbow Lane/Colonial Cart Path

Remnants of an ancient colonial road still exist in the southwestern part of Lexington and in adjacent communities. The Oxbow Road was built in the 1660s to connect the settlers in Concord to Boston via a ford on the Charles River at Watertown. It was an old Native American route that extended along Mill Street, Stage Road, Lincoln Street, Shade Street, Cutler Farm in Hayden Woods, Concord Road and Ricci's Lane to Bow Street in Waltham and on to Watertown. This historic cart path was a major east/west route prior to Massachusetts Avenue. While some sections of the road are no longer evident in the landscape, road traces can still be found in other places. Lexington residents are most concerned about the section called Ricci's Lane, which runs through the property known as Lot 1 of the old Middlesex County Hospital campus. This undeveloped area retains its rural agricultural character with stone walls along

the historic roadway and remnants of historic houses, barns and plantings. Lot 1 was also identified as a significant open space parcel by itself. Its importance is even more critical because it is part of the Western Greenway (see above).



Recommendations

In *Tracing the Past in Lexington*, E.B. Worthen provides an overview of the history and route of the old Oxbow Road. The Lexington Historical Commission is the municipal agency with responsibility for documenting and preserving the community's historic resources.

- Document the undocumented Lexington part of Oxbow Road on an MHC inventory form, particularly the relatively intact section located on Lot 1. Use this understanding of the road's history to build a case for preserving this unique historic resource. Work with the Western Greenway Coalition to urge preservation of this area. Documentation should also include the portions of the road that headed toward what are now Pleasant Street and Wilson Farms, as well as the Old Shade Street and Shade Street portions.

Tower Park Area

The former Tower Estate located on Massachusetts Avenue in East Lexington now includes important civic, institutional, historic and open space properties that form an important gateway to Lexington Center from the east. On the north side of Massachusetts Avenue is Tower Park, an eight-acre park of rolling green lawn backed by forest that was donated to the town by the Tower family. Adjacent to it on the north is the bikeway, with Seasons Four-Shemin Nursery beyond. On the south side of Massachusetts Avenue is the National Heritage Museum complex at 33 Marrett Road, which also includes various 20th century buildings associated with the Masonic Order. The extensive area includes a variety of 20th century buildings in a well-landscaped campus-like setting. The

Cotton Farm, another priority heritage landscape, is located a short distance to the southwest along Marrett Road.

Pelham Road, south of and perpendicular to Massachusetts Avenue, is the site of several other large properties that were also part of the former Tower Estate. The institution referred to locally as the Grey Nuns is a former convent that has now been converted to assisted living for senior citizens known as Youville Place Assisted Living at 10 Pelham Road. An important aspect of the development is a 150' easement established along the Massachusetts Avenue frontage providing a permanent open space buffer. Other large institutions along Pelham Street include the Armenian Sisters Academy at 20 Pelham Road and the Meadowridge Pelham Academy at 13 Pelham Road.

The western portion of the Tower Park Area contains several historically significant witness houses: Munroe Tavern, Sanderson House and Mason House as well as Tavern Lane, a secondary road.

Recommendations

All these institutions are located on large lots that contribute to the rural character of the area. While all appear to be relatively stable at this point, institutions by their very nature are subject to change. Since the value of this area is based on both natural and cultural resources, the Conservation Commission, Historical Commission and Planning Board should work together with the institutional owners to develop a strategy for preserving the general character of this area.

- Document the large institutional properties on MHC inventory forms, include landscape features as well as buildings. Use this understanding of the area's history to build a case for preserving this scenic area, particularly the view from Massachusetts Avenue

CRITICAL CONCERNS

In addition to the priority landscapes listed in the previous section, residents also identified critical concerns related to heritage landscapes and community character. These are town-wide issues that are linked to a group or category of heritage landscapes, not to a particular place. They 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.

Landscape Stewardship

Lexington has a long tradition of stewardship of natural resources that includes town agencies as well as non-profit groups and private individuals. It has written management plans for many town-owned properties. A particular concern articulated at the heritage landscape meeting was the disappearance of the

historic meadow landscapes, especially noted were the Wright and Busa Farm lands.

Regional Landscapes

Resources shared by several communities include Arlington Reservoir, Battle Road, Great Meadow, Metropolitan State Hospital, Middlesex County Hospital and Minuteman Bikeway. In general there has been good communication and cooperation on most issues to date. Lexington will need to remain alert to opportunities that involve cooperation of several communities and may wish to take a leadership role as it has with the Battle Road Scenic Byway proposal.

Scenic Roads

Roads are the public face of Lexington, the threads that tie the community together and the corridors from which the landscape is viewed. Much of Lexington's road system dates back to the Colonial period when roads were laid out for travel by foot or on horseback. Some of Lexington's roads still reflect their original alignment, width and corridor characteristics despite the fact that they are now used by fast moving automobiles in increasing volume.

While each road is slightly different, the primary elements of the road corridor are the alignment, roadbed, trees and stone walls. In addition, the view of adjacent fields, ponds, hills and historic buildings from the roadway plays a critical role in defining rural character. Roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel requirements as the only consideration. Lexington has not yet adopted the Scenic Roads Act (MGL Chapter 40-15C). Information on documenting and preserving **scenic roads** as well as the land along the roads is included in the General Preservation Planning Recommendations section of this report

EXISTING RESOURCE DOCUMENTATION AND PLANNING TOOLS

Lexington already has important planning tools in place to document current conditions within the town; identify issues of concern to town residents; and develop strategies for action. This section of the Reconnaissance Report identifies existing planning documents and tools that provide information relevant to the Heritage Landscape Inventory program.

Inventory of Historic and Archaeological 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>.

Lexington has an extensive inventory of over 1,000 historic buildings and structures (including some mid-20th century buildings and neighborhoods). The first survey was completed in 1983, with updates in 1998 and 2000.

Lexington has four documented ancient Native American sites dating back to the Middle Archaic Period (8,000-6,000 B.P.) and 16 documented historic archaeological sites. Due to the known information about adjacent communities, as well as the probability of Native American activity in Lexington, it is likely that there will be many more archaeological sites identified in the future.

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.

Lexington has 11 properties that are individually listed in the National Register of Historic Places. There are also four National Historic Landmarks: Buckman Tavern, Hancock-Clarke House, Lexington Green and Minute Man National Historical Park. Lexington also has five National Register districts, overlaying four local historic districts: Battle Green, Hancock-Clarke, Munroe Tavern and East Village. The four districts are contiguous, extending along Massachusetts Avenue, and include a total of about 600 properties. Lexington also has a number of preservation restrictions on individual properties, a reflection of the strong importance that Lexington has placed on preservation for many years. All National Register properties, National Historic Landmarks, local historic districts and properties protected by preservation restrictions are automatically listed in the State Register of Historic Places.

Planning Documents and Tools

Lexington has a long history of innovative planning dating back to the 1920s when it was one of the first communities in Massachusetts to enact a zoning bylaw. The town established its historic districts in 1956 by a special act of the State Legislature, appointed a Town Center Committee in 1964 and a Design Advisory Group the following year.

Recent planning initiatives include the 2002 Comprehensive Plan which addresses land use, natural and cultural resources, housing, and economic development. A key component of the plan is the identification of 35 sites that the town considers vulnerable to development. Several of these were identified as priority heritage landscapes.

Lexington has enacted a six-month demolition delay bylaw but the Historical Commission is interested in exploring options for strengthening and expanding this tool. Passage of the Community Preservation Act in March 2006 provides an important tool for implementing many of the recommendations that can be found in this report.

GENERAL PRESERVATION PLANNING RECOMMENDATIONS

Recommendations pertaining to priority heritage landscapes can be found beginning on page 3. This section of the Reconnaissance Report offers more general recommendations relevant to preserving the overall character of the community that would be applicable to a wide range of community resources.

Lexington's 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. Lexington is also fortunate to have an unusually rich collection of historic resources. The town has taken important steps to preserve its most significant buildings and natural areas by establishing land use regulations that support community goals articulated in the town's planning documents. Lexington is now looking beyond these resources to the other natural and cultural assets that define the overall fabric of the community. Like most municipalities, Lexington is under intense pressure for development. Special places that were once taken for granted are now more vulnerable than ever to change.

Preservation planning is a three-step process: **identification, evaluation and protection**. Four useful documents to consult before beginning to implement preservation strategies are:

- Department of Conservation and Recreation, *Reading the Land*
- Freedom's Way Heritage Association, *Feasibility Study*
- Massachusetts Historical Commission, *Survey Manual*
- Massachusetts Historical Commission, *Preservation through Bylaws and Ordinances*

Recommendations that apply to a broad range of resources are discussed below. The 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.

Inventory of Heritage Landscapes

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 the historical development. Lexington has an extensive inventory of historic resources, some of which was completed in the 1980s. Documentation standards have changed since that time and additional inventory work is needed to further document Lexington's historic resources, especially non-traditional resources such as: additional neighborhoods, barns and other agricultural structures, as well as archaeological sites and landscapes, which are particularly vulnerable to development. Many resources could be documented on

area forms, particularly residential neighborhoods. Thus, using the Massachusetts Historical Commission survey methodology, the Lexington Historical Commission should:

- Compile a list of resources that are under-represented or not sufficiently documented, beginning with the priority heritage landscapes identified in this report.
- Document unprotected resources first, beginning with the most threatened resources.
- Document secondary features on rural and residential properties, such as barns, stone walls and landscape elements.
- Record a wide range of historic resources including landscape features and industrial resources.
- Conduct a community-wide archaeological reconnaissance survey to identify patterns of ancient Native American and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential ancient Native American and historic archaeological sites should be documented in the field for evidence of their cultural association and/or integrity. All survey work should be completed by a professional archaeologist who meets the professional qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00). The Inventory of Archaeological Assets of the Commonwealth contains sensitive information about archaeological sites. The inventory is confidential; it is not a public record (G.L. c. 9, ss. 26A (1)). Care should be taken to keep archaeological site information in a secure location with restricted access. Refer to the MHC article "Community-Wide Archaeological Surveys" which appeared in the Preservation Advocate, Fall 2005 which can be found at the following MHC link:<http://www.sec.state.ma.us/mhc/mhcpdf/pafall05.pdf>.



National Register Program

Lexington has relatively few properties individually listed in the National Register of Historic Places and most were listed some time ago as part of historic districts. Many other properties are undoubtedly eligible. The Lexington Historical Commission should:

- Review the inventory and develop a National Register listing plan taking into consideration a property's integrity and vulnerability. Properties that are in need of recognition and preservation should be given highest priority for listing.
- Work with owners of private historic properties to educate them about the importance of their property, and the possibility of National Register status. If the owners are willing, help prepare the necessary documentation to submit an application.

Preservation Plan

A Preservation Plan would compile a wealth of information relevant to protecting Lexington's heritage by discussing past practices as well as new recommendations. It would expand upon many of the issues raised in this Reconnaissance Report and would provide the Historical Commission with a detailed guide and work plan. The basic strategies – survey and local historic districts– were introduced and completed in Lexington decades ago. However, the historic districts were adopted in 1956 by Special Act, not in accordance with Chapter 40C of the Massachusetts General Laws which was not enacted until 1963. A key element of the preservation plan would address how these efforts could be strengthened.

Lexington's Comprehensive Plan completed in 2002 identifies eight areas as "possible preservation areas" where less restrictive measures than a local historic district might be put in place. They are: Paint Mine Area, Merriam Hill Neighborhood, Parker/Upper Clarke Neighborhood, Follen Hill Neighborhood, Peacock Farm Development, Moon Hill Development, Parker School Vicinity and Five Fields Development. A Preservation Plan can address each neighborhood or area of concern separately taking into account the concerns of the residents of these neighborhoods.

Downtown and 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. Lexington has already implemented two important preservation tools, a demolition delay bylaw and local historic districts. Another preservation tool that is particularly applicable to some Lexington's newer historic neighborhoods is neighborhood architectural conservation district designation. **Neighborhood architectural conservation**

districts are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. They are less restrictive than local historic districts but still embrace neighborhood character. Neighborhood architectural conservation district designation is appropriate for residential neighborhoods where more design flexibility is needed than in local historic districts. The Lexington Historical Commission should:

- Work with MHC staff to determine how a neighborhood architectural conservation district can help to preserve Lexington’s residential neighborhoods and downtown commercial district.
- Work with MHC staff to develop a neighborhood architectural conservation district bylaw that would best suit Lexington’s needs and work with other town groups to publicize the advantages of such a bylaw to the community.
- Explore options for revising the demolition delay bylaw. Consider expanding it to one year to allow more time to negotiate with owners.
- Review the Special Act Historic District bylaw that was written 50 years ago. Determine if revisions are needed to make the bylaw more administratively efficient and responsive to current needs and concerns or to adopt MGL Chapter 40C, the Local Historic District Act, in place of the Special Act.



Scenic Roads

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Lexington residents and visitors alike. Roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel requirements as the only consideration. Lexington has not yet adopted the Scenic Roads Act (MGL Chapter 40-15C). However, the town does have a bylaw that addresses trees in the town roadways’ rights of ways.

Scenic Roads Bylaw would necessitate review and approval for the removal of trees and stone walls within the right-of-way designated roads. In addition to roadway issues, much of what we value about scenic roads – the stone walls, views across open fields and the many scenic historic buildings – is not within the public right-of-way. The preservation and protection of scenic roads therefore requires more than one approach.

- Complete an inventory with descriptions and photo documentation of each of the potential scenic roads in Lexington, including a description of the character defining features that should be retained.
- Adopt a scenic roads bylaw and designate selected roads as scenic. Add design criteria to be considered when approving removal of trees and stone walls. Add other design criteria such as a provision allowing only one driveway cut per minimum lot property fronting on scenic roads. Coordinate procedures between the Department of Public Works and the Planning Board.
- Consider a scenic overlay district that would provide a no-disturb buffer on private property bordering on scenic roads or adopt flexible zoning standards to protect views. Such bylaws could be written to apply to the numbered routes which are not protected under a scenic roads bylaw.
- Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstructions, which address the scenic and historic characteristics while also addressing safety. This is an important public process in which the community may have to accept responsibility for certain costs to implement standards that are not acceptable to projects funded by Mass Highway Department. Such standards should have a section addressing the way in which the local Highway Department maintains roads, for example requiring a public hearing if any new pavement width is to be added to a town road during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted at Town Meeting through a bylaw. In developing policies consider factors such as road width, clearing of shoulders, walking paths and posted speeds. A delicate balance is required.

Funding of Preservation Projects

Funding for preservation projects is an important aspect of implementing preservation strategies. Both the MHC and DCR have had funding programs to assist communities in preservation related issues. The town should investigate which of the following programs are currently funded:

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

Lexington recently adopted the **Community Preservation Act (CPA)** and will find it to be an excellent funding source for many heritage landscape projects; Lexington certainly is aware of the number and types of projects that are benefiting from this funding source across the Commonwealth. Lexington projects eligible for CPA funding could include MHC inventory, National Register nominations, cemetery preservation, open space acquisition and preservation/restoration of public buildings. The town has allocated some of its first year Community Preservation Act (CPA) funding to updating the Open Space and Recreation Plan. It is expected that this inventory will help guide the work process.

Towns, like Lexington, which have a local historic district bylaw, may apply for **Certified Local Government (CLG)** status which is granted by the National Park Service (NPS) through the MHC. At least 10% of the MHC's yearly federal funding allocation is distributed to CLG communities through Survey and Planning matching grants. To become a CLG, the town completes an application; after being accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions; in return the town may apply for the matching grant funding that the MHC awards competitively to CLGs annually. Presently 18 cities and towns are CLGs in Massachusetts.

CONCLUSION

The Lexington Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Lexington and in beginning to think about preservation strategies. Lexington will have to determine the best way to implement the recommendations discussed above. One approach that might help Lexington begin the process is to form a Heritage Landscape Committee, as described in *Reading the Land*.

Landscapes identified in this report, especially the priority landscapes, will typically need further documentation on MHC inventory forms. The documentation in turn can be used in publicity efforts to build consensus and gather public support for their preservation. Implementation of recommendations will require a concerted effort of and partnerships among municipal boards and agencies, local non-profits organizations, 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 Lexington in preserving important features of the community's character. The tasks that are recommended will require cooperation and coordination among boards and commissions, particularly Lexington's Historical Commission, Planning Board and Conservation Commission. It also is advisable to present this information to the Board of Selectmen, who were the applicants to the Heritage Landscape Inventory program on behalf of the town. Finally distribution of the report to the Historical Society, neighborhood associations, and other preservation minded organizations will broaden the audience and assist in gathering interest and support for Lexington's heritage landscapes.

APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list was generated by local participants at the Heritage Landscape Identification meeting held in Lexington on April 11 and follow-up fieldwork on May 5, 2006. **There are undoubtedly 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.

APR = Agricultural Preservation Restriction CR = Conservation Restriction
 LHD = Local Historic District NHL + National Historic Landmark
 NR = National Register PR = Preservation Restriction
 * = Priority Landscape + = Part of a Priority Landscape

Agriculture	
<i>Busa Farm</i> 52 Lowell Street	Family-owned farm and seasonal farm stand. Grows primarily vegetables. Currently under financial pressures.
<i>Cotton Farm *</i> Marrett Road	20 th century house and small orchard. Part of important open space corridor.
<i>Doran Farm and Greenhouses</i> 150 East Street	Family-owned farm, farm stand, garden center and greenhouses. Planning is underway for conversion to housing subdivision.
<i>Lexington Gardens</i> 93 Hancock Ave	Family-owned garden center and greenhouse established in 1930s as the Lexington Botanic Garden. Also, home of the PBS TV program "The Victory Garden."
<i>Middle Street Farms</i>	House and barn visible from Route 128.
<i>Norris Farm *</i> 39 Highland Street	No longer actively farmed. Includes historic farmhouse, barn and five acres of wooded land, adjacent to Vine Brook conservation land. Was one of the first houses on Munroe Hill.
<i>Nursery Services</i> Route 2	Commercial nursery.
<i>Wilson Farm</i> 10 Pleasant Street	Popular farm and year round farm stand with extensive acreage in Lexington. Has been operated by the same family for over 100 years.
<i>Wright Farm</i> Grove Street	Significant farmhouse and open fields.
Burial Grounds and Cemeteries	
<i>Munroe Cemetery *</i> Mass Avenue	Established 1831, 6.73 acres. Located just east of Lexington Center between Mass Avenue and bikeway. Stone conservation issues.

<i>Old Burying Ground *</i> Mass Avenue	LHD, NR district. Established 1690, 1.4 acres. Colonial burial ground located in Lexington Center just west of the Green. Stone conservation issues.
<i>Robbins Cemetery *</i> Mass Avenue	LHD. Established 1792. Small burial ground in East Lexington. Stone conservation issues.
<i>Westview Cemetery</i> Bedford Street	51.5 acres. Lexington's largest and newest cemetery, still active. Located in northwest corner of town on the Bedford line. Bikeway runs along southern edge.
Center/Village	
<i>Battle Green Historic District +</i> Massachusetts Avenue	LHD in town center, roughly bounded by Worthen Street, B&M Railroad, Woburn Street, Hastings Road and Massachusetts Avenue, 150 properties. Includes Lexington Battle Green, First Parish Church, Buckman Tavern and adjacent residences. Part of Battle Road Corridor priority landscape.
<i>East Village Historic District +</i> East Lexington	LHD with 20 properties. Roughly bounded by Mass Avenue, Marrett Road and Hillside Avenue. Lexington's industrial village. Includes East Lexington Library and Jonathan Harrington House as well as many Greek Revival houses. Part of Battle Road Corridor priority landscape.
Industrial	
<i>Edison Station</i> Mass Avenue	In Lexington Center. Was the location of Lexington's first house although nothing remains except a bronze plaque commemorating the first house.
<i>Hanscom Field</i> Route 2A	Including Lincoln Labs. Significant World War II and subsequent engineering and scientific breakthroughs – design/development of radar.
<i>Jefferson Union</i> 31 Fletcher Ave	Industrial building under illegal demolition.
<i>Ledgemont Labs</i> Spring Street	Former Kennecott Copper property, which includes historic house and designed landscape.
<i>Merriam Shoe Manufactory</i> 7 Oakland Street	Ca. 1883 barn of Nathaniel Merriam. Now occupied by Lexington Press.
<i>Railway Powerhouse</i> 177 Bedford Street	Built 1899. Lexington & Boston Street Railway Co. as generating station for trolley, now Knights of Columbus Hall - Council #84.

Institutional	
<i>Buckman Tavern</i> + 1 Bedford Street	NHL, NR, LHD. Historic tavern located at Battle Green, built circa 1710. Owned by Historical Society. Part of Battle Road Corridor priority landscape and Battle Green HD.
<i>Cary Memorial Hall</i> 1625 Mass Avenue	LHD. 1928, Colonial Revival. Heavily used concert and lecture hall in Lexington Center. Part of Battle Green HD.
<i>Cary Memorial Library</i> 1874 Mass Avenue	LHD. Built 1906, gift of Miss Alice Butler Cary. Part of Battle Green HD.
<i>First Parish Church</i> 7 Harrington Road	LHD, NR. Part of Battle Green HD.
<i>Follen Community Church</i> 755 Mass. Avenue	LHD, NR. Unitarian-Universalist Church. Dedicated 1840. Oldest church in Lexington.
<i>Grey Nuns/ Youville</i> + Near Tower Park	Former convent, part of which is now assisted living and part of which is open space. Front lawn includes 150' front yard setback specially crafted for the redevelopment. Part of Tower Park Area priority landscape.
<i>Hancock United Church of Christ</i> 1912 Mass Avenue	LHD, NR. Colonial Revival Congregational church, built 1892.
<i>Hancock-Clarke House</i> 35 Hancock Street	NHL, NR, in Hancock-Clarke LHD. Built ca 1699, was home to Rev. John Hancock and Rev. Jonas Clarke. John Hancock and Samuel Adams stayed here the night before the Battle of Lexington. Owned by Historical Society and operated as a museum.
<i>Hancock School</i> 33 Forest Street	NR. School built in 1891, architects were Hartwell and Richardson. Now converted to condominiums. Belfry Hill is adjacent to school grounds.
<i>Lot 1, Middlesex County Hospital</i> *	Mostly in Waltham. Was part of hospital grounds divided into eight lots. Most of the lots have been sold off for development except for Lot 1, a 54-acre parcel that Lexington residents hope to remain as open space.
<i>Masonic Temple</i> Marrett Road	Near Lexington Green. Part of Battle Green HD. Was first normal school.
<i>Metropolitan State Hospital</i> 475 Trapelo Road	NR. Hospital recently closed, 387 units of rental housing under construction, brings affordable housing inventory in Lexington to total to about 12%. Large portions of former hospital have been designated as open space.
<i>Munroe Tavern</i> + 1332 Mass Avenue	LHD, NR. Built early 1690s. Used by General George Percy as his headquarters and a hospital for British troops. On November 5, 1789 George Washington entertained here. Operated by Historical Society as a museum. Part of Battle Road priority landscape.

<i>National Heritage Museum +</i> 33 Marrett Road	Regionally important cultural institution located on 20.5 acres of former Tower Estate. Part of Tower Park priority landscape.
Military	
<i>Battle Road Corridor *</i> Mass Avenue	NR. Runs along Massachusetts Avenue. Portion is in Minuteman National Park. Lexington is interested in scenic byway designation. Patriot's Day parade is important civic activity that goes along the Battle Road.
Miscellaneous	
<i>Bicentennial Signs</i>	16 historical markers that are part of a walking trail installed in 1976.
<i>Fletcher Triangle Marker</i>	Traffic signage on landscaped island at entrance to Center (Massachusetts Avenue, Woburn Street, Fletcher Street intersection).
<i>Tercentennial Signs</i>	1930s historic markers.
Open Space /Parks	
<i>Belfry Hill Belfry Tower</i>	LHD. Passive recreation site with glacial striations across from Cary Library used for sledding, adjacent to Hancock School. Also a historic site with belfry and tower on top. Belfry was located on the Green on April 19, from where the alarm was sounded.
<i>Chiesa Farm</i> Adams Street	Former farm, now 23-acre conservation property. Very scenic, visible along Adams Street opposite Fiske School. A portion is leased for grazing and haying.
<i>Depot Square</i> Mass Avenue	Also known as Emery Park. Acquired by town in 1918. Small urban square adjacent to former railroad station. Very visible in downtown area.
<i>Great Meadow</i> Off Maple Street	183-acre wet meadow surrounded by dry upland knolls and swamp forest in East Lexington that is owned by the town of Arlington. Minuteman Bikeway runs along the southern edge. Includes a variety of natural habitats. Also listed by Arlington as a heritage landscape. At present has no protection as conservation land.
<i>Hastings Park</i> Lincoln Street	Small park located between Mass Ave and Hayden Centre. Used for sledding in the winter. Acquired in 1894 by Lexington Field and Garden Club. Includes bandstand.
<i>Hayden Recreation Center</i> Lincoln Street	15-acre private recreation center given to town in 1938 by J. Willard Hayden.
<i>Hayden Woods</i>	78.9-acre conservation land accessed from Valleyfield Road. Former farm land that is now forest with stone walls. Includes section of historic Old Shade Street, formerly a major road through Lexington (Shade, Old Shade, Ricci's Lane, and Oxbow).

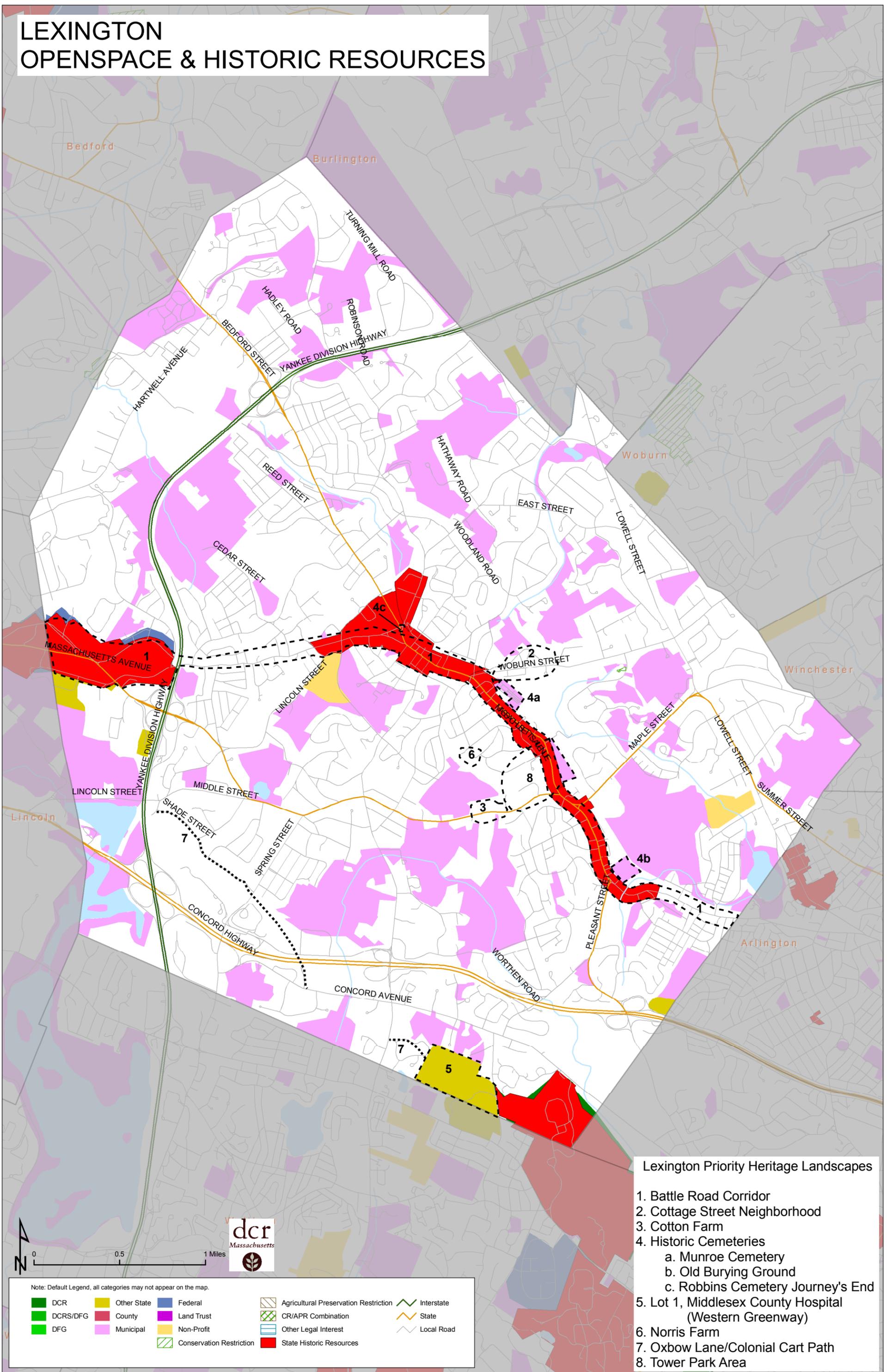
<i>Idylwilde</i> Middle Street	9.4-acre conservation property between Middle and Lincoln Streets with open field surrounded by trees. Former farmland, now includes community gardens.
<i>Kineen Park</i> Burlington Street	Former farm, now 5.3-acre neighborhood park with ball fields along road and steep hill behind.
<i>Lexington Botanic Garden Terraces</i>	Located on Diamond Middle School property. Includes the remains of a series of terraces and rock gardens created by Professor Steven Hamblin of Harvard in the early 20 th century. Hamblin created the Lexington Botanic Garden in 1931. Initially connected with Lexington Gardens.
<i>Lexington Battle Green +</i> Mass Ave	Also known as Lexington Green and Battle Green. 2.63-acre triangular parcel located between Mass Ave, Bedford Road and Harrington Street.
<i>Lexington Golf Club</i> 55 Hill Street	Private nine-hole course, built 1938. One of three golf facilities in Lexington.
<i>Minuteman National Historical Park +</i>	Eastern end of park begins west of Route 128. 92 acres in Lexington include Fiske Hill area and part of Battle Road Visitor Center. Proposed development adjacent to Fiske Hill may impact the park. Part of Battle Road priority landscape.
<i>Muzzey Field</i> Mass Avenue	Adjacent to former Muzzey Junior High School. School was closed in 1982 and renovated for housing and senior center. Part of the land was retained for recreation.
<i>North Street Pits</i> North Street	24.3-acre conservation land consisting of wooded upland area with three ponds, extensive wetlands, and a section of Vine Brook. Part was formerly sand pits.
<i>Paint Mine</i> Grove Street	Former ochre mine, now 35.5-acre conservation land in northern part of town, includes unusual habitats.
<i>Parker Meadow</i> Revere Street	17.7-acre conservation land adjacent to Minuteman Bikeway. Former wetland, now pond and meadow.
<i>Pine Meadows Golf Course</i> 255 Cedar Street	Nine-hole golf course adjacent to Route 128, one of three golf facilities in Lexington. Town-owned.
<i>Shaker Glen</i> Off Fulton Road	16.8-acre conservation property with little frontage. Largely wooded, includes Shaker Glen Brook. Access via Fulton road or Rolfe Road.
<i>Stone Meadow Country Club</i>	One of three golf courses in Lexington.
<i>Tower Park +</i> Mass Avenue	6.02-acre park between Massachusetts Avenue and Minuteman Bikeway near Marrett Road that was given to town by Ellen Tower in 1928. Rolling open landscape with scattered trees. Used for sledding in winter. Part of Tower Park area priority landscape.
<i>Town Conscience Land</i> Mass Avenue	Near school administration building. Includes historic signs. When gas station on site was removed, town decided to leave site open to provide vista to center rather than have it remain in development.

West Farm Oak Street	Former farm, now 12.8-acre conservation land. Open hillside with stone walls valued for its rural character. Views of Wilson Farm.
Western Greenway +	An open space project linking properties in Waltham, Belmont and Lexington including Hobbs Brook and Beaver Brook.
Whipple Hill Summer Street	119.6-acre conservation parcel is the largest tract of woodland in Lexington. Whipple Hill (elev. 374) is the highest point in Lexington. Area includes Whipple Brook and Little Pond and links with conservation land in Arlington. Many stone walls.
Willard's Woods North Street	100-acre conservation property includes former apple orchard, farm pond, open fields and white pine forest. Town can't afford to maintain orchard. Issues about dogs.
Residential	
Cottage Street Neighborhood * Cottage Street	Cohesive mid to late 19 th century neighborhood, worker housing. Many houses have been inventoried. Vulnerable to change.
Five Fields South Lexington	Residential area designed by The Architects Collaborative, now 50 years old so potentially eligible for NR. Lots of common wooded land. Original covenants have recently expired. Mentioned in Comprehensive Plan as a critical area.
Follen Hill	Residential neighborhood adjacent to town center mentioned in Comprehensive Plan as a critical area. Also known as Mount Independence.
Garrity House + Mass Avenue	150-year old farmhouse adjacent to Buckman Tavern. Part of Battle Road priority landscape. Originally, there were 11 buildings as part of Merriam Estate. The Carriage House and the Garrity House exist presently as two of those buildings. Buckman Tavern is the third? remaining. The house is privately owned, but the Town maintains the grounds through an extensive land lease and preservation agreement.
Granny Pond Neighborhood Oakmont Circle	Located on Granny Hill. Oakmont Circle. Part of Merriam Hill.
Journey's End * Shade Street	Single-family house with large acreage. Highly valued by the community. No protection plans in place, potential for redevelopment.
Mason House 1303 Mass Avenue	LHD. Home of Jonathan Mason located opposite Monroe Tavern. First Period house with Federal period additions.
Merriam Hill Oakmont Circle	Early 20 th century residential neighborhood where the value of the land exceeds the value of the housing stock. Mentioned in Comprehensive Plan as a critical area.
Moon Hill East Lexington	Residential area designed by The Architects Collaborative, now 50 years old so potentially eligible for NR. Mentioned in Comprehensive Plan as a critical area.
Munroe Hill Neighborhood	Cohesive mid-20 th century neighborhood.

<i>Parker/Upper Clarke Street</i>	Residential neighborhood immediately south of town center. Mentioned in Comprehensive Plan as a critical area.
<i>Peacock Farms</i> Near Wilson Farm	1960's housing development, includes the old Peacock farmhouse and dedicated open space.
<i>Ponzi House</i> 15 Slocum Road	Occupied at one time by inventor of Ponzi scheme.
<i>Sanderson House +</i> 1314 Mass Ave	LHD, NR. Late 1600s, rare surviving First Period house, in LHD next to Munroe Tavern. Privately-owned. Exterior is protected, including land around it. Part of Battle Road priority landscape.
<i>Sunnyside Neighborhood</i>	Busa Farm neighborhood.
<i>Tower Park Neighborhood *</i> Mass Avenue	Area in East Lexington occupied by former Tower Estate now includes Tower Park, National Heritage Museum complex and several religious institutions as well as a nursery and the bikeway.
<i>Turning Mill</i> Grove Street	1960s residential neighborhood with some conservation land. Adjacent to Route 128.
<i>Vine Street Area</i>	Small houses under threat of demolition and replacement.
<i>Wilson House</i> 33 Oak Street	Italianate house, built ca. 1849. Architect was Curtis Capell. Also known as Smith, Billings-Nichols house and as Edward Payson House. Built ca. 1849. Part of West Farm.
<i>Woodhaven</i> School/Spring Street	1950s neighborhood with 70 small houses built as a result of the GI Bill after World War II to provide inexpensive housing to returning veterans. Partly retains original character of buildings and setting, but is evolving into a neighborhood of large houses. In the last few years, about half of the houses have been demolished and replaced with larger houses and the trend is continuing.
Transportation	
<i>Lexington Depot</i> 13 Depot Square	Recently purchased and restored by Historical Society and used for functions and exhibits. It also serves as the headquarters for the Lexington Historical Society. Located along the bikeway.
<i>Minuteman Commuter Bikeway</i>	Extends through town from Lexington to Bedford on former railroad route. Completed 1993. Very heavily used.
<i>Oxbow Lane/ Colonial Cart Path *</i>	Remnant of an ancient Colonial road that extended from Concord to Watertown. Historic cart path was major east/west route prior to Mass Ave. Includes Oxbow Lane, Ricci's Lane, Old Shade Street, Shade Street, and a branch to Massachusetts Avenue, which is still visible on Conservation Lands (West Farm and Wilson Farm).
<i>Ridge Road</i>	Great vista. Glacial 'fault'.

<i>Shade Street +</i>	Scenic road, partly with woods on one side and residential development on the other. Part of historic cart path that also includes Oxbow Lane and Ricci's Lane. Site of Journey's End. Part of Oxbow Lane priority landscape.
Waterbodies	
<i>Arlington Reservoir</i> East Lexington	65-acre man-made lake created in 1870s to provide municipal water supply, although it is no longer used for such. Owned by town of Arlington. Used for swimming in the summer. Also listed by Arlington as a heritage landscape.
<i>Granny Pond</i> Oakmont Circle	Small pond with unusual hilltop location.
<i>Old Reservoir</i> Marrett Road	16.42-acre property includes large man-made pond and bathhouse. Used for swimming in the summer. Near Bridge School.
<i>Journey's End Pond</i> Shade Street	Small pond off Shade Street which was part of the Journey's End parcel, when it served as the site of Lexington Pageant held in 1916. Now part of the Patriot Partners development parcel, it is protected by a Conservation Commission Restriction.
<i>Small Brooks</i>	Many small brooks flow through Lexington. All streams originate in Lexington except for a small brook which flows from Arlington into Munroe Brook into the Arlington Reservoir. Chester Brook, Clematis/Beaver Brook, Hardy's Pond Brook, Munroe Brook, North Lexington Brook, Sickle Brook, Vine Brook.

LEXINGTON OPENSOURCE & HISTORIC RESOURCES



Lexington Priority Heritage Landscapes

1. Battle Road Corridor
2. Cottage Street Neighborhood
3. Cotton Farm
4. Historic Cemeteries
 - a. Munroe Cemetery
 - b. Old Burying Ground
 - c. Robbins Cemetery Journey's End
5. Lot 1, Middlesex County Hospital (Western Greenway)
6. Norris Farm
7. Oxbow Lane/Colonial Cart Path
8. Tower Park Area

Note: Default Legend, all categories may not appear on the map.

DCR	Other State	Federal	Agricultural Preservation Restriction	Interstate
DCRS/DFG	County	Land Trust	CR/APR Combination	State
DFG	Municipal	Non-Profit	Other Legal Interest	Local Road
	Conservation Restriction	State Historic Resources		

