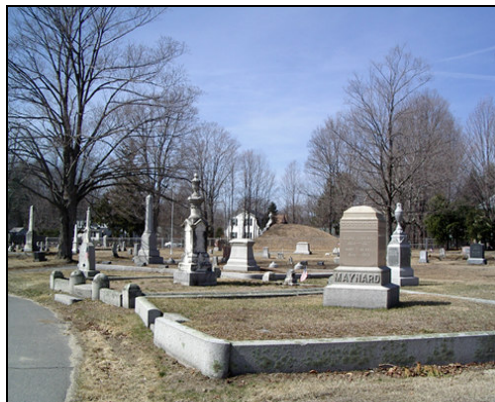


# MAYNARD RECONNAISSANCE REPORT

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## FREEDOM'S WAY LANDSCAPE INVENTORY

### MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



Massachusetts Department of Conservation and Recreation

Freedom's Way Heritage Association

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**June 2006**

### **Cover Photographs**

Assabet Mill Complex  
Glenwood Cemetery  
Maynard Country Club

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## INTRODUCTION

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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.

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## MAYNARD HISTORY

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The area known today as Maynard is in Middlesex County and is located approximately 25 miles west of Boston. It was initially part of the towns of Sudbury and Stow. Prior to European settlement, the area was occupied by the Nipmuc tribe, a subgroup of the Nashaway. A recent archaeological investigation has revealed a significant number of Native American artifacts. A small combination grist, saw and cider mill was built on the Assabet River in the late 18<sup>th</sup> century. The road system was expanded after the Revolutionary War, but the area remained sparsely settled, with only scattered farms close to the river and in areas with tillable soil. A small cluster of buildings was established on the south side of the Assabet River by the early 19<sup>th</sup> century.

The area remained relatively rural until 1846 when Amory Maynard began acquiring land and water rights to establish a carpet manufacturing business along the Assabet River. By 1849 the Marlboro Branch Railroad had been constructed to serve the mill and a new village began to take shape. In 1862 the Maynard business was reorganized as the Assabet Manufacturing Company. By this time larger buildings had been constructed to accommodate the growing enterprise. During the Civil War, the business began making blankets, flannels and cloth, including large orders to supply the Union Army. The growing number of industrial jobs attracted immigrants from Ireland, Greece, Poland, Russia and Finland, as well as Jews.

By the late 1860s Assabet Village, as Maynard was previously known, was bigger than either of its parent communities (Sudbury and Stow). It was also a substantial distance from the centers of both towns, which were more oriented towards farming, while Assabet was primarily involved with manufacturing and sought advantages that neither of the parent towns were willing to provide. On April 19, 1871, Maynard was formally established as a separate town, named for Amory Maynard who transformed it from a rural farming district to a manufacturing community. Once the new town was established, it began to undertake civic improvements. Present-day Maynard was largely developed during the late 19<sup>th</sup> century and remains a Victorian industrial town with a well-preserved brick mill complex and outlying Federal Period houses.

The mills were taken over by the American Woolen Mills in 1898 when the buildings were greatly expanded. Farming continued in outlying areas of the community during the early 20<sup>th</sup> century. During World War II the federal government acquired a large parcel of land in the southern part of Maynard and adjacent communities that was known as the Devens Annex and used as a munitions depot. Much of that land has recently been designated as the Assabet River National Wildlife Refuge (ARNWR). Suburban growth occurred in the 1960s and 70s, leaving few undeveloped parcels in town. The current population of Maynard is just over 10,000 and the area is 5.2 square miles, making it one of the smallest communities in Massachusetts. A result of having roughly 25% of the community occupied by ARNWR is that the remainder of Maynard has a high population density, which results in greater pressures for development.

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## **PRIORITY HERITAGE LANDSCAPES**

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Maynard's Heritage Landscape Identification meeting, attended by approximately 19 residents, some representing town boards and local non-profit organizations, was held on March 6, 2006. 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 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 from individual properties to entire neighborhoods. Several of these priority landscapes describe areas that have multiple layers. For example a neighborhood that is considered a heritage landscape may also include specific features within it that are also individually recognized as heritage landscapes. Such layering shows the complexity and interdependence that are characteristic of most heritage landscapes. The descriptions and recommendations included here are an initial step in identifying resources valued by the community and suggesting action strategies.

### **Assabet Mill Complex**

Small-scale mills were established along the Assabet River in the 18<sup>th</sup> century but it was not until 1847 that the Assabet Mill was founded by Amory Maynard and William Knight, originally producing wool carpets and wool yarn. The business was reorganized as the Assabet Manufacturing Company in 1862 and prospered during the Civil War. In 1898 it became the American Woolen Mills. Most of the existing brick mill buildings were constructed between 1875 and 1915. The mill ceased operation in 1950 and the buildings were sold to Maynard Industries, who leased space to startup industries, including Digital Equipment which prospered in the 1970s and 80s. The mill complex was purchased by new owners in 1998 and is now known as Clock Tower Place.

The mill complex includes twelve brick mill buildings comprising one million square feet of industrial space, as well as the mill pond, canal, sluiceway and dam impoundment. These mill buildings are vital to Maynard's economy. Participants also valued the physical presence of the mills and the mill pond, which were identified as one of the community's most important features. The clock tower was placed on the town seal in 1975 because of its importance to the community. All views of the mill are highly valued but especially the view from Sudbury Street with the mill pond in the foreground and the mills in the background. Community members lamented that parking obscures the view from Main Street and that there is no designated public access along the mill pond. Another concern was that proposed cessation of hydropower might result in most of the Assabet River's water being diverted away from the mill pond.



### ***Recommendations***

- The Assabet Mill complex is historically significant and has been documented on Massachusetts Historical Commission (MHC) inventory forms. It is likely that it is eligible for listing in the National Register of Historic Places. Listing would make future improvements eligible for federal preservation tax credits. The Historical Commission may want to discuss the potential benefits of National Register listing with the mill owners.
- The mill pond is central to community identity and downtown character. Town officials could work proactively with mill owners and state officials to assure that the current appearance of the mill pond is preserved.
- Most of the public views of the mill pond from Main Street are across a sea of parked cars. The town may want to work with mill owners to explore options for a small park that could serve as a “viewing spot” from Main Street.

### **Assabet River**

The Assabet River is also central to Maynard’s identity and is closely linked with the history of the community. Early settlers located their homes along the river. The waterpower provided by the river led to the creation of the mill complex that has been the visual and economic focal point of the community for 160 years.

The Assabet flows through town from southwest to northeast. As the river enters Maynard, it widens to form a long narrow pond that was the site of several ice houses in the 19<sup>th</sup> century (now commemorated by Ice House Landing Park). At the eastern end of the pond is the Ben Smith Dam, which forms the impoundment creating the pond. Also at the eastern end of the pond is the sluiceway that diverts a portion of the river water to the mill pond. Great Road (Route 117) is one of the places from which the river is potentially most visible, although the design of the bridge currently obscures views of the river from most cars.



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Northeast (downstream) of Great Road, the Assabet narrows and flows north of Main Street for just over half a mile before turning southeast and heading under Main Street near Walnut Street where it joins with the outflow from the mill pond. The section of the river from Great Road to Walnut Street runs behind properties along the north side of Main Street (including town hall) and is generally not visible from the public right-of-way. South of Main Street there are handsome views of the river and the mill complex at Walnut Street.



### ***Recommendations***

Maynard residents emphasized a desire to make the river more visible and accessible. The western end will become more accessible after construction of the rail trail. Completion of Ice House Landing Park and the creation of the wildlife refuge are important accomplishments that will support river access. East of the Ben Smith dam, the river is narrow and barely visible except at Walnut Street and from the Route 27 bridge.

- Maynard would benefit from a river visioning session to gain consensus about the best opportunities for making the river more visible and accessible, particularly downtown and at its eastern end. Explore EOEA's Urban River Visions program for information on how to conduct such a charette.
- Information about historic resources (parts of the heritage landscape) is an important part of river stewardship. The Historical Commission should survey historic resources along the banks of the river.
- Continue working actively with adjacent communities and non-profit organizations such as the SuAsCo Watershed Community Council on water quality and other issues of mutual concern.



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### **Cutting Property**

The Cutting property includes several large parcels of land along the east side of Parker Street and Old Marlborough Road in the southeastern part of Maynard. It is former nursery land that is no longer actively farmed. It is also part of a visually important gateway to the community from the south. Remnants of nursery plantings are still visible on some parts of the site while other parts are growing up into forest. The land generally slopes down to the east with some wetland areas away from the road. These parcels are immediately adjacent to the town wells and are important for water quality and aquifer recharge.

#### ***Recommendations***

- Town acquisition of the Cutting property for aquifer recharge and other compatible uses is the best way to preserve this important parcel.

### **Derby Orchard**

The Derby Orchard is located primarily in Stow with a small section along the north side of Summer Street in Maynard. While the part in Maynard is small, it is important to Maynard residents as the only remaining active agriculture in town and as a particularly scenic spot along Summer Street.

#### ***Recommendation***

- While primary responsibility for preserving the Derby Orchard rests with Stow, Maynard can work with Stow to support preservation of the Derby Orchard in continued agricultural use.

### **Downtown Maynard**

Downtown Maynard is generally defined as the area west of Parker Street, north of Great Road (Route 117), and along both sides of the Assabet River and Main Street. It includes the town's main commercial area, civic institutions and some residential neighborhoods. It is a diverse compact downtown area comprised primarily of small-scale buildings except for the massive mills. Streetscape and views are important to downtown character, especially Nason Street and Main Street. The mills, mill pond and canal are very much a part of downtown but are discussed separately because of their importance to the community.

The economic vitality of the downtown is closely linked with the adjacent mills which bring many people to the downtown area. Maynard residents also value the diversity of the downtown businesses such as the Fine Arts Theater, as well as a wide range of restaurants and other small enterprises such as Artspace that are unusual for a small community. Downtown commercial buildings date primarily to the early 20<sup>th</sup> century, with some late 20<sup>th</sup> century infill. Most are one to two stories and are built of brick.

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Maynard residents expressed interest in preserving the economic vitality, architectural diversity and unique mix of businesses and civic institutions in downtown Maynard. There is a track record of strong support for adaptive reuse of historic buildings, such as the new library, which will occupy a former school. Residents also identified key views that are closely linked with their sense of the community, such as views of the mill buildings, mill pond, clock tower and Assabet River, as well as along Nason Street and Main Street.



### ***Recommendations***

- The Historical Commission should assess documented properties for National Register eligibility, particularly residential neighborhoods and Maynard's Main Street.
- The consulting planner could assist the community in developing design guidelines and zoning regulations that support preservation of the physical character of the downtown area while providing flexibility for a wide range of uses.
- The town should adopt a demolition delay bylaw, a tool that would be applicable to many parts of Maynard but especially to the downtown (see details under general recommendations).

### **Maynard Country Club**

The Maynard Country Club was founded in 1921. Present facilities include a nine-hole golf course and the clubhouse. It is a visually important open space at the northern gateway to Maynard. The Country Club is also highly valued by the community for its toboggan and sledding hill. Many country clubs, including this one, are privately owned but serve a semi-public function. However, as land values increase, some communities are finding that country clubs and other private open space are under increasing pressure to either change the nature of

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their operation or to sell off land for development. Change can happen quickly and communities can be taken by surprise when it occurs.

***Recommendation***

- Maintain active communication between town and club to explore areas of mutual concern.



**Maynard Rod and Gun Club**

The Maynard Rod and Gun Club consists of over 93 acres in Maynard and Sudbury, including a lodge, picnic pavilion, fishing pond and recreational facilities. It is an unusually large open space parcel in the eastern part of town that is zoned for industrial use. Old Mill Road (much of which is closed to traffic) is valued by neighborhood residents who walk their dogs there, pick berries etc. The issues are similar to those associated with the Country Club. The Rod and Gun Club is privately owned but also has public value and is used by the community on a limited basis. It is vulnerable to change.

***Recommendation***

- Maintain active communication with the club to explore areas of mutual concern.

**Presidential Neighborhood**

Maynard has many distinctive residential neighborhoods ranging from compact mill worker housing to large houses on generous lots. One of the best known is the Presidential neighborhood, where each of the streets is named for a US president. It is located east of Parker Street and south of Waltham Street. The Presidential neighborhood was built as mill housing in 1903 and sold at auction in 1934 when the American Woolen Mills were undergoing financial difficulty. It is a compact neighborhood of well-preserved worker houses on

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small lots. While the Presidential neighborhood has been documented on MHC inventory forms, there are no preservation mechanisms in place.

### ***Recommendations***

- Review MHC Area Form for this neighborhood and consider preparing a National Register nomination.
- Consider establishing a neighborhood architectural conservation district to provide a mechanism for preserving neighborhood character. Refer to **Downtown and Neighborhood Character** in the General Preservation Planning Recommendations section of this report.



## **CRITICAL CONCERNS**

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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 range 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.

### **Churches as Community Focal Points**

Churches are landmarks within the community that serve as physical place makers, particularly those that are prominently sited and have visible steeples. Many are also neighborhood centers that are the focal point of numerous social and community activities. There are a large number of churches in Maynard and some are threatened with closing. Loss of active churches and church buildings is an issue not just for the congregation but for the whole community. Some, but not all, of Maynard's historic churches have been documented on MHC inventory forms.





### **Neighborhood Character**

Maynard's neighborhoods are rich in historic resources and essential to community character. They contribute to the strong sense of place that Maynard's residents value. Most of Maynard's neighborhoods are compact residential areas, many of which were built as mill worker housing. Some are now associated with a particular ethnic or cultural group. The Presidential neighborhood was called out as a priority landscape, but it is just one example among the many cohesive neighborhoods that can be found throughout Maynard. Others mentioned at the Heritage Landscape meeting included, Elmwood, a Finnish neighborhood overlooking downtown, and the Russian neighborhood around Holy Annunciation Russian Orthodox Church. The recommendations for the Presidential neighborhood, documentation on MHC inventory forms and a possible neighborhood architectural conservation district, are also applicable to other neighborhoods.

### **Open Space and Water Resources**

Maynard is a largely urban community that values its limited open space resources. The creation of the Assabet River National Wildlife Refuge will greatly increase the amount of open space available to Maynard residents. Maynard will need to continue to work with the federal government and with adjacent communities to assure that plans for the refuge meet the town's needs. The Assabet River Rail Trail, which is currently under design, is another open space resource that is the product of many years of planning and hard work. Implementation of the rail trail is an important priority for Maynard. The Assabet River, which is described above as a priority landscape, is Maynard's most important water resource, a focal point of the community that also provides waterpower and recreational opportunities. Maynard residents are also concerned about ground water quality, which is essential to the town water supply.



### **Preservation and Reuse of Historic Buildings**

Maynard's historic buildings are characteristic of those found in many other New England mill towns. Most date to the late 19<sup>th</sup> and early 20<sup>th</sup> century. They include large mills, extensive worker housing, mill owner housing, as well as a few 18<sup>th</sup> and early 19<sup>th</sup> century buildings. Categories of historic buildings mentioned at the Heritage Landscape meeting as being of particular concern were barns and schools.

Many of the town's distinctive barns have already been torn down and there are only a few remaining. These include one on Acton Street, two on Maple Street, one on B Street and a barn foundation on House Avenue. Documentation of the remaining barns on MHC inventory forms is one way to identify this aspect of Maynard's heritage and call attention to Maynard's agricultural history. It also provides an opportunity to inform barn owners of groups such as the Barn Task Force that serve as a resource for many barn owners.

Several of Maynard's historic schools have found new life as public buildings, such as the new library and present school administration building, while others have provided a home for community groups such as Artspace. These buildings have important associations for many in the community who are pleased to see them preserved.

### **Regional Cooperation**

A primary theme of the landscape identification meeting was the need for inter-community cooperation on issues ranging from the wildlife sanctuary to the rail trail to agricultural land to water resources. The success of recent projects, such as the sanctuary and the rail trail, clearly indicates the importance of collaboration. Maynard is now reaping the benefits of past efforts and needs to continue to work cooperatively with adjacent communities on future goals. The town is part of the Metropolitan Area Planning Council's Minuteman Advisory Group on Interlocal Coordination (MAGIC), which provides a liaison with 12 communities sharing similar planning concerns about transportation, water quality, open space and affordable housing. Heritage landscapes involve

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resources relevant to all of these land use planning issues and are yet another way in which to link communities in their efforts to preserve community character.

## **EXISTING RESOURCE DOCUMENTATION AND PLANNING TOOLS**

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Maynard 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>.

The Maynard Historical Commission completed Phase I of its community-wide Historic Properties Survey in 2000. It includes an historical context for the community and MHC inventory forms for over 400 of the most critical historic resources in the town, primarily historic buildings. In conjunction with the establishment of the National Wildlife Refuge, the Fish and Wildlife Service also undertook an archaeological study of resources on the refuge lands.

Maynard has 24 documented ancient Native American sites dating back to the Middle Archaic Period (8,000-6,000 B.P.) and representing all periods that followed through the three Woodland Periods (3,000-450 B.P.). The town also has 13 documented historic archaeological sites. Based on the known information about this region, the recent discoveries in Maynard and the probable Native American activity here, it is likely that there is significantly more archaeology potential in the town.

### **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. Maynard has one National Register property, Glenwood Cemetery, which is also listed in the State Register of Historic Places. Maynard has no local historic districts and no preservation restrictions listed in the State Register.



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## Planning Documents and Tools

Maynard's Open Space and Recreation Plan, completed in 2005, focuses on protecting open views and waterways. The Community Development Plan was completed in 2004. Nine implementation tasks are currently underway, beginning with the river and waterways. Maynard is also working on rezoning and design guidelines for the downtown area. Town meeting approved the adoption of the Community Preservation Act in 2005 and voters approved it by a wide margin at town elections in May 2006.

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## 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 character of the community that would be applicable to a wide range of community resources.

Maynard'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. Maynard is also fortunate to have a 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. Maynard is now looking beyond these resources to the other natural and cultural assets that define the overall fabric of the community. Like most municipalities, Maynard 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.

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## **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. Phase I of Maynard's inventory of historic resources was completed in 2000 but additional inventory work is needed. Many of the resources discussed in this Reconnaissance Report have not been documented and should be included in the Phase II inventory. These include: churches, public buildings, additional neighborhoods, barns and garages, 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 MHC survey methodology, the Maynard Historical Commission should:

- Compile a list of resources that are under-represented or not sufficiently documented, beginning with heritage landscapes.
- Document unprotected resources first, beginning with the most threatened resources.
- 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**

Despite the fact that its Phase I inventory was completed six years ago, Maynard has only one property listed in the National Register of Historic Places, Glenwood Cemetery. Many other properties are undoubtedly eligible. The Maynard Historical Commission should:

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- 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.



### **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. Three preservation tools that may be applicable to Maynard's historic neighborhoods are demolition delay, local historic district designation (M.G.L. Chapter 40C) and neighborhood architectural conservation district designation.

- **Demolition delay bylaws** provide a time period in which the city can explore alternatives to demolition. The Maynard Historical Commission should work with MHC staff to develop an ordinance that would best suit Maynard's needs and should work with other city groups to publicize the advantages of a demolition delay ordinance to the community.
- **Local historic districts**, adopted through a local initiative, recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote at town meeting and administered by a district commission appointed by the selectmen. The MHC staff can assist the Maynard Historical Commission in developing the necessary study report to determine appropriate local historic district designation.
- **Neighborhood architectural conservation districts** also are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. They are

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less restrictive than local historic districts but still embrace neighborhood character. Neighborhood architectural conservation district designation is appropriate for residential neighborhoods that may have less integrity and where more flexibility is needed. MHC staff may be able to assist the Maynard Historical Commission in determining how a neighborhood architectural conservation district could help preserve Maynard's residential neighborhoods and downtown commercial district.

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

Maynard adopted the Community Preservation Act in 2006 with a 1.5% surcharge on each real estate tax bill. This will prove to be an excellent source of funding for many heritage landscape projects. In passing the CPA, Maynard has realized the way in which the CPA fosters partnerships among historic preservationists, conservationists and affordable housing advocates. Many of the recommendations in this report can be funded with CPA money, including survey and National Register projects, cemetery preservation, preservation and conservation easements, and open space acquisition. Additional information about the CPA can be found at [www.communitypreservation.org](http://www.communitypreservation.org).

### **CONCLUSION**

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

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Landscapes identified in this report, especially the priority landscapes, will typically need further documentation on MHC inventory forms. That 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-profit 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 Maynard in preserving important features of the community's character. The recommended tasks will require cooperation and coordination among boards and commissions, particularly Maynard's Historical Commission, Planning Board and Conservation Commission. It also is advisable to present this information to the Board of Selectmen, which was the applicant to the Heritage Landscape Inventory program on behalf of the town. Finally distribution of the report to the Historical Society, neighborhood associations, and any other preservation minded organizations will broaden the audience and assist in gathering interest and support for Maynard's heritage landscapes.

## APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list was generated by local participants at the Heritage Landscape Identification meeting held in Maynard on March 6 and follow-up fieldwork on March 30, 2006. It is a working list and can be updated by the community as needed. **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.

CR = Conservation Restriction

NR = National Register

\* = Priority Landscape

LHD = Local Historic District

PR = Preservation Restriction

+ = Located in Priority Landscape

Agriculture	
<b><i>Cranberry Bogs</i></b>	Southwestern part of town, behind Green Meadow School near wildlife refuge. Valued as habitat, not actively farmed.
<b><i>Derby Orchard</i></b> * Summer Street	Western edge of town. Most of farm is in Stow, only a small portion is in Maynard. Hillside orchard is visible from the street. The only active agriculture in town.
<b><i>Poor Farm</i></b> 206-208 Great Road	Located across from Alumni Field. House was William Smith house in 19 <sup>th</sup> century. Purchased by the town in 1892 for use as poor farm. Now used as a halfway house. Garage was reportedly the former hearse house and pest house at Glenwood Cemetery.
Archaeological	
<b><i>Marble Farm</i></b> Rockland Avenue	Eastern end of Rockland adjacent to RR corridor. Remnants of house foundation built of marble.
Burial Grounds and Cemeteries	
<b><i>Glenwood Cemetery</i></b> Great Road	Established 1871, NR. Only town-owned cemetery, includes old and new sections. Reflects ethnic diversity of the community. Overgrown pond and deteriorated perimeter fence are areas of particular concern.
<b><i>St. Bridgit's Cemetery</i></b> Great Road	Catholic cemetery adjacent to Glenwood with handsome fieldstone wall and gate along Great Road.
Civic/Commercial	
<b><i>Downtown Maynard</i></b> * Main Street	Maynard's downtown includes commercial areas, civic institutions, mill, mill pond, canal and residential neighborhoods. It is a diverse area comprised primarily of small-scale buildings except for the massive mills. Streetscape and views are important to downtown character.
<b><i>Fine Arts Theatre</i></b> Nason Street +	Located in downtown area. Built 1949. Important community institution.

<b>Industrial</b>	
<b><i>Assabet Mill Complex *</i></b> Main Street	Assabet Mill (1847-1854, with later modifications). Includes Assabet Mills, Ben Smith dam, sluiceways, canal and mill ponds (all ca 1846). Views of the mill buildings and mill pond are particularly valued by community members.
<b><i>Ben Smith Dam +</i></b> Off Great Road	Ca. 1846. Part of Assabet Mill complex located along Assabet River southwest of downtown area near Ice House Landing Park. Creates large impoundment upstream from mill complex near sluice gates and western end of the canal. Basin created by dam is an important community resource. Dam was recently repaired.
<b><i>Canal and Sluice Gates +</i></b> Off Great Road	Ca. 1846. Part of Assabet Mill complex located along Assabet River southeast of downtown area near Ice House Landing Park. Sluice gates divert water from the river into the canal which provides water to the mills where it is used to produce hydropower. Future of hydropower is uncertain, may result in shunting of water away from canal.
<b><i>Iron Bog</i></b> Marlboro Street	Near town wells in southeast part of town. Bog iron was harvested in 1700s.
<b>Institutional</b>	
<b><i>Coolidge School</i></b> 12 Bancroft Street	Former school now used for school department administration.
<b><i>Elks Club</i></b> Powder Mill Road	Abuts Assabet River in northeastern part of town where river is not very visible. Potential location for river access.
<b><i>Fire Station Tower +</i></b> Downtown	Important visual landmark that is over 50 years old. In downtown area.
<b><i>Fowler Middle School</i></b> Summer Street	Former school now used for Artspace.
<b><i>Holy Annunciation Russian Orthodox Church</i></b> Prospect Street	1916. While all churches are valued for their visual and social role in the community, this one was singled out because of its unique architecture. There is a Russian neighborhood around it.
<b><i>Roosevelt School +</i></b> Nason Street	Former school now being renovated for use as town library. In downtown area.

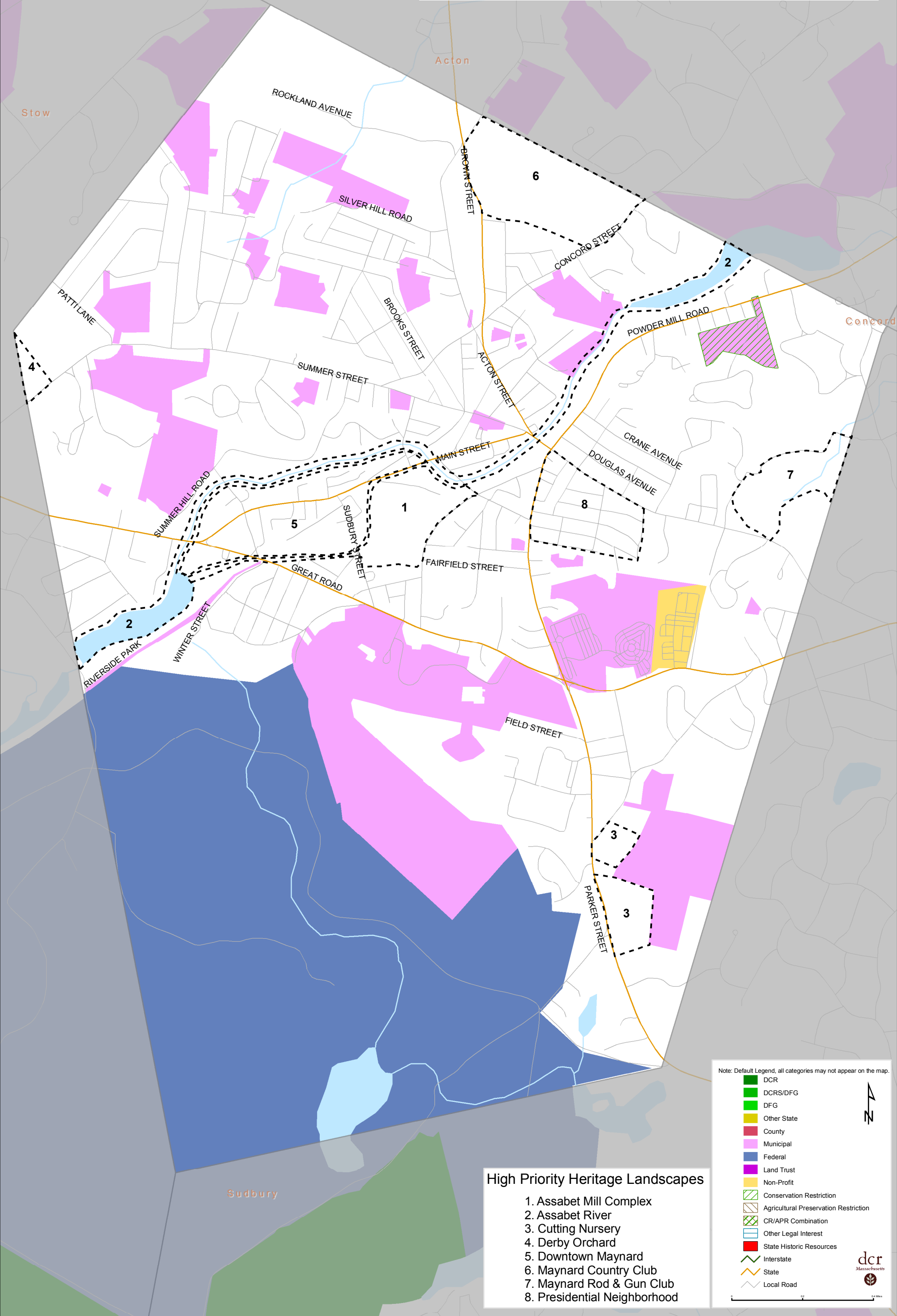


<b>Miscellaneous</b>	
<b><i>Erickson's Dairy</i></b> Great Road	Ice cream stand and former dairy headquarters building with important associations for Maynard residents. Summer Hill, where the cows used to graze, is located behind the dairy but is now wooded. Surrounded by large parking lot.
<b><i>Finnish Spa</i></b> Main Street	Only one remaining, now a residence. Used to be eight spas in town.
<b>Natural</b>	
<b><i>Esker</i></b> Off Great Road	Geological formation in southwestern part of town consisting of long narrow ridge. Located behind high school baseball field near wildlife refuge.
<b><i>Silver Hill</i></b> George's Road	Distinctive rock face.
<b><i>Summer Hill</i></b> Summer Hill Street	Behind Erickson's Dairy. Used to be pasture associated with the dairy. Views from the hill are great although it is more overgrown than it used to be. Hill is also very visible from some parts of downtown.
<b>Open Space /Parks</b>	
<b><i>Assabet River National Wildlife Refuge</i></b> Parker Street	Newly established area on former military land encompasses 25% of the town of Maynard or 800 acres. Refuge is a critical landscape in Maynard, but not highly visible because it has little street frontage. This land has been used by the military for 60 years and closed to local residents. It is just now reopening.
<b><i>Crowe Park</i></b> Sudbury Road	Ball fields, skate board park. Wooded hill behind. Abuts Wildlife Refuge.
<b><i>Cutting Land *</i></b> Parker Street	Former nursery with extensive frontage along Parker Street. Important aquifer property adjacent to town wells that the town hopes to purchase. Includes some wetland areas.
<b><i>Ice House Landing Park</i></b> Winter Street	Important as open space and also for access to the river in western part of town, just upstream from Ben Smith dam. Adjacent to rail trail. Park includes ice house foundations and interpretive signs.
<b><i>Maynard Country Club *</i></b> 50 Brown Street	Founded 1921. Includes nine-hole golf course, club house and popular toboggan hill. Visually important open space, serves semi-public function.
<b><i>Maynard Rod &amp; Gun Club *</i></b> 45 Old Mill Road	Club includes over 93 acres in Maynard and Sudbury. Includes lodge, fishing pond and recreational facilities. Rare open space in this part of town. Zoned industrial, adjacent to landfill. Old Mill Road is used by neighborhood residents.
<b><i>Rockland Woods</i></b> Rockland Road	Conservation area north of Rockland Road. Valued as open space and aquifer recharge for nearby town wells. Includes wetland areas, boardwalks are needed.

<b><i>Vernal Pool Area</i></b> Parker Street	Undeveloped area behind cemeteries.
<b><i>Veterans Memorial Park + Downtown</i></b>	Small downtown park with memorial.
<b>Residential</b>	
<b><i>George F. Brown House</i></b> 93 Acton Road	Ca. 1830. Historic home that was originally part of 200-acre William Brown farm of the 1650s.
<b><i>Elmswood/Fairview Area</i></b> Hillside Street	Finnish residential neighborhood southeast of mill buildings on hill overlooking downtown.
<b><i>Levi Smith House</i></b> 178 Great Road	Also known as the Red Fox Inn. Early 18 <sup>th</sup> century house that was a tavern 1816 to 1848 run by Jonathan Smith, later the Eveleth estate and then Thompson house.
<b><i>Presidential Neighborhood *</i></b> East of Park Street	Compact neighborhood of well-preserved small-scale worker housing on small lots. Many of the streets are named for presidents. Was built as mill housing and sold at auction in 1934. Neighborhood has been documented on MHC inventory forms.
<b><i>Silas Brooks House</i></b> Summer Hill Road	Corner of Summer Street and Summer Hill Road. Built in 1764 and owned by Herb Torppa.
<b><i>Thomas Hillis House</i></b> 82 Summer Street	1899. Queen Anne style, well preserved house on large lot. Located at Summer Street and Virginia Road.
<b>Transportation</b>	
<b><i>Assabet River Rail Trail</i></b> Near Winter Street	Land has been acquired. Presently in design. Will provide access to refuge as well as inter-town linkage. Involves collaboration of five towns.
<b><i>Ben Smith Bridge</i></b> Great Road	1816. Old Fitchburg Railroad bridge.
<b><i>Mill Street Bridge</i></b> Great Road	Original bridge was built ca. 1816. Rebuilt in 1937.
<b><i>Old Lancaster Road</i></b>	Scenic, rural character.
<b><i>Puffer Road</i></b>	Southeastern corner of town. Tavern foundation located there.
<b><i>Trolley Barn and Power Station</i></b> Great Road	West of downtown near Assabet River. Now adaptively reused.

<b>Waterbodies</b>	
<b><i>Assabet River</i></b> *	The river is the physical, economic and recreational spine of the community. Much of the river frontage is in private ownership and is not visible.
<b><i>Puffer Pond</i></b>	In Wildlife Refuge at southern edge of town.
<b><i>Thanksgiving Pond</i></b> Winter Street	Small pond located near intersection of Taylor Brook and White Pond, adjacent to Ice House Landing Park. Also near the DPW yard. Used to be used for skating.
<b><i>Vose Pond</i></b> Puffer Road	Traditional recreation site.

# MAYNARD OPENSOURCE & HISTORIC RESOURCES



## High Priority Heritage Landscapes

1. Assabet Mill Complex
2. Assabet River
3. Cutting Nursery
4. Derby Orchard
5. Downtown Maynard
6. Maynard Country Club
7. Maynard Rod & Gun Club
8. Presidential Neighborhood

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

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

