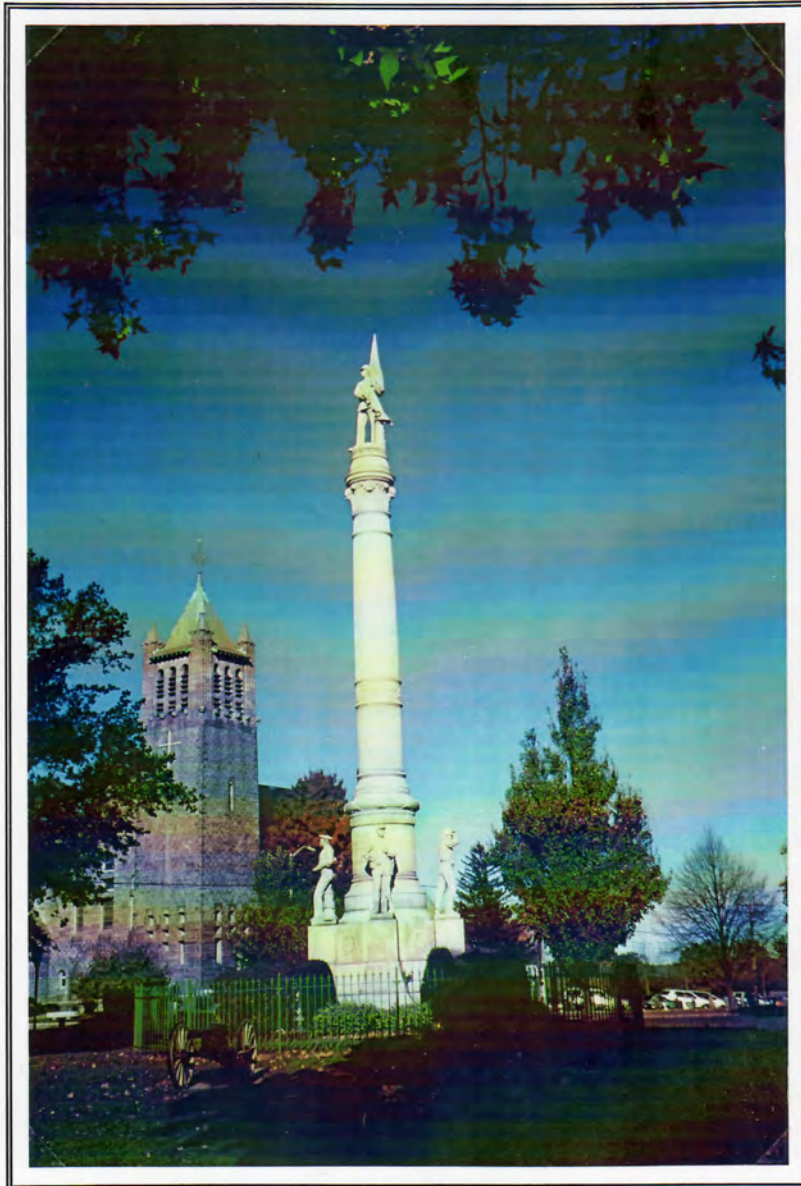


Preservation Plan for the Town of Wakefield



**Prepared for the Town of Wakefield
by
Alfred J. Lima, Planning Consultant
2001**

Acknowledgements

The consultant wishes to thank the citizens and staff of the Town of Wakefield for their assistance in preparing the Wakefield Preservation Plan. Town Planner Paul Reavis has been extremely helpful during the preparation of the plan, both through his comments on the drafts and through his sound advice and professional assistance. Mr. Reavis' contribution to the Preservation Plan will assure that it will be an important Town planning document and an important element of the Wakefield Master Plan.

Nancy Bertrand, Chair of the Wakefield Historical Commission, was very helpful during the preparation of the plan. Her unwavering assistance, thoughtful comments and reviews of drafts were of great help in focusing on issues that needed to be addressed. Her assistance with the extensive windshield survey of the town for historic inventory prospects was especially valuable.

Thanks are also due to Town Administrator Thomas P. Butler; Robert McLaughlin, Chairman of the Master Plan Committee and member of the Planning Board; Planning Board Chair Donald Dusenbury; Building Inspector John Roberto; Acting Public Works Director Thomas Hayes; William Wallace, Director of the Municipal Gas and Light Department; Edward Murray, president of the Friends of the Breakheart Reservation; and many other board and staff members and citizens. Their comments on plan drafts and their assistance in various ways has been invaluable.

Finally, the consultant is grateful to the excellent staff of the Massachusetts Historical Commission for their high degree of professionalism and helpful assistance during the preparation of the plan. Special thanks are due to Christopher C. Skelly, Director of Local Government Programs and Elsa N. Fitzgerald, Acting Director.

"This project has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of the Commonwealth William Francis Galvin, Chairman. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Massachusetts Historical Commission, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior, or the Massachusetts Historical Commission."

"The U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin, age, gender or handicap in its federally assisted programs. If you desire more information, please write to: Office for Equal Opportunity, U.S. Department of Interior, 1849 C Street NW, Room 1324, Washington, DC 2024."

Cover Photograph: Wakefield Common, showing the Civil War monument and the First Parish Church.

Wakefield Preservation Plan

Table of Contents

Executive Summary

1.	Context of Historic Preservation in Wakefield.....	1
1.1	Summary History of Wakefield.....	1
1.2	Historic Neighborhoods.....	11
1.3	Historic Landscapes.....	13
1.4	Lost Wakefield.....	17
2.	Recent Public and Private Historic Preservation Initiatives.....	25
2.1	Inventory of Historic Resources.....	25
2.2	National Register Listings.....	29
2.3	Other Nationally-Recognized Sites.....	30
2.4	History of Planning in Wakefield.....	36
2.5	Public Initiatives in Historic Preservation.....	39
2.6	Municipal Policies and Procedures.....	40
2.7	Historic Properties Owned by the Town of Wakefield.....	45
2.8	Existing Land Use Regulations that Complement Historic Preservation Goals.....	46
2.9	Private Initiatives in Historic Preservation.....	48
2.10	Archival Material Related to Historic Resources.....	50
3.	Issues and Needs Related to Historic Preservation in Wakefield.....	51
3.1	Inventory of Historic Resources.....	51
3.2	National Register Nominations.....	52
3.3	Downtown Wakefield.....	54
3.4	Historic Neighborhoods.....	57
3.5	Historic Landscapes.....	61
3.6	Urban Design.....	66
3.7	Town-Owned Historic Properties.....	69
3.8	Privately-Owned Historic Properties.....	70
3.9	Town Regulations.....	72
3.10	Public Awareness.....	76
3.11	Organizational Capability.....	80
4.	Historic Preservation Goals and Objectives.....	82
4.1	Inventory of Historic Resources.....	82
4.2	National Register Nominations.....	82
4.3	Downtown.....	83

4.4	Historic Neighborhoods.....	83
4.5	Historic Landscapes.....	84
4.6	Urban Design.....	84
4.7	Town-Owned Historic Properties.....	85
4.8	Privately-Owned Historic Properties.....	85
4.9	Town Regulations.....	86
4.10	Public Awareness.....	87
4.11	Organizational Capability.....	87
5.	Five-Year Action Plan.....	88
5.1	Inventory of Historic Resources Action Plan.....	88
5.2	National Register Nominations Action Plan.....	89
5.3	Downtown Action Plan.....	90
5.4	Historic Neighborhoods Action Plan.....	92
5.5	Historic Landscapes Action Plan.....	95
5.6	Urban Design Action Plan.....	98
5.7	Town-Owned Historic Properties Action Plan.....	101
5.8	Privately-Owned Historic Properties Action Plan.....	103
5.9	Town Regulations Action Plan.....	105
5.10	Public Awareness Action Plan.....	109
5.11	Organizational Capability Action Plan.....	110
6.	Recommendations for Historic Neighborhoods.....	111
6.1	Downtown.....	111
6.2	West Side.....	112
6.3	East Side.....	113
6.4	Lakeside.....	114
6.5	Montrose.....	115
6.6	Woodville.....	116
6.7	Greenwood.....	117
7.	Tools and Techniques Available to Implement Wakefield's Preservation Goals.....	119
7.1	Regulatory Tools.....	119
7.2	Acquisition Tools.....	122
7.3	Special Districts Tools.....	125
7.4	Restoration Funding Tools.....	126
7.5	Information Tools.....	127
7.6	Educational Tools.....	129

Maps

1	Extent of Glacial Lakes in Wakefield.....	2
2	Wakefield in 1830.....	6
3	Boston Ice Co. Ice House Location on Lake Quannapowitt, with RR Spur.....	10

4	Wakefield Neighborhoods.....	12
5	Historic Landscapes in Wakefield.....	14
6	Existing National Register Districts in Wakefield.....	31
7	Common Historic District.....	32
8	Church-Lafayette Historic District.....	33
9	Yale Avenue Historic District.....	34
10	Wakefield Park Historic District.....	35
11	1925 Master Plan Report Map.....	37
12	Zoning Map.....	47
13	Proposed National Register Historic Districts.....	55
14	Proposed Mill and Saugus River Greenways in Wakefield.....	65

Appendices

A	Illustrations of how Lake Quannapowitt and Crystal Lake were formed.
B	Listing of historic properties inventoried in Wakefield.
C	Listing of properties in Wakefield on the National Register of Historic Places.
D	Text of the National Register nomination report for Wakefield properties.
E	Text of the Wakefield Demolition Delay Bylaw.
F	Nomination report for the Reedy Meadow National Natural Landmark.
G	Recommendations of the 1986 Wakefield Preservation Plan.
H	Listing of maps in the Reference Collection at the Lucius Beebe Memorial Library.
I	Historic maps of Wakefield.
J	Properties recommended to be surveyed as part of an expanded Wakefield Inventory of Historic Resources.
K	Memorandum of Agreement between the Department of Education, the Town of Wakefield and the Massachusetts Historical Commission related to the demolition of the Woodville School and the planning for historic schools in Wakefield.
L	Existing Georgian and Federal farmhouses in Wakefield.
M	Promotional and publicity materials for the two public preservation forums.
N	Recommendations from the preservation forum held on February 3, 2001.
O	Description of the ACEC program.

Executive Summary

Wakefield Preservation Plan

Summary History of Wakefield

The structures and landscapes that comprise Wakefield's historic resources are a result of the cumulative activities of human beings in the area. The thousands of years of habitation of the region by local native tribes has left no visible trace of their existence. Archaeological evidence suggests that there was extensive settlement of native tribes along the lakes and rivers in the town. Lake Quannapowitt, Crystal Lake, Mill River and the Saugus River all show archaeological evidence of settlements dating back thousands of years. Artifacts found in Wakefield indicate that quarrying of the Lynn Felsite for hunting points occurred in the upper hills of the town about 8,000 years ago. At about 1,000 AD, agricultural practices were adopted by the local Pawtucket tribes.

The major migration of Puritans that began in 1630, when John Winthrop landed in Salem harbor, resulted in pressures to found new settlements. In 1638, the area around what is now Wakefield (incorporated as the Town of Redding) was surveyed by Puritan scouts and, in 1639, 29 inhabitants of Lynn left that community and settled along abandoned Pawtucket planting fields on the southern shore of Lake Quannapowitt. By 1667, there were 59 houses in Redding.

For the next 200 years, the predominant economic base of Wakefield (then known as South Redding) was subsistence agriculture. Virtually all of a family's needs were met through its own resourcefulness. Surplus agricultural products---and off-season cottage industries such as making shoes---provided cash for those items that could not be provided by themselves, such as grinding of corn and grains, sawing of lumber and iron parts of tools.

This era of subsistence agriculture left a substantial legacy of Georgian and Federal dwellings in Wakefield. At least 67 Georgian and Federal dwellings dating from 1668 to 1830 still exist in the town. They provide a rich and important legacy of that era.

The arrival of the railroad in Wakefield in 1844, 200 years following the incorporation of the town, signaled a new historical era for Wakefield, bringing with it the Industrial Revolution. Within 10 years of the railroad's arrival, manufacturing activity was transformed from a cottage industry conducted in farm shoe shops by family members to one where new corporations created manufacturing enterprises that hired new immigrants to work in mechanized factories.

By 1855, manufacturing enterprises such as the Heywood Brothers and Wakefield Company Rattan Factory on Water Street and the B&M Foundry at the main railroad junction were formed, both by Cyrus Wakefield. By 1863, the Rattan Factory employed approximately 200 persons and in 1873 up to 1000 employees, surpassing the shoe industry in employment. Textile production in the Harvard Mills located at the railroad junction south of Albion Street also became a major employer in the town.

This new enterprise brought with it new wealth to invest in private dwellings and civic buildings. The town's rich inventory of Greek Revival, Italianate, Second Empire and Queen Anne styles attest to the wealth and style that the Industrial Revolution brought to Wakefield. Among the most prominent civic buildings that represent this era include the Italianate First Baptist Church (1872) and the Unitarian Universalist Society (built as a Greek Revival in 1836 and later modified to Italianate in 1859).

In the 20th century, the major social influence on the Town of Wakefield affecting its development pattern has been suburban development. With the coming of the railroads, access from Boston was now convenient and the possibility of daily commuting from the city to Wakefield opened up the town to a new development influence. New residential development began to occur around the Greenwood Railroad Station and the Wakefield Station.

This suburban development began to spread beyond walking distance of the stations when horse drawn street cars were introduced and was accelerated when electric street cars came into use in Wakefield in 1892, with the inauguration of the Wakefield and Stoneham Street Railway Company. Early streetcar lines extended along Main, Albion and Water Streets. Electric streetcar service was subsequently extended to Melrose (1893); to Reading (1894); Saugus; Peabody and Salem (1898); and to Wakefield Park (1902).

Suburban development brought with it the accelerated development of the Wakefield Park and Greenwood sections of town. Wakefield Park in particular has a striking preponderance of Shingle Style and Colonial Revival architecture that was characteristic of the later decades of the 19th century. Wakefield Park is listed on the National and State Registers of Historic Places.

The influence of the automobile brought with it gradual expansion of newer suburban growth that has blurred the distinction between historic neighborhoods. One of the challenges of historic preservation in Wakefield today is to define the distinctiveness between historic areas in a manner that defines and identifies them and that assists in preserving them for future generations.

Recommendations of the Preservation Plan

After a thorough review of the needs of the town in the area of preserving the town's historic resources, the Wakefield Preservation Plan recommends 11 goals and an action plan to realize those goals.

The overall goal of historic preservation efforts in Wakefield is to preserve and enhance the town's historic character. This can be accomplished by implementing the following actions:

Goal 1: Expand the inventory of historic resources.

This would include expanding the town's Inventory of Historic Resources to include all historic properties in town; revising existing surveys to bring them up to the standards of the Massachusetts Historical Commission's 1995 Survey Manual; and commissioning new planning studies and inventories of archaeological and other historic landscapes.

Goal 2: Prepare and submit new district and individual nominations to the National Register of Historic Places.

This goal recommends the preparation of National Register nominations for new and expanded NR districts identified in this Preservation Plan, including the creation of 10 new districts, including one in the Harvard Mills/RR Depot area and one in the Downtown, and the expansion of the Common and Lafayette-Church Streets Historic Districts and the Wakefield Park Historic District.

In addition, individual nominations to the National Register are recommended in the Preservation Plan.

Goal 3: Preserve the historic resources of the downtown as part of a larger revitalization effort.

The first need here is to develop a vision plan for downtown, including urban design and market revitalization components that will serve as a guide for downtown revitalization efforts.

The next step is to develop an organizational structure with staffing that will be a viable downtown organization that can begin initiating urban design and marketing recommendations, including parking solutions.

The goal includes a recommendation to create a viable funding source that will provide the financial basis for a long-term revitalization effort. This could include a Business Improvement District structure or some other funding source.

The Preservation Plan's regulatory recommendations for downtown include adopting a downtown zoning district that incorporates design review, sign regulations and facade guidelines. Related recommendation include designating Wakefield Center as a 40C Local Historic District; implement signage, facade and streetscape improvements using CDBG funds and implementing a downtown parking study.

Goal 4: Preserve the historic and architectural integrity of Wakefield's neighborhoods.

One of the major needs related to preserving historic neighborhoods is to increase the awareness and appreciation of the value of historic preservation among owners of residential and commercial properties. This includes providing additional information and resources on property rehabilitation to owners of historic structures; conserving and improving streetscapes in historic neighborhoods; preserving large and wooded lots in neighborhoods; and improving the delivery of the preservation message through neighborhood associations. It also involves giving priority to neighborhood-level planning and to increasing the self-awareness of historic neighborhoods.

Goal 5: Preserve Wakefield's historic landscapes.

Historic preservation includes not only the preservation of structures but the protection of historic landscapes. This goal recommends the protection of Reedy Meadow as a landscape of particular significance to the settlement of Wakefield. In addition, the goal recommends protecting and preserving the landscape surrounding Lake Quannapowitt and Crystal Lake and the preservation of the integrity of Breakheart Reservation.

Archaeological sites should have an effective protection strategy in place. One of the ways of assuring this is to create greenways along the Mill and Saugus Rivers as a means of protecting the historic resources along the river.

Historic landscapes need to be protected through adequate planning.. This would include implementing a landscape master plan for the park system in Wakefield, including the upper and lower Common, emphasizing the Olmsted-like qualities of their design. Planning activities should include the revision of the 2000 Wakefield Open Space and Recreation Master Plan to include the historic landscape recommendations contained in the Wakefield Preservation Plan.

Finally, the preservation of historic landscapes requires a lands committee to be the advocate for these landscape initiatives.

Goal 6: Improve historic urban design in Wakefield.

Urban design is important to historic preservation because it provides the context and setting for historic structures. For example, urban design includes the development and implementation of a tree planting plan for main thoroughfares and neighborhood streets in Wakefield, including the improvement of the aesthetics of public and private parking lots through tree planting and other amenities.

In addition, a Capital Improvement Program should be prepared that would allow the Town to plan the financing for placing utility lines underground.

Other urban design objectives include improving the aesthetics of Greenwood Center; revising the Town's sign bylaw to improve future sign design; designing and implementing a pedestrian-friendly path system in town and installing period lighting in historic neighborhoods.

These recommendations will require the creation of a Civic Design Commission to guide new public building projects in the town and to improve the level of civic design of MBTA rail projects.

Finally, this goal includes creating a boulevard plan for the town's main arterial streets.

Goal 7: Preserve historic properties owned by the Town of Wakefield.

The Town of Wakefield is the largest owner of historic properties in the town. As such, it has a special responsibility to see that these historic resources are protected for future generations. The Preservation Plan recommends the implementation of a strategy to preserve historic properties owned by the Town, including the preparation of a Townwide Preservation Plan for Historic Schools.

In addition, the Town's war memorials should be surveyed, preserved and restored to honor the Town's war dead. Other initiatives include developing a long-term space needs plan for the Town that incorporates adaptive reuse of the Town's historic properties and developing an open land study to identify long-term needs for open sites that will prevent intrusions into historic landscapes.

The Preservation Plan also recommends a system of "Special Places" in Wakefield connected to historic sites and landscapes.

Goal 8: Implement new historic preservation initiatives for privately-owned sites.

By far the greatest number of historic properties in Wakefield are owned by individual private property owners, typically homeowners. Public education and resources are important here and the plan recommends initiating a homeowner assistance program that provides a range of non-financial assistance to homeowners.

The plan also recommends an assistance program for owners of non-residential historic properties that provides a range of non-financial assistance to owners and the creation of a private Preservation Emergency Loan Fund that can be used to preserve threatened historic properties.

New funding sources are available in the Community Preservation Act, which could provide resources for both private and public historic preservation initiatives.

A Wakefield Preservation Trust, recommended here, would have the ability to purchase, restrict and resell threatened historic properties.

Goal 9: Implement Town regulations that will assist in preserving historic structures and landscapes.

Regulatory measures can be of great assistance in preserving the town's historic resources. One of the principal recommendations of the Preservation Plan is to adopt 40C local historic district designation for the Commons and Church-Lafayette Streets National Register Districts and for Downtown Wakefield.

In addition, the Town needs to strengthen its sign control bylaw and to amend the Zoning Bylaw and the Subdivision Regulations to require more information on historic sites. In addition, the Subdivision Regulations need to incorporate provisions that will assist in the preservation of historic resources, including incorporating "due notice" provisions in the regulations.

Many controversial issues have occurred because the Wakefield Historical Commission has not been notified---or not been notified early enough---of an impending threat to an historic structure or site. Therefore, the Historical Commission needs to be included as a plan reviewing agency in the regulations of the Planning Board, the Board of Appeals and other boards that review development plans.

In addition, the Town should adopt a regulation requiring utility lines to be placed underground, giving preference to historic neighborhoods and main arterials. No plan for placing utilities underground currently exists.

Another regulatory initiative is to amend the Zoning Bylaw to create a special downtown district that allows flexibility in redevelopment and an amendment to allow historic barns to be used as principal structures, with a Special Permit.

New districts could also increase protections for historic resources. Neighborhood conservation districts might be considered as an alternative to neighborhood historic preservation regulations, where neighborhoods do not meet the test of a 40C district. In addition, an archaeological overlay zoning district would increase protections for vulnerable sites. The Preservation Plan also recommends the adoption of a resource protection district for the Reedy Meadow area to preserve its environmental and historic resources.

Other regulatory recommendations include the revision of the Demolition Delay Bylaw to exclude newer accessory structures; the creation of a task force to study how design of new construction can be improved in the town; and the revision of the Town bylaw regulating wireless communications facilities to increase protections for historic properties.

Goal 10: Increase the public's awareness of the value of historic preservation.

Public education should be the foundation of any historic preservation program. Without an informed public, preservation efforts will be considerably more difficult.

The Preservation Plan recommends many public awareness initiatives, including educating owners of historic properties on the value of their sites and their role as stewards; the compiling of adequate support materials for use by property owners; developing a public education delivery system for the historic preservation message; and establishing a space that can serve as a museum of Wakefield's history, including a museum of the rattan industry.

Goal 11: Improve organizational capacity to achieve historic preservation goals.

Implementing the ambitious historic preservation agenda described in this Wakefield Preservation Plan will take considerable effort and organizational capability. The plan recommends the creation of a private entity that will be the advocate for historic preservation in the town and the creation of a private preservation trust and a loan program. It also recommends investigating the need for a downtown Business Improvement District to allow adequate financial support for realizing downtown preservation goals.

Finally, plans become obsolete within a few years and, in order to keep the preservation agenda relevant to current issues, challenges and opportunities, the

Preservation Plan recommends initiating an annual “Wakefield Planning Day” to update the agenda included in the action plan.

In order to assist citizens in implementing its recommendations, the Preservation Plan includes a Five-Year Action Plan that details how the plan can be implemented. The plan’s goals and objectives are further divided into tasks that describe how to realize each objective, who would be the lead agency for the objective and the year in which it would begin being implemented.

Ultimately, the historic character of Wakefield will be preserved only if dedicated citizens commit themselves to make it happen. This Preservation Plan includes a bold vision and an ambitious action plan to implement that vision; however, Wakefield has shown that it has the ability and the individuals to realize great things. There is every reason to believe that they will continue to do so.

“If you have built castles in the air,” said Henry David Thoreau, “your work need not be lost; that is where they should be. Now put the foundations under them.”

Wakefield Preservation Plan

Town of Wakefield, Massachusetts

1. Context of Historic Preservation in Wakefield

1.1 Summary History of Wakefield

Formation of the Wakefield Landscape

The historical settlement pattern that has resulted in what is now known as the Town of Wakefield was the result of glacial action that began approximately 100,000 years ago during the beginning of the last ice age. As the glaciers advanced south during the beginning of the age, they acted as giant bulldozers, scraping up the existing soil and incorporating it into the glacial ice block. When the weather pattern began to warm, the glaciers began to recede and melt. This glacial retreat resulted in new patterns of soil deposits, both directly on bedrock and through melt waters in glacial lakes.

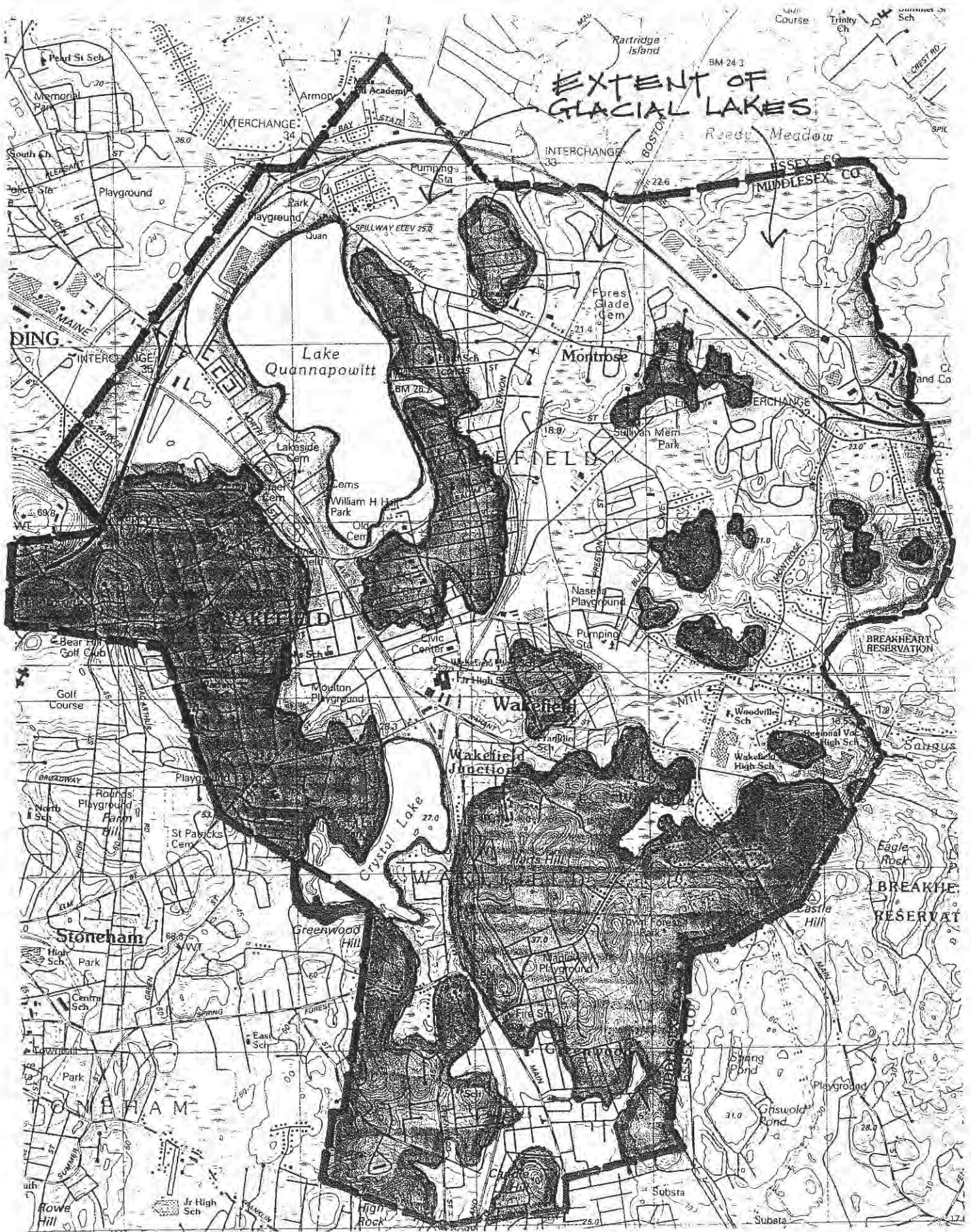
The melting of the slowing glaciers resulted in enormous glacial lakes. At the bottom of these lakes were deposited sand and gravel washed out of the glaciers. The extent of glacial lakes in the Wakefield area are shown in Map 1. Occasionally, ice blocks would break off of the larger glacier into the lakes. As lake bottom gravel deposits built around these ice blocks, and as the ice block melted, water-filled "kettle-hole" depressions would form. Lake Quannapowitt and Crystal Lake in Wakefield are both kettle holes. See Appendix A for a graphic description of how kettle holes were formed.

The soils that formed at the bottom of the glacial lake were either what is now known as Merrimac Soils, fine sandy soils of moderate fertility, or wetlands, whether open marsh, meadow or wooded.

Habitation by Native Tribes

As the glaciers receded and tundra vegetation began to emerge in what was to become New England, nomadic tribes of hunter-gatherers began to migrate into the region. Artifacts found in Wakefield indicate that quarrying of the Lynn Felsite in the area for hunting points occurred at least as early as 8,000 years ago. From archaeological findings in Ipswich and other locations, it is believed that native tribes inhabited the area as early as 11,500 years ago. The shallow glacial lake that covered the area was an excellent spawning ground for salmon, shad and other species.

About 3,000 years ago, evidence suggests that the native tribes evolved into a less-nomadic and more settled life style. Many projectile points and stone implements



Map 1: Extent of Glacial Lakes in Wakefield

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

have been recovered from this era in Wakefield, particularly those found by Dr. Ernest E. Tyzzer. Dr. Tyzzer was a Wakefield resident and an amateur archaeologist who systematically collected in the 1930's and 1940's.

Approximately 1,000 years ago, agricultural practices were introduced into the southern New England area by tribes to the west. In what is now Wakefield, archaeological evidence suggests that the local tribes practiced agriculture with simple stone implements attached to wooden handles. Their cultivated fields were restricted to the low lying fertile Merrimac soils that were formed at the bottom of glacial lakes, what we know as the kame terraces at the western and southern edges of Lake Quannapowitt and on the eastern shore of Crystal Lake. These soils were not only fertile but easily worked with stone tools, and they had the added advantage of being located next to large water bodies, valuable for fishing.

The native Pawtucket tribes (historians have called the local tribe the Saugus) practiced both extensive and intensive forms of land husbandry. On their agricultural fields, they grew corn, beans and squash. During fall harvest time, they stored the excess foodstuffs in dry hillsides for use later in the year.

The extensive form of husbandry involved the burning of the woodlands to encourage browsing growth for deer and other game, to provide for easy travel, and to encourage lush grass growth for grazing animals and for berry production. The local tribes also burned the meadow along the Saugus River, including the Reedy Meadow, to encourage lush meadow grass growth as a means of providing a more productive habitat for waterfowl, which they hunted.

In 1617-1618, a disease carried by European traders swept through the Southern New England tribes, decimating the coastal native populations from Maine to Rhode Island. What the Puritan settlers found when they arrived in Massachusetts was not so much a virgin land but one that had become widowed.

European Settlement

Beginning with the arrival of John Winthrop in Salem Harbor aboard the flagship Arbella in 1630, 20,000 Puritan settlers arrived in Massachusetts Bay from 1630 to 1641 to escape the persecution of the Puritans by Charles I and Archbishop Laud. As Winthrop described in his "Model of Christian Charity," the homily that he wrote on the Arbella as it lay at anchor in Salem harbor, these new Puritan settlements were to be "as a City on a Hill," an example to the world of how true Christian ideals could be practiced on this earth.

The utopian model Christian communities that the Puritans created required above all a minister to provide the spiritual guidance and oversight that such communities required. This necessitated a close village development pattern which allowed such oversight. The Puritans had no interest in dispersed settlement and were determined that any new settlement would be able to support a minister before it would be incorporated and legitimized by the General Court.

Initial settlements occurred along the Massachusetts coast, where two landscape environments existed that were considered essential: (1) open fields for cultivation of crops and for the grazing of cattle during the growing season; and (2) salt marsh for the harvesting of salt hay for winter fodder for cattle. Except for the small plots given with house lots, most of the land was held in common.

As the coastal settlements quickly became populated with new immigrants, inland settlement sites in proximity to freshwater meadows began to be sought. The only inland sites with extensive fresh water meadows or marshes were the flat, low-lying environments of former glacial lake beds. These existed at Concord (Glacial Lake Concord); Sudbury (Glacial Lake Sudbury); Medford on the Mystic River; Dedham and Medfield on the Charles River; Lancaster on the Nashua River; and Saugus and Redding on the Saugus River.

In order to ensure that new settlement locations were accessible from Boston and included the right mix of environmental characteristics to support the 30-40 families that were deemed necessary to support a minister, the General Court sent out what might be called "environmental scouting parties" to assess the adequacy of the environment and report back to the magistrates.

It is known that in 1638, the interior west of Lynn, now known as Lynnfield, was surveyed by a Mr. Hawthorne of Salem and Lieutenant Davenport of Lynn, who were "to view and inform how the land beyond the lyth whether it may be fit for another plantation of no."

In 1639, a group of 29 inhabitants of Lynn left that community and settled along abandoned Indian planting fields on the southern shore of Lake Quannapowitt. When this community became settled and acquired themselves a minister (Master Harry Green from Watertown) and built a log meetinghouse for religious services in 1644, the Boston magistrates in that year approved their request to be incorporated as a separate town of four miles squared, known as the Town of Redding, the 12th congregation of the Commonwealth. The name of Redding was chosen presumably for a town in England where an important battle was won by the Puritans in 1644 during the English Civil War.

Depending on the amount of shares held in the Massachusetts Bay Company, the first Redding proprietors were granted between 30 and 200 acres of land. In 1647, the meadowlands were allocated in undivided allotments, with 10 to 20 acres provided to each family in a formula that allocated two acres per family member and one acre per beast.

Settlements occurred along the base of the two hills overlooking Lake Quannapowitt, Shingle Hill to the east and Cowdry's Hill to the west. Both of these hills consisted of glacial till Gloucester soils that proved to be ideal for agriculture. When the early seed grains of the Puritans failed, the European settlers adopted many of the agricultural practices of the native tribes, including the planting of corn, squash and beans and the burning of Reedy Meadow every year to preserve its production of meadow grass for winter fodder.

The Period of Subsistence Agriculture

For the next two hundred years, the predominant economic base of Redding consisted of subsistence agriculture, practiced on independent farms so praised by Thomas Jefferson. Virtually all of a family's needs were met through its own resourcefulness. Farm families grew their own food; raised their own livestock for meat, milk, butter, cheese and eggs; made their own clothing on foot-powered spinning wheels and looms from wool provided by their own sheep; grew apples for their hard cider; made their homes, barns and tools from lumber provided by their own wood lots; obtained fuel from those same wood lots; and generally provided for themselves.

Surplus agricultural products---and off-season cottage industries such as making shoes---provided cash for those items that could not be provided by themselves, such as iron parts of tools, grinding of corn and grains, sawing of lumber and finishing of their home-made woolen cloth (which was brought to a fulling mill for processing) and rum.

The specialized plantation economies of the West Indian islands and the southern American colonies could not supply themselves with sufficient food and other basic items. As a result, New England became the “breadbasket” of the plantation economies, and its farmers provided these monocultures with essentials such as salted beef, salted pork, flour, biscuits, butter, cheese, peas, rooted vegetables, lumber and barrel staves, as well as horses and other livestock.

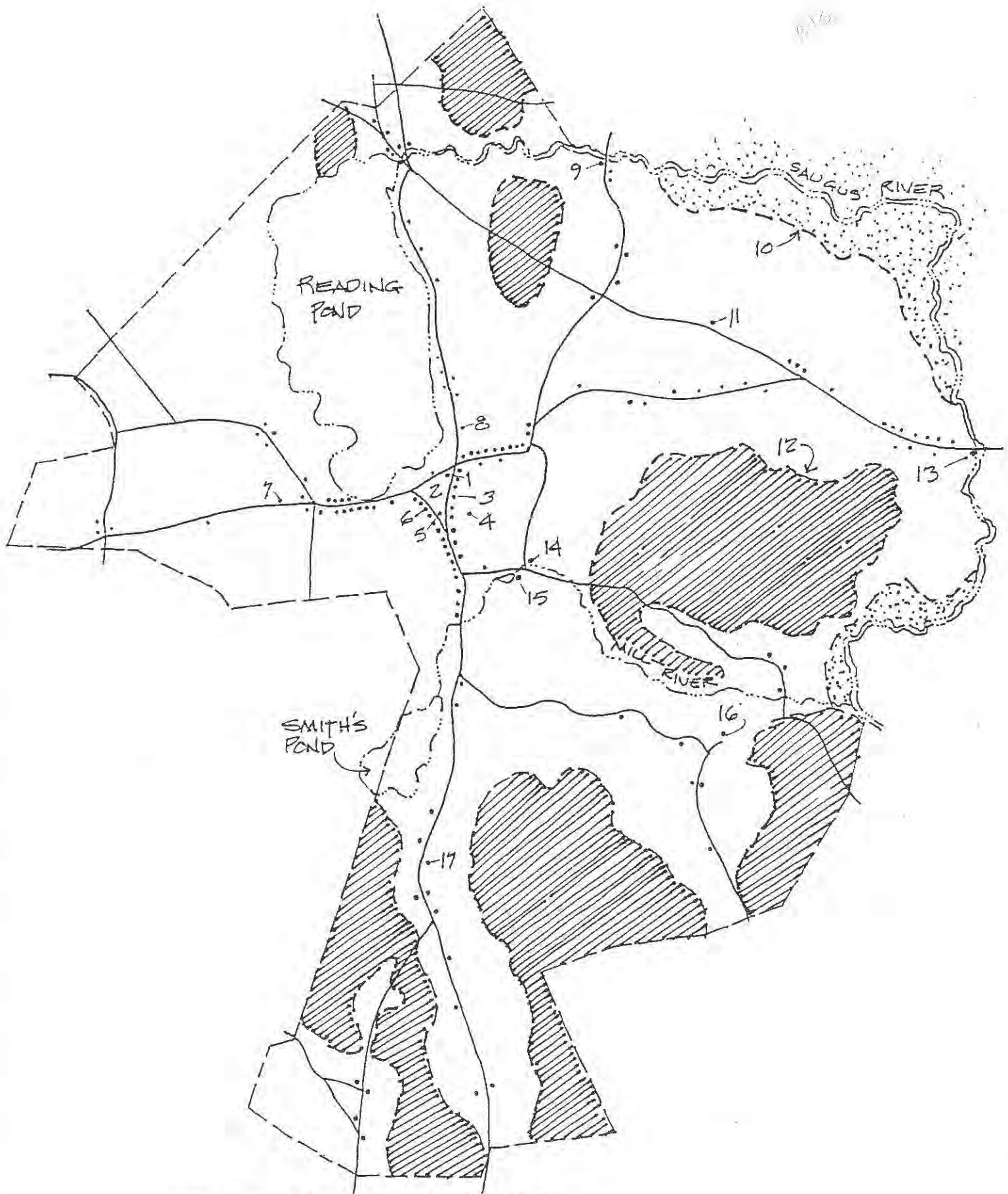
Cattle raising conducted for the production of salted beef produced byproducts such as hides. The surplus of hides in turn encouraged the cottage industry of shoe making. As early as 1677, a land grant was made to Jonathan Eaton on the condition that he continue in town as a shoemaker. This early shoe making cottage industry was typically conducted in small show shops that were often attached to the main homestead. The only one of these early shoe shops that is known to have survived in Wakefield is at 113 Salem Street, now converted to a residence.

Early industries in Wakefield, during the first 200 years of the town, were all related to agriculture and were the same as in all New England towns: a saw mill made lumber from a farmer’s logs; a grist mill ground the farmer’s grains and corn; a fulling mill processed hand woven cloth into a finer, more durable and workable fabric; and a blacksmith shop was the iron works that provided the iron parts for tools, plows, harnesses and household implements, in addition to horseshoes. Map 2 on the next page identifies the locations of early industries in Wakefield.

In 1667, there were 59 houses in Redding, and the lumber for these dwellings came principally from John Poole’s sawmill, established in 1650 on the Saugus River where Vernon Street crosses the river. In 1667, a land grant was made to Abraham Bryant to establish a blacksmith shop in town.

In 1812, political differences resulted in the separation of the South Parish from the Town of Redding and the incorporation of the new Town of South Redding.

By 1830, the landscape of Wakefield had changed from being principally forest to open farmland, except for the upper elevations where thin soil over bedrock and steep slopes resulted in the land remaining in wood lots (see Map 2). Settlements were principally along the Merrimac soils formed at the bottom of glacial lakes adjoining the common, and along Main, Church, Prospect, Elm, Salem and Lowell Streets.



Map 2: Wakefield in 1830

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

Index to the Map Titled "Wakefield in 1830"

- 1 Town House (1834).
- 2 Common
- 3 Benjamin Wiley residence at 376 Main Street, with shoe shop in rear (1822).
- 4 South Reading Academy, a seminary for Baptist ministers.
- 5 Center School
- 6 Tavern at SW corner of Main and Albion Streets opens in 1840. Stage coach stops here twice weekly. In 1817, stagecoach service began serving Wakefield.
- 7 West Ward School on Prospect Street.
- 8 Thomas Emerson shoe shop opens in 1805 on the lot of his residence.
- 9 Saw mill where the Saugus River crosses under Vernon Street. This was the site of the second grist mill in town in the 1600's.
- 10 Reedy Meadow and the fresh water meadow along the Saugus River.
- 11 School house.
- 12 Upland area unfit for agriculture and left in woodland.
- 13 Hawkes Flannel Factory on the Saugus River at Salem Street.
- 14 Grist mill on the Mill River started by John Poole in 1650.
- 15 Sawmill and tin ware manufactory on the Mill River.
- 16 Alms house and town farm on Nahant Road.
- 17 School on Main Street serving the southern part of town.

The town had 5 English and West India Goods Shops, 12 shoe makers shops, and three blacksmith shops. Yet for all of the changes that had occurred since the founding of the town, it still remained a small farming community of 1,311 persons.

The landscape was one of Georgian and Federal farmhouses and the barns and outbuildings that composed their homesteads. The earliest remaining of these structures in Wakefield is the oldest part of Colonel James Hartshorne House at 41 Church Street, whose oldest part dates to 1681. Another remnant of the First Period is believed to be the ell to the rear of 391 Vernon Street (ca. 1750), which is attached to one of the finest gambrel-roofed Georgian homes in Wakefield, the Captain William Green house.

Other surviving Georgian farmhouses in Wakefield include the hipped roof Reuben Green house at 43 Spring Street (1790); 114 Main Street (before 1750); and the William Cowdry House at 71 Prospect Street (ca. 1764). Early one and one-half story Georgian residences with gambrel roofs in Wakefield include 48 Meriam Street (ca. 1735) and 7 Pitman Avenue (ca. 1740). Other 2 1/2-story Georgian residences in the town include the Joseph Gould house at 19 Salem Street (1765 and 1795); the house at 339 Salem Street (1732 or 1752; expanded in 1790); 58 Oak Street (before 1765); and 15 Nahant Street.

Surviving Georgian and Federal structures in Wakefield, dating from 1681 to 1830, are listed in Appendix M.

The earliest recorded school building in Wakefield was the Central School that once stood on the Common. In 1828-29, the Baptists built the South Reading Academy for the education of Baptist ministers, which reflected the growth of evangelical Protestantism in the 1820's and 1830's in the country. The Academy was located where the Lincoln School now stands on Crescent Street. In the 1840's, in response to the new movement to improve public common schools that was initiated by Horace Mann, four new schools were built in the four wards of the town. One of these, the West Ward School (1847), still stands at 39 Prospect Street. As secondary education became to be seen as a public responsibility in towns in the Commonwealth, Wakefield responded by purchasing one of the buildings of the South Reading Academy in 1847 for the town's first high school. That building was subsequently moved and still stands at 7 Foster Street.

The Era of the Industrial Revolution

The arrival of the railroad in Wakefield in 1844, 200 years after the incorporation of the town, signaled a new historical era for Wakefield, bringing with it the Industrial Revolution. Within ten years of the railroad's arrival, manufacturing activity was transformed from a cottage industry conducted in farm shoe shops by family members to one where new corporations created manufacturing enterprises that hired new immigrants to work in mechanized factories.

This new manufacturing activity occurred along the flat land at the junction of Wakefield's three rail lines on the B and M Railroad, a coming together of transportation routes that lent itself to an ideal location for factories. The town's locational advantage attracted new entrepreneurs, including Cyrus Wakefield, for whom the town was named on June 30, 1868 in recognition of his positive impact on the town, including his donation of the new Town Hall in 1871.

By 1855, manufacturing enterprises such as the Heywood Brothers and Wakefield Company Rattan Factory on Water Street and the B&M Foundry were formed, both by Cyrus Wakefield. By 1863, the Rattan Factory employed approximately 200 persons and in 1873 up to 1000 employees, surpassing the shoe industry in employment.

Within a year of the coming of the railroad, a local ice production industry was born, with new ice houses built along the shores of Reading Pond (now Lake Quannapowitt) and Smith's Pond (now Crystal Lake). The close proximity of the ponds to the railroad made them ideal locations for ice harvesting. A railroad spur actually led to the siding of the ice house on Reading Pond (see Map 3). For the first time, the railroads made possible the practical transport of ice to Boston wharves, where ice was transported to places as far away as India, and to cities in the Boston region.

The explosion of growth that occurred with the development of factories in the town resulted in the need for new housing for workers and the growth of new neighborhoods. These new neighborhoods included the East End, located to the east of the manufacturing center within walking distance of work places, and in the West End near the manufacturing enterprises of the B&M Foundry and the Harvard Knitting Mills, relocated to Wakefield in 1889. By 1875, these workers neighborhoods began to fill in what had been farmland (see maps in Appendix I). By 1896, the expansion of the Harvard Knitting Mills by the Winship, Boit Company made these mills the largest employer in town.

This new enterprise brought with it new wealth to invest in private dwellings and civic buildings. The town's rich inventory of Greek Revival, Italianate, Second Empire and Queen Anne styles attest to the wealth and style that the Industrial Revolution brought to Wakefield. The most prominent civic buildings that represent this era include the Italianate First Baptist Church (1872), the Unitarian Universalist Society (built as a Greek Revival in 1836 and later modified to Italianate in 1859).

In most communities, it is difficult to put a name on historic architecture; however, in Wakefield an unusual combination of an architectural patron in Cyrus Wakefield and a very talented local architect in John Stevens resulted in remarkable Second Empire architecture of exceptional quality that would be prized in any community. Wakefield and Stevens collaborated as patron and architect in the Cyrus Wakefield residence (1863); in the Taylor Building (1870); in the new Town Hall (1871) and in the High School (1872).



**Map 3: Boston Ice Co. Ice House Location
on Lake Quannapowitt, with RR Spur.**

The Era of Suburban Development

The third major social influence on the Town of Wakefield that affected its development pattern was suburban development. With the coming of the railroads, access from Boston was now convenient and the possibility of daily commuting from the city to Wakefield opened up the town to a new development influence. New residential development began to occur around the Greenwood Railroad Station and the Wakefield Station.

This suburban development began to spread beyond walking distance of the stations when horse drawn street cars were introduced and was accelerated when electric street cars came into use in Wakefield in 1892, with the inauguration of the Wakefield and Stoneham Street Railway Company. Early streetcar lines extended along Main, Albion and Water Streets. Electric streetcar service was subsequently extended to Melrose (1893); to Reading (1894); Saugus; Peabody and Salem (1898); and to Wakefield Park (1902).

Suburban development brought with it the development of the Wakefield Park and Greenwood sections of town. Wakefield Park in particular has a striking preponderance of Shingle Style and Colonial Revival architecture that was characteristic of the later decades of the 19th century. Wakefield Park is listed on the National and State Registers of Historic Places.

The influence of the automobile brought with it gradual expansion of newer suburban growth that has blurred the distinction between historic neighborhoods. One of the challenges of historic preservation in Wakefield today is to define the distinctiveness between historic areas in a manner that defines and identifies them and that assists in preserving them for future generations.

1.2 Historic Neighborhoods in Wakefield

The Preservation Plan has identified seven neighborhoods in Wakefield, each with its own historical development patterns that is reflected in the built environment. These neighborhoods are:

- Wakefield Center
- West Side
- East Side
- Lakeside
- Montrose
- Woodville
- Greenwood

The location of these neighborhoods is shown on Map 4. A thorough discussion of neighborhood development patterns and current historic preservation issues is included in Chapter 6.



Map 4: Wakefield Neighborhoods

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

1.3 Historic Landscapes

In addition to structures, historic landscapes are also a part of Wakefield's heritage. However, while the most significant historic structures in the town are inventoried, historic landscapes are not. These landscapes, which are indexed on Map 5, include the following:

1. Town Common: This is the original location of the log meetinghouse built in 1644, located at the southerly boundary of the Common, near the corner of Main and Albion Streets. The first burial ground was located here near the site of where the bandstand sits today. The Common was laid out as a common in 1647. The Second Meetinghouse was located near the southern shore of Lake Quannapowitt.

Originally, the Common lands extended from the southern shoreline of Lake Quannapowitt to the intersection of Main and Albion Streets. For almost 200 years, however, before the separation of church and state in Massachusetts in 1833, the First Parish owned the land. By 1871, the Town had purchased most of the parcels that had been sold out of the Common and, in 1873, the remaining structures on the Common, including the Old Town Hall, the Engine House and the first burial ground, were either removed or demolished.

The Common became a focus of a town beautification movement when Cornelius Sweetser bequeathed \$10,000 for improvement to the Common. The Queen Anne style bandstand was constructed on the Common in 1884-85, and in that same year the section north of the Common to the lake shore was graded and improved as a park.

2. Second Burial Ground: This burial ground, on Church Street on the southern shore of Lake Quannapowitt, dates from 1691 and replaced the first burial ground located on the Common. It remained in use until the 1850's.

3. Veteran's Field: In 1884, the Town adopted state enabling legislation that allowed towns to lay out parks and playgrounds within their borders and appointed its first Park Commissioner. Veterans Field on Lake Quannapowitt (formerly called the Church Street Playground) was subsequently dedicated as a public park. It was once the site of the Peoples Ice House.

4. Lakeside Cemetery: Established in 1845, Lakeside Cemetery was established by a private group that recognized the need for more extensive facilities than were available in the Second Burial Ground on Church Street. The curving paths and naturalistic landscaping are characteristic of cemeteries of the early Victorian era. Initially, the cemetery extended along the shore of Lake Quannapowitt but was later extended to North Avenue. Lakeside Cemetery contains Wakefield's most well-preserved and classic example of a temple front Greek Revival structure, the cemetery's mausoleum (ca. 1860) that fronts on Beacon Street.

Immediately south of Lakeside Cemetery is Temple Israel Cemetery, established in 1859 by Boston's first synagogue. This site now includes three abutting Jewish cemeteries.



Map 5: Historic Landscapes in Wakefield

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

Both cemeteries are located on a kame terrace, formed when a glacial lake deposited lake bottom sediment around an isolated ice block, which melted to form Lake Quannapowitt. Kame terraces are frequently locations for historic cemeteries (as they are today) because the terraces' sandy and gravelly soils allow easy excavation.

5. Site of the Boston Ice Company ice houses: Following of the arrival of the railroad to Wakefield in 1844, ice houses were immediately constructed along the shores of both Lake Quannapowitt and Crystal Lake. The site of the Boston Ice Company ice houses that were located just north of the Lakeside Cemetery was served directly by a railroad spur that ran off of the nearby main line.

6. Lake Quannapowitt: This lake is one of the most prominent features in the Town of Wakefield. It was formed when a glacial ice block broke away from the main glacier. Lake bottom sediment accumulated around the isolated ice block for thousands of years and when the ice block melted, left the water-filled depression (the lake) and the flat landscape of former sediment called a kame terrace. The sloping edges of the kame terraces at the water's edge are called ice contact slopes (see Appendix A for an illustration of how the lake was formed).

Because of the easily-worked soils on its shores and because of its fishing resources, Lake Quannapowitt was the focus of settlement for indigenous tribes for thousands of years and for the European settlement that followed. In addition to serving as a fishing resource, the lake has been used for ice harvesting and for recreational activity. A steam-powered excursion boat once toured the lake and, in 1885, there were 110 boats that docked on its shores. The Town currently owns 7.7 acres along the shoreline of the lake.

In 1910, Wakefield considered a proposal to purchase all of the privately-owned land along Lake Quannapowitt for park purposes; however, the proposal was defeated.

7. Lake Quannapowitt/Main Street parkway: In 1905, Town Meeting voted to take all of the land between Main Street and Lake Quannapowitt for park purposes. This parkway is used as a recreational resource daily by hundreds of residents of the town who walk or jog along the lake.

8. Forest Glade Cemetery:

9. Reedy Meadow National Natural Landmark: Reedy Meadow is 540 acres of open fresh water meadow that is habitat to a wide variety of birds, waterfowl and mammals. Approximately 53 acres of the designated Landmark are protected in Wakefield and 200 acres in Lynnfield.

As a means of maximizing the productivity of the meadows for wildfowl production, the native tribes would burn over the meadow annually. European settlers followed this annual burning practice to encourage new grass growth. Meadow grass was harvested as winter fodder for cattle for about 250 years, until the end of the 19th century.

The existence of Reedy Meadow was an essential factor in the location of the Town of Redding, since the existence of both open fields for cultivation and seasonal grazing and open meadow for winter fodder was considered essential for the new Puritan settlements.

10. Saugus River and the Mill River: The Saugus River originates at Lake Quannapowitt and flows through marshes as it proceeds into the Town of Saugus. The Mill River is a tributary of the Saugus River that begins in Crystal Lake. The low gradient and modest flow of these rivers made them useful for minor early industrial development. In 1650, John Poole built a saw mill on the Saugus River at Vernon Street and early saw and grist mills were located on the Mill River at Water Street. In addition, an early tin factory was located on the Mill River at that same location. Later, the Heywood/Wakefield Rattan Factory was located on the Mill River.

11. Breakheart Reservation: The Breakheart Reservation consists of over 600 acres in Saugus and Wakefield, with 27 acres in Wakefield and over 600 acres in Saugus. The Reservation is owned and managed by the Metropolitan District Commission for recreational and wildlife management purposes.

The area that became the Breakheart Reservation was probably used as a wintering ground by native tribes. Edward Murray, president of the Friends of Breakheart Reservation, says that in Colonial times, the reservation was known as "The 600 Acres" and was divided into numerous wood lots for the harvesting of lumber and firewood by the residents of South Reading and Saugus. The land would have been unproductive for active agricultural use.

Mr. Murray notes that the land was purchased in the late 1800's by Benjamin Johnson and his associates for use as a hunting and fishing reserve. In the early 1900's, Mr. Johnson and others sold the land to the Breakheart Hill Trust, apparently with the intention of transferring ownership to the Commonwealth for public use.

During the Great Depression, Breakheart was the site of the Civilian Conservation Corps, when a road system was built and the flume between the upper and lower ponds was constructed. Very little evidence of the camp remains, other than a few cellar holes.

During the 1980's, the Metropolitan District Commission, along with the Friends of Breakheart Reservation, dedicated their efforts to rejuvenating the Reservation and to make it more attractive to the public. The beach area was expanded, cars were banned year-round, and a handicapped access trail was constructed.

Educational programs are held regularly at the Reservation, including Maple sugaring programs each March. Special events include road races, festivals with a natural focus, and many other events. Future plans include a state of the art visitor's center and the expansion of facilities at the beach area.

12. Town Forest Park: The 45 acres of the former Town Forest has been transferred to park purposes.

13. Hart's Hill: In the late 19th century, Hart's Hill was acquired jointly by the Town and the Metropolitan Park District for \$10,000. In 1901, the Town took title to its 23 acres with the stipulation that "it be forever kept open as a public park and reservation for use of the people."

14. J.J. Round Memorial Park: This 15.74 acre park is situated on Main Street.

15. Crystal Lake: Like Lake Quannapowitt, Crystal Lake is a kettle hole, formed by the accumulation of glacial lake sediment around an isolated ice block. One of the lake's unusual

glacial-era formations is an esker, located at the southwestern end of the lake. How eskers were formed is illustrated in Appendix A. A prominent kame terrace exists on the eastern shore of the lake. Artifacts found along the lake's shoreline indicate a long settlement pattern of native tribes.

Crystal Lake's proximity to a major rail junction made it ideal for ice harvesting, which began a year after the arrival of the railroad in 1845.

16. Crystal Lake Watershed: Crystal Lake is now part of the Town water supply source and 75 acres of its shoreline are now protected in public ownership. Some of the protected land is in Stoneham.

17. Bear Hill Golf Club: Approximately 8.8 acres of this turn-of-the-century golf course is in Wakefield.

18. Greenwood Groves: Several groves existed in the Greenwood neighborhood. These privately-owned parks were visited by urban residents who took the train to "the country" to enjoy picnics in the bucolic settings. All of these groves are now developed in residential or other uses.

1.4 Lost Wakefield

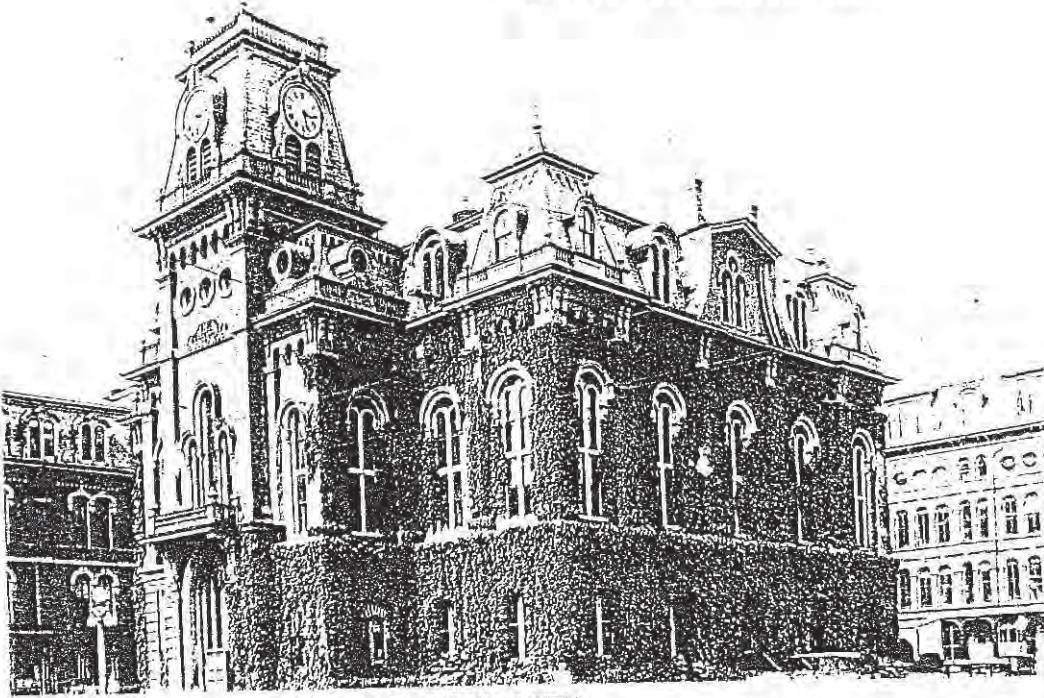
Wakefield's historic resources are a finite resource, and when they are gone, they are gone forever. As planning for the preservation of the community's historic heritage progresses, it is appropriate to reflect on how much of these resources have been lost over time. Such a review is sobering because the loss of historic properties occurs slowly---one building at a time--and it is only by looking backward that we are able to see how much has been lost.

The following is a partial listing of historic buildings that are no longer existing in Wakefield:

- Captain John Parker House (1670) 157 Prospect St.: destroyed by fire in 1901.
- Saw Mill on Saugus River at Vernon St. (ca. 1600's): still existed in 1897.
- Hopkins House (ca. 1722)
- Caleb Prentiss House
- First Parish House (ca. 1767)
- Burrage Yale's Inn (1825)
- Old Town House (1834): Stood where bandstand is now; moved to the corner of Salem and Main street and torn down in 1903.
- Quannapowitt House (1840) stood on north corner of Main and Albion Sts.
- J.E. Parker's Provision Store (ca 1860's) stood on east side of Main St.
- C. Wakefield No. 2 Fire House (1871) stood next to old Montrose School.
- Old Montrose School House.
- Lucius Beebe No. 1 Engine House (ca. 1889) in Wakefield Park.
- Miller Piano Factory (1872): demolished in 1950's.
- Town Hall (1870's): demolished in 1958.
- Mansion of Cyrus Wakefield (1863): demolished to make way for the high school.

- Baptist Church: destroyed by fire in 1871.
- Richardson Light Guard Armory (1894): destroyed by fire in 1911.
- L.B. Evans Shoe Factory (1894) on Water St.
- Morrill-Atwood ice houses (ca. 1901): demolished in 1960.
- Small shoe shops: as many as 112 existed in the town at one time.
- Thomas Emerson and Sons Shoe Mfgr. factory. Was at site of current YMCA.
- Yale Engine House, north side of Church St.
- The blacksmith shop, north side of Church St.
- Cutler Bros. Building, Main and Water Sts., destroyed by fire in 1911.
- Town Farm buildings.
- Atwell Building, Wakefield Memorial High School: destroyed by fire in 1971.
- Wakefield Cinema Block: destroyed by fire in 1971.
- Colonial House, at Richardson Ave. and Foster St.
- St. Joseph's Church, destroyed by fire in 1977.
- Greenwood RR depot, destroyed by fire in 1971.
- E.W. Eaton store.
- Heywood Brothers and Wakefield Rattan Factory: destroyed by fire in 1972.
- Third Congregational Meeting House, at site of present church.

Lost Wakefield



Old Town Hall (1871).

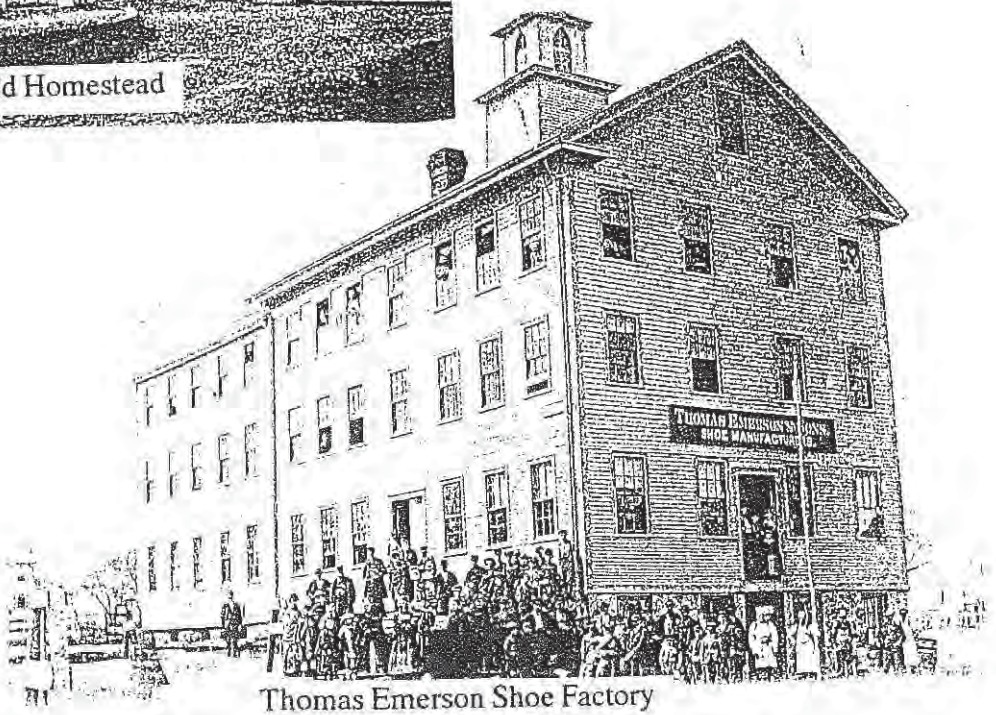
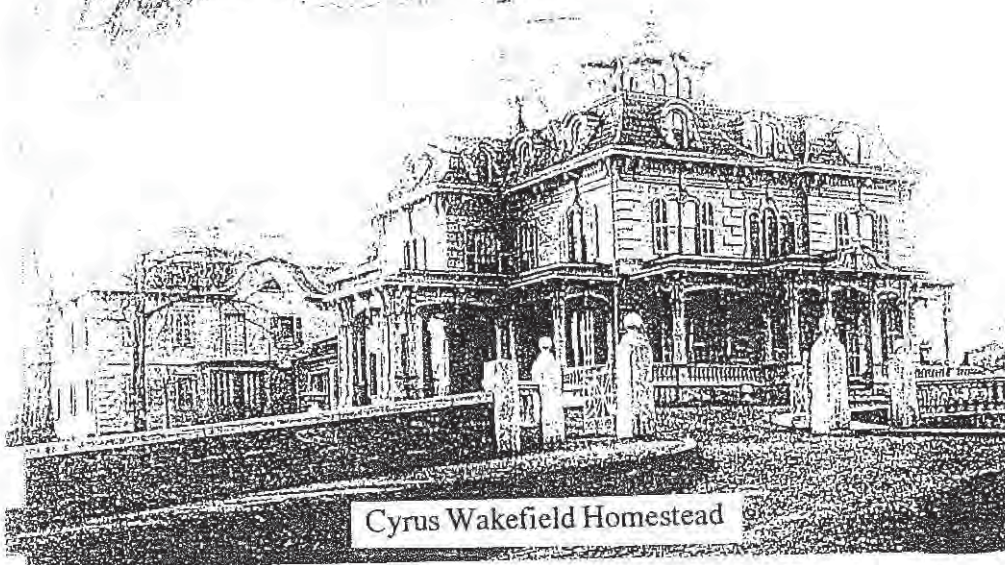
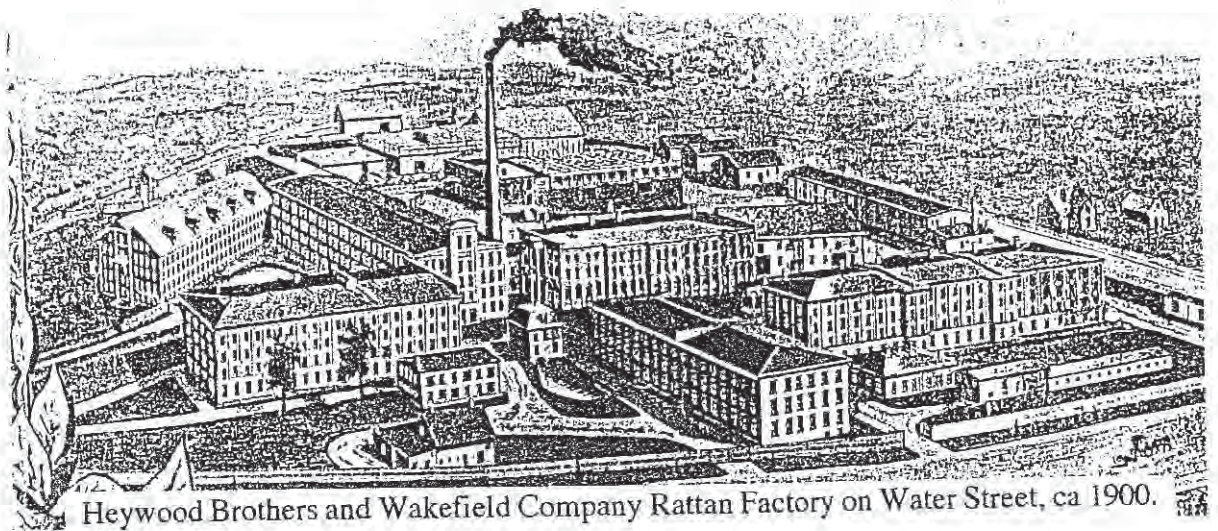


Everett Eaton Grocery Store (1863).

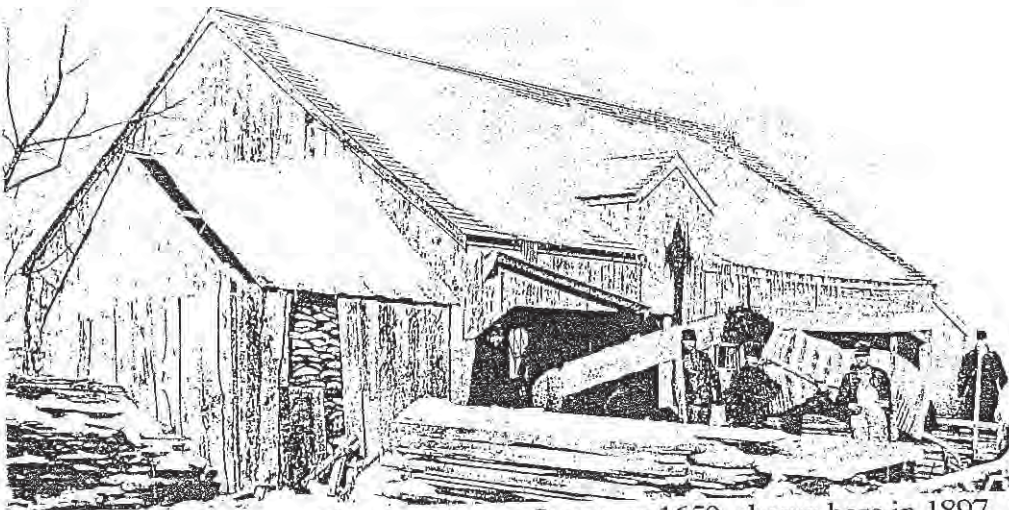


Miller Paino Factory.

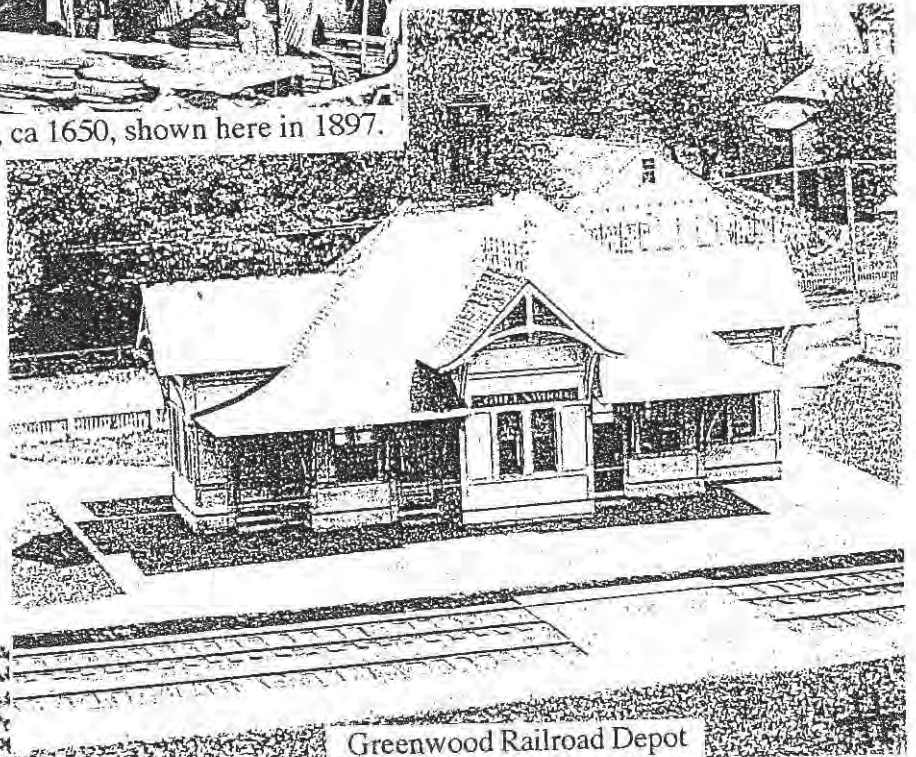
Lost Wakefield



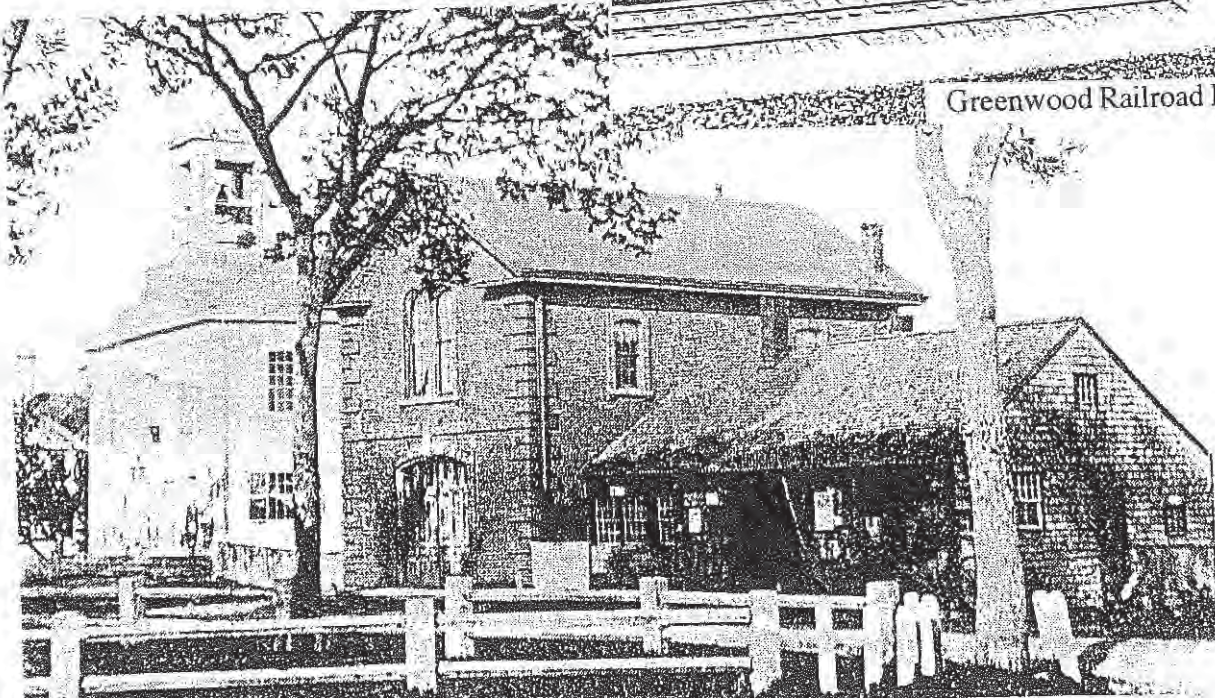
Lost Wakefield



Saw Mill on Saugus River on Vernon Street, ca 1650, shown here in 1897.

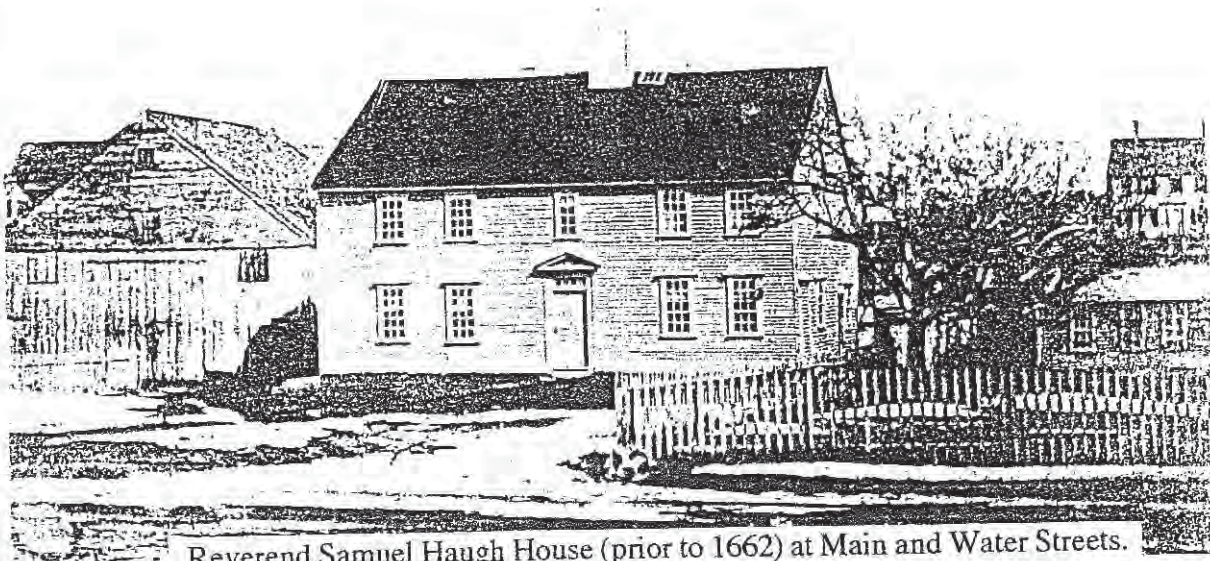


Greenwood Railroad Depot

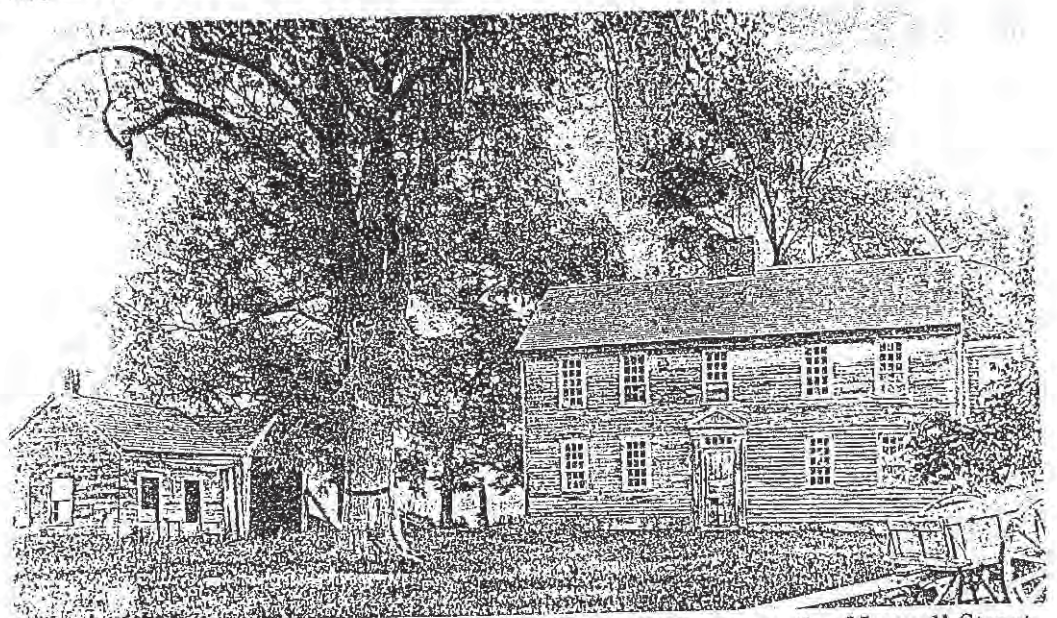


Town House (1834), Yale Engine House and the blacksmith shop north of the Common.

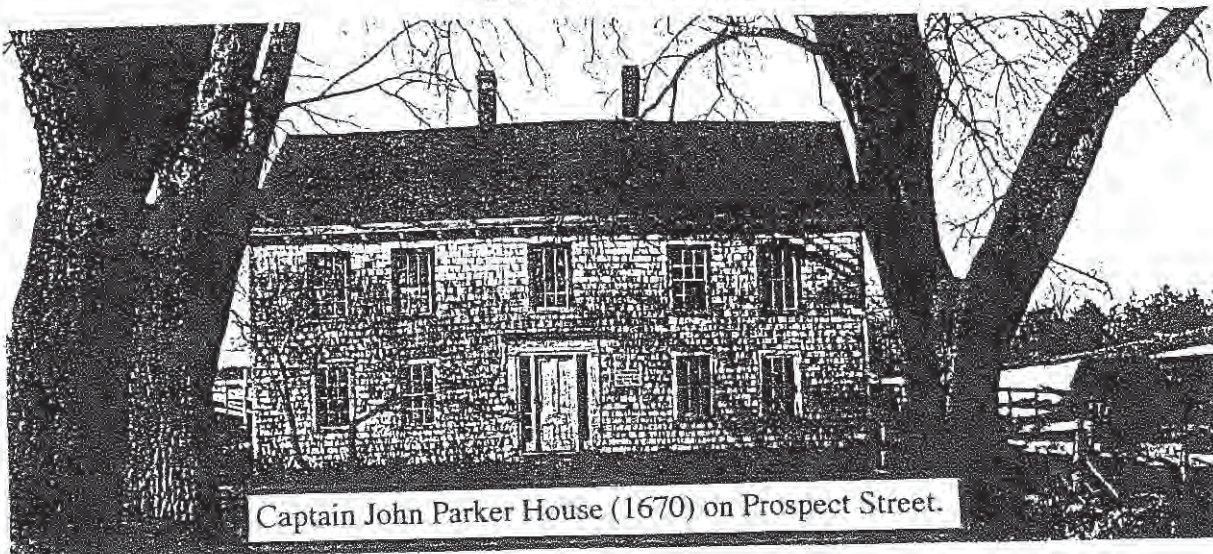
Lost Wakefield



Reverend Samuel Haugh House (prior to 1662) at Main and Water Streets.

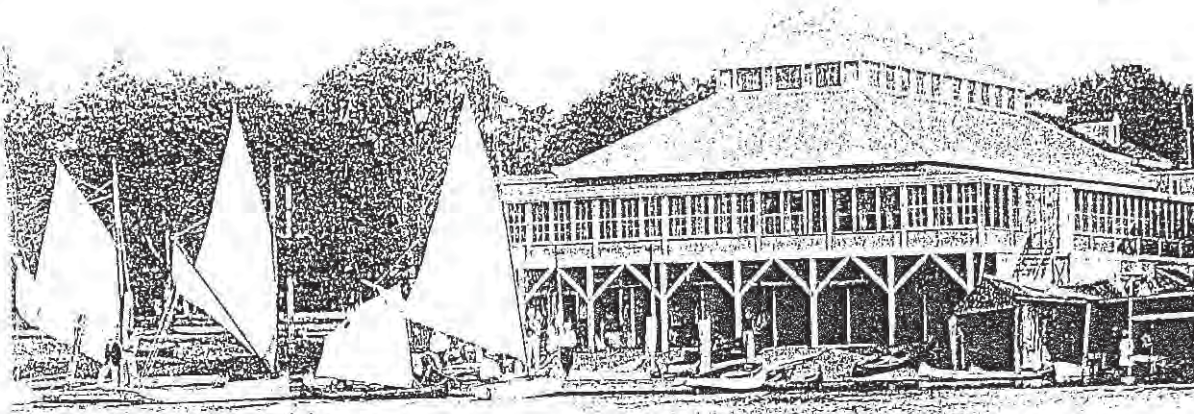


Dr. Thomas Swain House on east side of Vernon Street, north of Lowell Street.

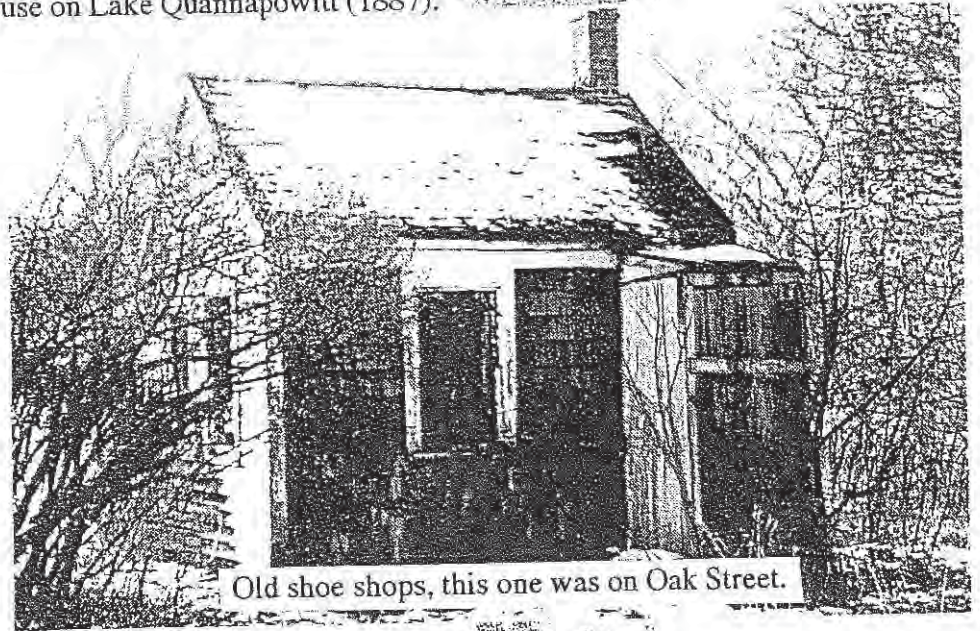


Captain John Parker House (1670) on Prospect Street.

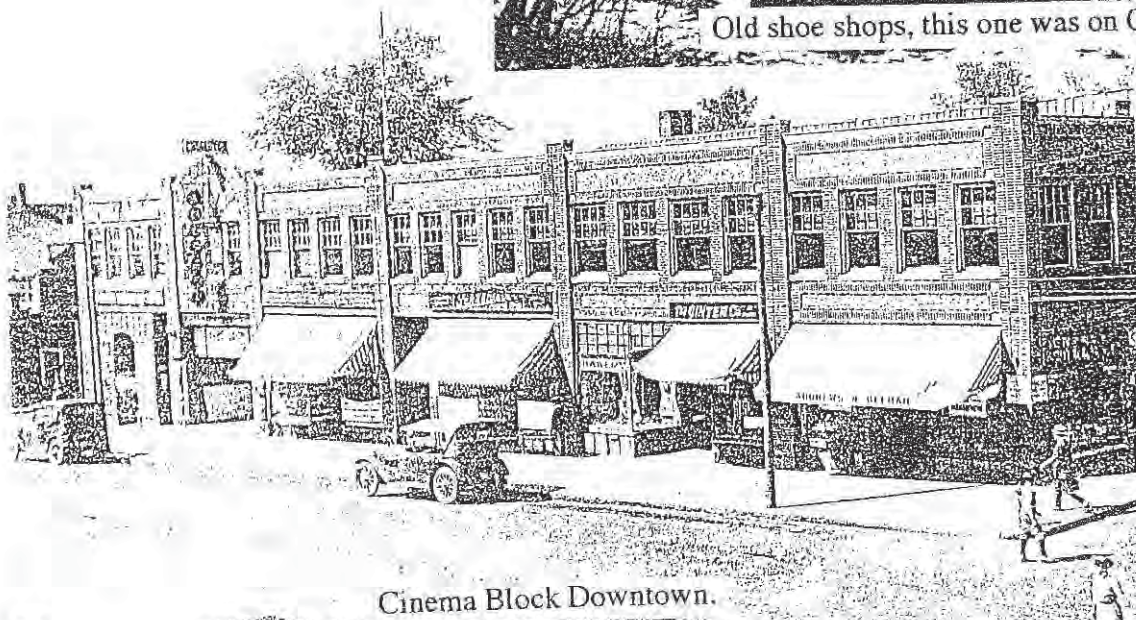
Lost Wakefield



Wiley's Boat House on Lake Quannapowitt (1887).

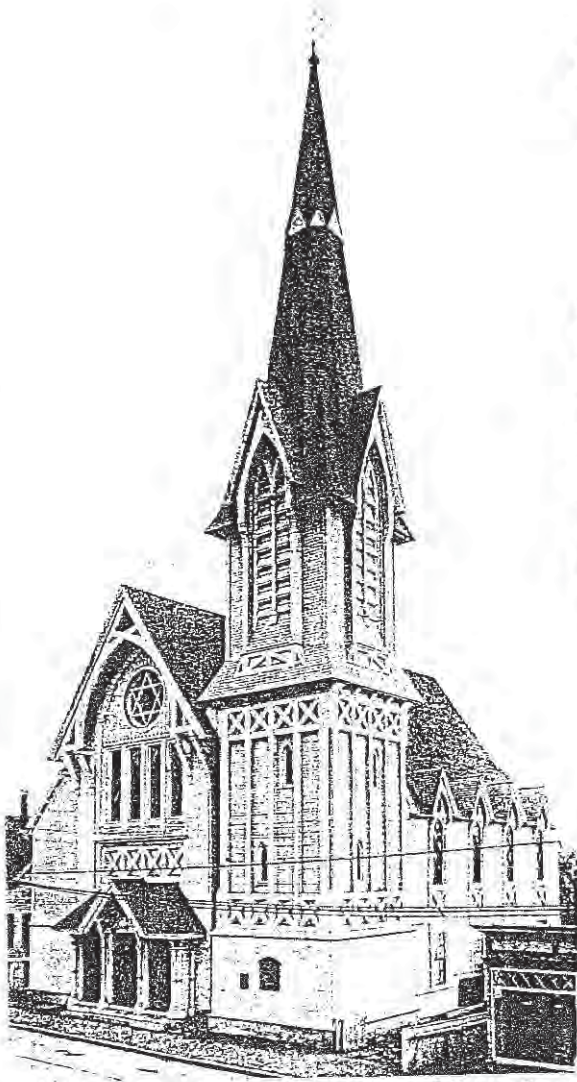


Old shoe shops, this one was on Oak Street.

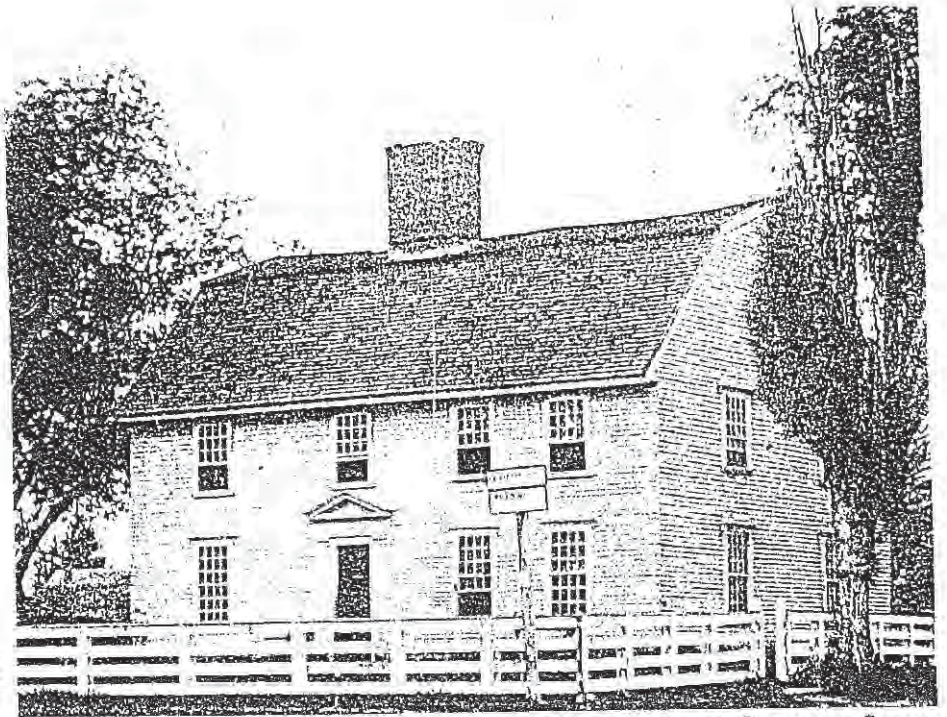


Cinema Block Downtown.

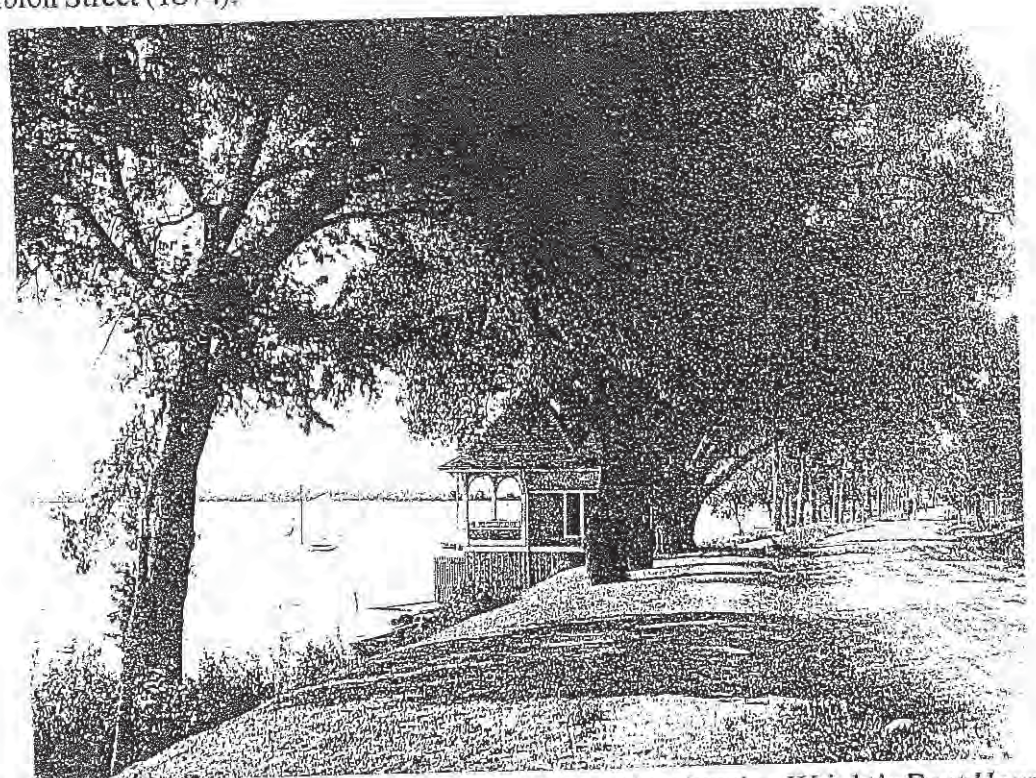
Lost Wakefield



Methodist Episcopal Church on Albion Street (1874).



Caleb Prentiss House (ca 1740) at corner of Lafayette and Common Streets.



Stately allee of trees on Main Street along Lake Quannapowitt, showing Wright's Boat House.

2. Recent Public and Private Historic Preservation Initiatives

2.1 Inventory of Historic Resources

2.2.1 Benefits of a comprehensive inventory.

Historic resources are the structures and sites remaining from the activities of those individuals who have lived and worked in a community. They include buildings, engineering structures, archaeological sites, burial grounds, parks and other landscapes. Each period in a community's history has left some tangible evidence of that period. Those that survive represent a town's historic resources.

The protection of a community's historic resources requires that the location of these resources be known. This requires a survey of historic structures and sites in a community and the compilation of this survey into an inventory.

There are many reasons why a complete inventory of historic resources is valuable to a community, including:

- its intrinsic value as an historical record;
- for local planning purposes;
- as a basis for determining eligibility for nomination to the National Register of Historic Places;
- as a basis for determining eligibility for local historic (40C) designation;
- to alert local government officials and boards of threats to these resources from development;
- as a basis for a demolition delay bylaw;
- as a reference for local zoning protection;
- to provide an information base to the Massachusetts Historical Commission in its efforts to protect historic resources in the Commonwealth;
- to alert and inform owners of the value of their properties.

The importance of a complete inventory of historic resources cannot be overestimated. It is difficult to save historic buildings and sites from development and other threats if we are unaware that those properties are significant.

The location of historic resources is important information that should be included in all of a community's master planning activities and in its land use regulations. For example, a parcel of land containing a deteriorating dwelling and farm fields on it and proposed for development as a subdivision may not be considered worth intensive consideration by local reviewing boards. However, a survey may find that the deteriorating structure is a 1750's Georgian farmhouse and that the fields have been found to contain evidence of thousands of years of Native American settlement. This is the kind of information that a community needs to know early in the planning process, before development threats make the preservation of these sites difficult.

With a complete inventory of historic resources, communities can plan for their protection. Historic landscapes and structures can be identified for protection in open space plans, preservation plans and master plans; historic structures can be given the recognition and protection of National Register and Chapter 40C local historic district status; resources can be protected through local regulations such as a demolition delay bylaw, a preservation overlay district, or provisions in zoning bylaws and subdivision regulations. Planning and regulations need a data base for identifying what and where the protections shall apply. An historic resources inventory provides this data base.

Historic properties are often altered or destroyed because the owners of these structures and sites do not know that they are historic. Experience has shown that, when an owner of an historic site is fully aware of the significance of their property through information provided in an inventory, the chance that the property will be destroyed is greatly diminished. Inventories are necessary and powerful tools in preserving a community's historic resources.

2.2.2 Recent Town efforts to inventory historic resources.

In 1983, the Town of Wakefield requested and received funding from the Massachusetts Historical Commission to conduct the first comprehensive inventory of historic properties in the town. The Town retained the consulting firm of Architectural Preservation Associates to conduct the study, which was completed in 1984. A total of 383 properties were inventoried. A complete listing of all of the properties inventoried by Architectural Preservation Associates is included in Appendix B of this report.

The consultants received assistance in the inventory project from the Wakefield Historical Commission and the Town's Office of Community Development. The overwhelming majority of the field work was conducted by volunteers, principally members of the Wakefield Historical Society and the Wakefield Center Neighborhood Association.

Following the completion of the inventory, the Wakefield Historical Commission submitted for nomination 248 of the inventoried properties to the National Register of Historic Places, including four National Register districts. In 1989, those nominations were accepted into the National Register. The complete listing of these National Register properties in Wakefield is included in Appendix C. The text of the nomination report is included in Appendix D.

Another result of the inventory was the approval of a demolition delay bylaw by the 1989 Town Meeting. See Appendix E for the text of the bylaw.

Additional surveys conducted in Wakefield include the survey of tombstones and persons buried in the Old Burial Ground on Church Street. This inventory is too voluminous to include in this report but is available in the reference section of the Lucius Beebe Memorial Library and in the files of the Wakefield Historical Commission.

2.2.3 Additional historic resources to be surveyed in Wakefield.

As part of the preparation of the Wakefield Preservation Plan, a windshield survey of the town was conducted to determine which properties should be surveyed and added to the Town's

inventory of historic properties. A total of 545 properties were identified as survey prospects and include the following addresses:

<u>Street</u>	<u>Street Numbers</u>
Aborn Avenue:	7, 10, 18.
Albion Street:	58, 99.
Armory Street:	23-23A, 30, 36.
Ashcroft Place:	2, 4, 5.
Auburn Street:	2, 11.
Avon Street:	4, 6, 7, 9, 11, 20, 28, 31, 32, 33, 40, 43, 45.
Bancroft Street:	10, 16.
Bartley Street:	3, 6, 27, 33, 50,
Bennett Street:	16, 34, 39, 70.
Broadway:	181; 188.
Brook Street:	16.
Bryant Street:	15, 27, 31.
Butler Avenue:	45, 94-96.
Byron Street:	3, 5, 14, 18, 30.
Cedar Street:	8, 9, 11, 14, 23, 30, 53, 56, 57.
Central Street:	6, 9, 37.
Charles Street:	10, 25, 32, 35.
Chestnut Street:	5-5A, 7, 11, 13, 14, 18, 22, 24, 29, 30, 35, 39, 42, 44, 45, 46, 48, 49A, 51, 52, 53, 55, 58, 59, 62, 69, 71, 75, 76, 77, 90, 94, 100, 105, 117, 126.
Church Street:	26.
Claria:	1-3.
Columbia Road:	4.
Common Street:	3.
Cordis Street:	6, 8, 12, 16, 21, 23, 28, 37, 41, 47, 49, 56.
Cottage Street:	2, 28, 38.
Crescent Street:	17, 25, 29.
Crystal Street:	7, 11, 12.
Curtis Street:	38.
Cyrus Street:	8.
Eaton Street:	6, 10, 11, 15, 16.
Elm Square:	3, 4-6, 9, 11, 13, 14.
Elm Street:	38, 61.
Emerson Street:	17, 20, 43, 48 (including the barn).
Eustis Street:	22, 35.
Fern Wood Street:	368.
Findley Street:	2.
Francis Avenue:	6, 7.
Franklin Street:	8, 9.
Gould Street:	8, 43, 80, 96.
Grafton Street:	1, 2, 5, 6, 8, 14.
Greenwood Ave.:	66, 68, 70, 71, 75, 87, 91, 93, 101, 104, 105, 106, 107, 114.
Greenwood St.:	30, 32, 37, 67, 83, 90, 111, 123, 124, 134, 138, .
Hansen Street:	2, 10, 16, 18, 19, 20, 23.
Harrison Avenue:	2.

Hopkins Street: 19.
 Humphrey Street: 6, 8, 12, 14, 18, 19, 20, 23.
 Jordan Avenue: 30, 38, 39.
 Jordan Terrace: 9.
 Juniper Street: 21.
 Kendrick Road: 6, 22.
 Lafayette Street: 13, 15, 16, 20, 33.
 Lake Street: 21, 30.
 Lawrence Street: 10, 16, 20, 22, 23.
 Linden Street: 24.
 Lowell Street: 222, 450, 474, 486, 502, 506, 512, 516, 541, 550, 554.
 Madison Street: 8, 13, 17, barn between 26 and 30, 32, 34, 51, 58, 68, 69, 71, 72.
 Magnolia Terrace: 45, 54.
 Main Street: 220, 232, 266, 270, 685, 693, 697, 706, 710, 822, 824, 923, 931, 933, 935, 937, 939, Greenwood Pharmacy to 957, 998, 1014, 1029, 1068-70, 1080, 1108-1110, 1180, 1188, 1204, 1207, Blessed Sacrament Church.
 Melvin Sstreet: 2, 7, 10, 18, 51.
 Morrison Ave.: 9-13, 21.
 Morrison Road: 10, 22, 31, (property opposite #36).
 Mt. Pleasant Ave: 7.
 Murray Street: 5, 11.
 Nahant Street: 21, 27, 35, 44, 53, 75, 28.109, 201, 206.
 Newell Street: 2, 10, 12.
 North Avenue: 257, 652, 672, 684, 697, 706.
 Oak Street: 8, 10, barn at 11, 24, 33, 37, 50, 51, 55, 165, 169, 173, 174, 193, 210, 216, 220.
 Old Nahant Road: 42, 65.
 Otis Street: 13, 14, 16.
 Overlake Road: 11, 12, 18.
 Overlook Road: 14, 16.
 Park Avenue: 2, 4, 6, 7, 20, 22, 31, 38.
 Park Street: 8, 11, 14, 15, 17, 20, 21, 24, 25, 33, 34, 36, 96.
 Parker Road: 33.
 Pearl Street: 4, 6, 7, 16, 17, 21, 23, 29.
 Pine Street: 61, 67.
 Pine Ridge Road: 1, 10.
 Pitman Street: 1.
 Pleasant Street: 28, 34, 36, 39, 41, 47, 48, 54, 56, 69 (inc. barn), 73.
 Preston Street: 45, 64.
 Prospect Street: 16, 18, 22, 24, 26, 53, 57, 71, 91, 95, 106, 108.
 Renwick Road: 46, 47, 48, 49, 58.
 Richardson Ave.: 8, 24, 34.
 Richardson St.: 3, 12, 14, 15, 17, 18, 19-33, 20, 26-26A, 28-28A, 32, 34-36, 38, 40, 39-41, 47.
 Salem Street: 4, 6, 8, 9, 10, 11, 18, 36, 37, 39, 173, 266, 269, 276, 281, 285, 294, 295, 310, 400.
 Scott Lane: 2.
 Sheffield Road: 29, 30.
 Shumway Street: 15.

Spring Street:	38, 57, 61, 71, 103.
Spruce Street:	5.
Stedman Street:	9, 14, 15, 21, 22, 23, 28, 32, 34.
Summer Street:	15, 27, 30.
Summit Avenue:	1, 9, 10, 13, 15, 16, 22.
Sweetser Street:	17, 18, 23, 27, 28, 29, 41.
Traverse Street:	15.
Valley Street:	66, 73, 77.
Vernon Street:	227, 402.
Wakefield Ave.:	21, 32.
Walter Street:	9.
Walton Street:	26-28.
Water Street:	259 (birthplace of Gov. John Volpe), 278, 292, 319, 340, 501, 502.
Wave Avenue:	5, 7, 13, 15, 21, 24, 25.
West Water St.:	24.
White Avenue:	9, 11, 15, 16, 17, 24.
Whittemore Ter.:	8.
Wilson Street:	9.
Yale Avenue:	9, 17-19, 29, 33, 16, 20, 28, 32, 34, 44-44A.

Total: 545 properties.

This listing is also included in Appendix J.

2.2 National Register Listings

The National Register of Historic Places is the nation's official list of buildings, districts, sites, structures and objects important in American history, culture, architecture or archeology. The Massachusetts Historical Commission administers the National Register program for the National Park Service.

Nominations to the National Register are based on a comprehensive survey of local historical resources that document the historical and architectural value of individual properties. These surveys identify properties that are eligible for listing in the National Register and provide the information necessary and a consistent context for determining whether a property should be listed. National Register nominations can be either for individual properties or for area-wide resources.

The benefits of National Register nomination are that it gives public recognition to a property or area for its significance to the community, state and/or nation. It also makes a property eligible for federal tax incentives for rehabilitation, gives it a limited degree of protection against publicly-funded projects, and provides eligibility for matching state grants under the Preservation Projects Fund.

Wakefield has a total of 248 properties on the National Register, including four National Register districts, all of which were placed on the Register on July 6, 1989. The four districts include:

- The Church-Lafayette Streets Historic District (25 properties);
- The Common Historic District (48 properties);

- The Wakefield Park Historic District (27 properties); and
- The Yale Avenue Historic District (13 properties).

See Appendix C for a description of all of the listed properties and detailed maps of the four National Register Districts in Wakefield. The National Register Nomination document is included in Appendix D.

Map 6 shows the generalized boundaries of existing National Register districts in Wakefield. Maps 7 to 10 show detailed boundaries of the four existing districts.

Recommendations for new and expanded National Register districts in Wakefield are included in the next chapter (in section 3.2 National Register Nominations).

2.3 Other Nationally-Recognized Sites

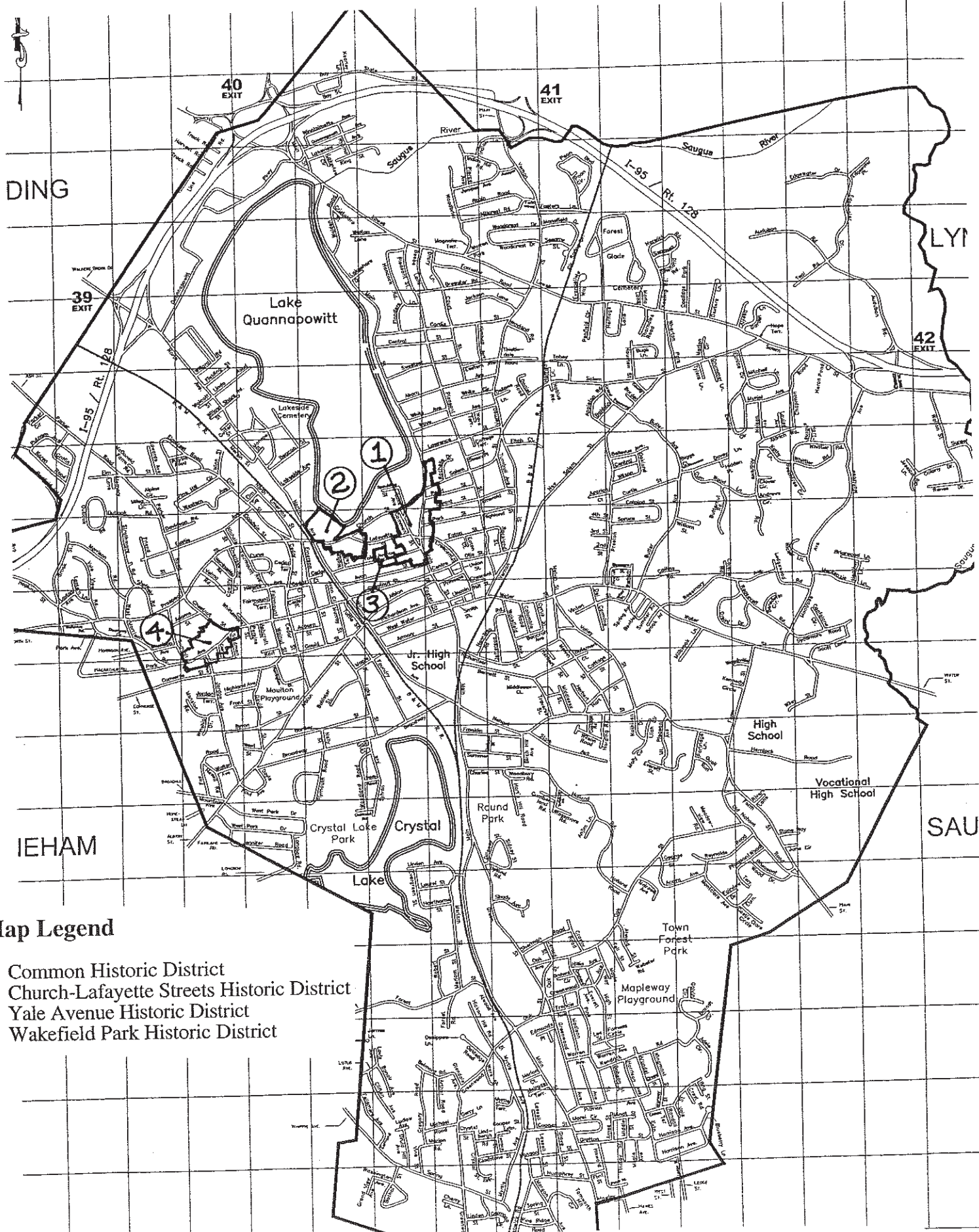
Reedy Meadow National Natural Landmark

The Reedy Meadow, or Lynnfield Marsh, consists of 540 acres in Lynnfield and Wakefield that is completely dominated by cattail marsh. The area is the habitat of numerous bird species, including two locally-rare species: the King Rail and the Least Bittern. The significance of the Meadow for public appreciation is its location within the Boston metropolitan area. The Reedy Meadow received the Landmark designation in March, 1972. The evaluation report and other descriptive material on the designation is included in Appendix F.

Unfortunately, missing from the nomination documents is a description of the role that the meadow has played in the human history of the area, both for Native Americans and European settlers.

HABS/HAER listings

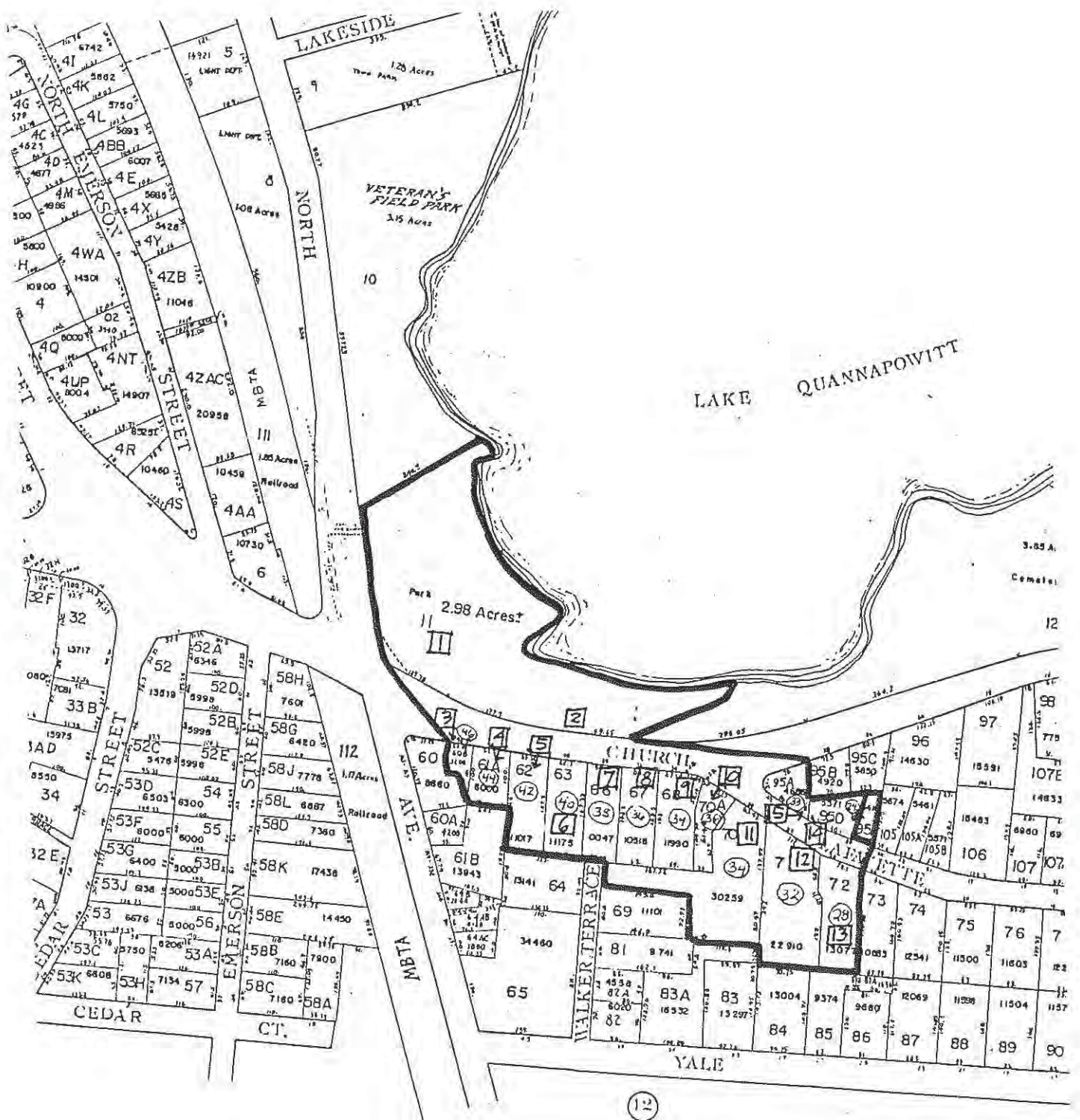
Two properties in Wakefield are listed in the national Historic American Buildings Survey/Historic American Engineering Record. These are the Colonel James Hartshorne House at 41 Church Street and the Cooper Street Bridge, spanning the B & M Railroad tracks.



Map 6: Existing National Register Districts

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

OF WA
Public Works
Wakefield



Map 7: Church-Lafayette Streets Historic District

Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner



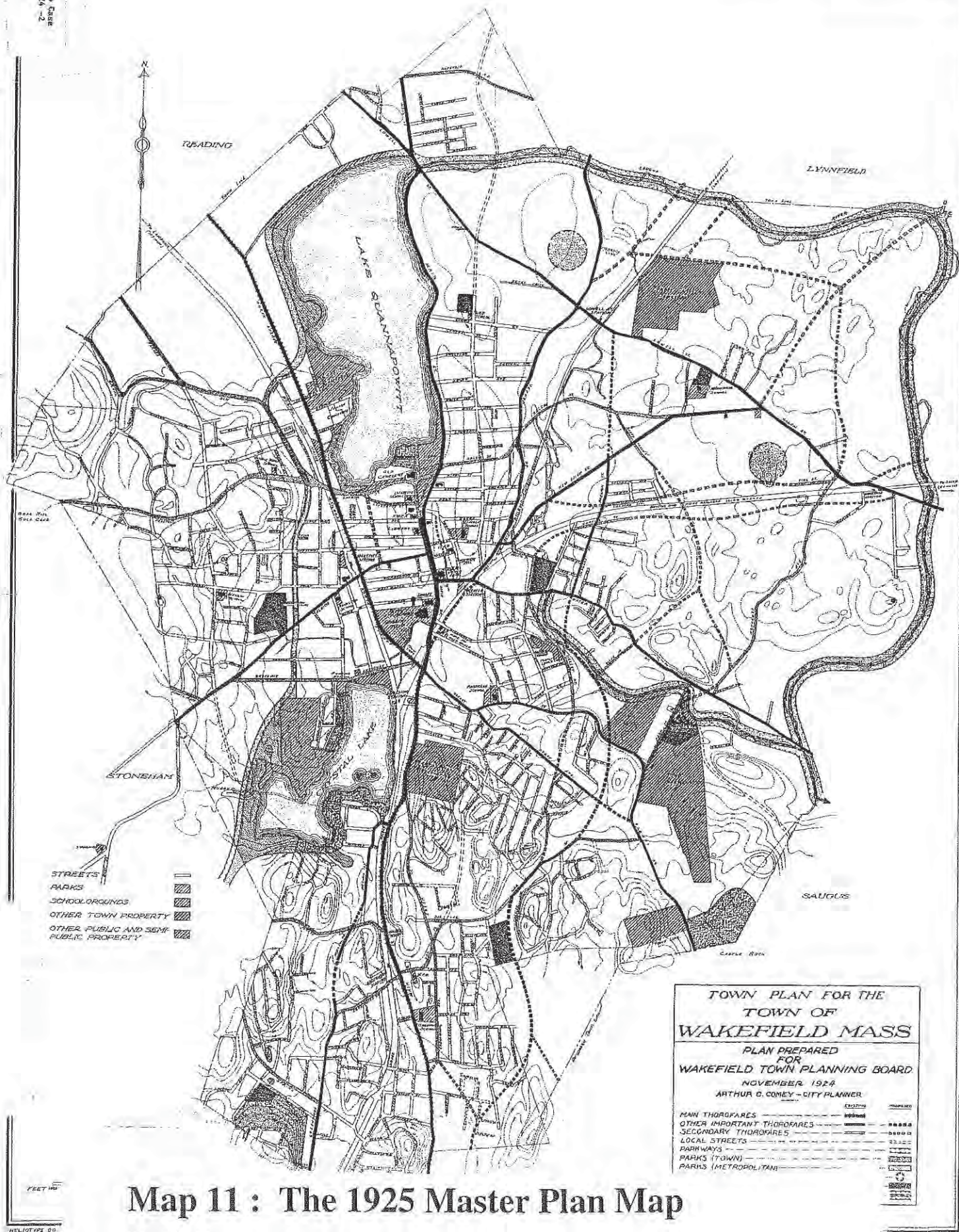
Map 8: Common Historic District

Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner



Map 10: Wakefield Park Historic District

Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner



Map 11 : The 1925 Master Plan Map

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

2.4 History of Planning in Wakefield

1925 Master Plan

The history of modern planning activity in Wakefield began with the 1925 Master Plan, formally known as "A Proposed Plan for Wakefield," prepared by Arthur C. Comey, City Planner, with a preface titled "Report of the Planning Board to the Citizens of the Town." The plan was influenced by the City Beautiful movement, with its emphasis on civic spaces, parkways and bold concepts. The concept map from the 1925 report is shown on the next page as Map 11.

The plan's recommendations included the preservation of all of the shorelines of Lake Quannapowitt and Crystal Lake; greenways along both the Saugus and Mill Rivers; the building of a parkway between Lake Quannapowitt and the Middlesex Fells; a system of parks in each neighborhood; public acquisition of rocky tracts, including Castle Rock, to protect them from inadvisable development; and aesthetic improvements to Main Street in the downtown. The 1925 Master Plan is truly visionary; many of its recommendations have relevance today.

The 1925 master plan was accompanied by a zoning initiative that "will assure the desirable minimum of open space about dwellings necessary to assure Wakefield's continued attractiveness as a place to live." However, the 1924 Town Meeting voted to indefinitely postpone the adoption of zoning due, in the words of the Planning Board, to a "misunderstanding of the ordinance."

However, Town Meeting was convinced in the following year, and the Town's first zoning ordinance was adopted on November 16, 1925. Prior to that date, measures such as the Commonwealth's "Tenement House Act" were adopted by the Town as a means of excluding what the 1925 Master Plan called "the less desirable types of tenements." The result has been workers housing that is small in scale and in keeping with the overall character of the town.

Other planning initiatives of the town included the 1961 Master Plan; the 1971 Business and Civic Center Plan; the 1976 Growth and Policy Statement; and the 1981 Wakefield Revitalization Plan for downtown.

1961 Master Plan

The 1961 Wakefield Master Plan was prepared by TPA, Technical Planning Associates of New Haven, Connecticut. This was the last of the physical master plans prepared for Wakefield, in the sense that specific recommendations were made on a map. It was also perhaps the last opportunity for the town to implement major actions that would have an effect on the physical layout of the community, particularly in terms of open space preservation.

For the first time in a Wakefield plan, wetlands are recognized as resources to be preserved and that a Conservation Commission should be created (the Wakefield Conservation Commission wasn't created until 1983). However, the plan unfortunately recommends that major portions of Reedy Meadow in the vicinity of Pleasure Island be filled for industrial development.

The plan does recommend that approximately 75 acres of open space be acquired, including land along Lake Quannapowitt that would link existing public open space along the lake and acquisitions along the upland hills in the southern part of town.

Unfortunately, but common to plans of that era, the plan makes no mention of the need to preserve historic resources. Fortunately, the Town took no action to implement the recommendations of the plan related to the downtown area, which called for an urban renewal clearance area between Chestnut Street and Armory Street and parking to the rear of buildings on Main Street and Lafayette Street. Implementation of these recommendations would have been extremely destructive to the historic fabric of the town. Sometimes, inaction is the best alternative.

1981 Wakefield Revitalization Plan

The Wakefield Revitalization Plan of 1981, prepared by the Community Opportunities Group in coordination with the architectural firm of Skidmore Owings and Merrill, includes recommendations for downtown improvements that still have currency today. Although the plan focused on parking issues, its recommendations related to downtown landscaping, sidewalk paving and layout, and street lightning were sound. However, these suggestions and the plan's recommendations for uniform design standards---including facade improvements, signage design and store window treatments---have not been implemented.

1986 Wakefield Preservation Plan

The first preservation plan for Wakefield, funded by the Town through the Wakefield Historical Commission, was completed in 1986 by students from the Boston University Preservation Studies Program. It is the first Town planning document that addresses the needs of preserving the historic resources of Wakefield. Its recommendations included the nomination of properties to the National Register of Historic Places (accomplished in 1989); expanding the inventory of historic properties; adoption of a demolition delay bylaw; and many more. A complete listing of the recommendations from the 1986 preservation plan is included in Appendix G.

1987 Master Plan

In 1987, another townwide comprehensive master plan, the first since 1961, was completed for the Town by John Brown Associates. This plan's recommendations include six related to historic preservation, including actions related to naming historic properties to the National Register; establishing one or more 40C historic districts; and integrating preservation of historic resources into the planning for Wakefield Center.

2000 Open Space and Recreation Master Plan

In the year 2000, the Wakefield Conservation Commission released its Open Space and Recreation Master Plan update. While the open space plan contains no reference to historic preservation or historic landscapes, it does mention the need to protect historic landscapes such as the shorelines of Lake Quannapowitt and Crystal Lake. The plan's recommendations related to creating a greenbelt along the environments of the Mill and Saugus Rivers, in cooperation with the towns of Lynnfield and Saugus, has the potential to also protect the known archaeological sites that exist along these rivers.

Current Master Plan

In 1999, new concerns about the pace of growth in the town led Town Meeting to authorize the expenditure of \$150,000 to fund a new master plan. In 1999, the Town also created the position of a permanent Town Planner and subsequently hired its first planner, Paul Reavis, to assist in guiding growth in Wakefield.

2.5 Public Initiatives in Historic Preservation

Wakefield Historical Commission

A public sector commitment to historic preservation in Wakefield began in 1983, when Town Meeting authorized funding for the inventory of historic resources. In early 1984, the inventory was completed. The enthusiasm generated by the study---and the realization that a public entity would be needed to implement its findings---resulted in a Special Town Meeting, on September 4, 1984, unanimously authorizing the formation of the Wakefield Historical Commission.

As noted previously, in 1986 a preservation plan was prepared for the Town by students from Boston University.

One of the major achievements of the Wakefield Historical Commission was the listing of 248 properties, including those in four districts, on the National Register of Historic Places in 1989. Another major accomplishment in that year was the approval by Town Meeting of a Demolition Delay Bylaw for Wakefield.

The Commission has also been very active in public education efforts. These have included the preparation of A Walking Tour of Downtown Wakefield which was completed in 1985. Other educational efforts include historic house tours, the preparation of a driving map of Wakefield's historical properties, and the publication of a style guide to identifying historic architectural styles. During "Preservation Day" several years ago, the Commission prepared a walking tour brochure that described houses on Church Street and gravestones in the Old Burying Ground. In addition, the Commission has developed a recommended system of signage for historic properties.

The Commission has also been active in assisting in the creation of curriculum programs for third and fourth grades in the schools in the 1980's and currently sponsors an annual contest for second and fifth grades for children to draw their favorite historical places in the town.

One of the most recent initiatives of the Historical Commission has been the survey and inventory of tombstones and persons interred in the Old Burial Ground on Church Street.

Historic Preservation Restrictions

The only preservation restriction that exists in town is on the West Ward School on Prospect Street. This restriction was a condition of receiving a Preservation Projects Fund grant from the Massachusetts Historical Commission for the restoration of the school. The school is the only property in town that has received funding under the Preservation Projects Fund grant program.

Wakefield Main Street Program

The Wakefield Main Street Program was initiated in Downtown Wakefield in 1985, with the hiring of a Downtown manager and the formation of an organizational structure. The Main Street Program was designed by the National Trust for Historic Preservation as a means of revitalizing historic commercial centers. It involves a comprehensive approach that includes a strong focus on restoring historic structures in older centers.

It appears that the program did not achieve the goals that it had set for itself and subsequently ended within a few years of its initiation.

Community Preservation Act

Shortly following the enactment of the Community Preservation Act by the state legislature, the the Wakefield Historical Commission took a leadership position in bringing the adoption of the CPA statute by a citizen's petition and general vote in the Spring of 2001. The proposal lost, but narrowly, and gave promise that the measure might be approved if resubmitted in the future.

2.6 Municipal Policies and Procedures

2.6.1 Demolition Delay Bylaw

The Wakefield Demolition Delay Bylaw was adopted in 1989. The bylaw requires a six month delay in the demolition of any "Significant Building," defined as any building:

"(a) which is listed on, or which is in an area listed on, the National Register of Historic Places, or which is the subject of a pending application on said National Register; or

(b) which is or has been listed on an inventory provided to the Building Inspector by the Commission."

At any time during the six month delay, the Commission may notify the Building Inspector that the owner has attempted to find a willing preservation buyer without success or that there is little likelihood that either the owner or another buyer is willing to purchase, preserve or rehabilitate the structure.

Pricing of threatened properties: One of the major problems that the Historical Commission is experiencing in implementing the Demolition Delay Bylaw is that, while preservation buyers are available to purchase threatened historic structures, owners of these properties have priced them beyond the reach of these purchasers. The development potential of the sites of historic structures has effectively priced out any preservation buyer.

Accessory structures: A related problem in administering the Demolition Delay Bylaw is the lack of distinction in the Bylaw between historical and new accessory structures. The Building Inspector interprets that all buildings within a listed parcel are subject to the Bylaw. This results in unnecessary referrals to the Historical Commission of non-historic modern structures. This issue should be clarified to allow the Building Inspector to refer only those accessory structures to the Commission that the Bylaw was meant to protect. Addressing this issue would remove a source of consternation among property owners.

Owner lack of awareness: Another issue related to the administration of the Demolition Delay Bylaw is that many homeowners do not know that they are subject to the Bylaw. As a result, when they apply for a demolition permit for, for example, the removal of an extension of a structure, the delay involved may jeopardize financing and, in particular, the availability of a contractor. One way to address this issue is to notify all owners of subject property that they are subject to the bylaw.

Renovation or demolition? Occasionally, a structure may begin as a renovation and result in a demolition as work progresses and the intent of an owner changes as structural conditions present themselves. When does the threshold of jurisdiction under the Demolition Delay Bylaw begin?

Not all historic properties are inventoried and therefore under the protection of the bylaw: One of the key problems related to the implementation of the Demolition Delay Bylaw is that many historic buildings in Wakefield do not qualify for the protection provided by the bylaw. This is because the Town's inventory of historic structures is incomplete. The Preservation Plan has identified 336 additional historic properties that could qualify for listing in the inventory and therefore the bylaw's protection.

This problem needs to be addressed through the initiation of another inventory that will survey these historic resources and add to the survey work conducted in 1984. This expanded inventory should include important archaeological sites in the town, so that the protections offered by the Demolition Delay Bylaw will be extended to these sites.

An example of the need for an expanded inventory is the current threat to the Cunningham property on Wiley Street. A 12-lot subdivision plan has been submitted for the site. Unlike many known areas along the Saugus River Drainage Basin, which have been destroyed or severely disturbed, this site remains intact. It lies along the Mill River and is one of the many locations that Dr. Ernest E. Tyzzer investigated for artifacts. Dr. Tyzzer, a Wakefield resident and avid amateur archaeologist, collected widely in the Wakefield area in the 1930's and 1940's and lived in the dwelling that still stands on Wiley Street.

However, because the site is not on the inventory of historic properties, it does not enjoy the protection of the Demolition Delay Bylaw. Since the land abuts Breakheart Reservation, the Town is attempting to get the Metropolitan District Commission to purchase the property.

2.6.2 Implementation of Town bylaws related to development.

During the past several years, Wakefield has experienced intensive development pressures on the remaining land available in the town. Parcels that were once considered unbuildable because of ledge conditions are being blasted away to make them available for residential development. The "teardown" phenomenon is also beginning to be felt in Wakefield, where the value of house lots makes it economical to replace an existing house with a new structure.

Lack of inter-board communication: One of the major development-related issues identified by the Wakefield Historical Commission during the course of the preparation of the Preservation Plan is the lack of involvement of the Commission in decisions made by other Town boards. The Commission is often not notified of issues that have an impact on historic properties. This results in decisions being made by other Town boards without the Commission's input or where the Commission is placed in the position of commenting late in the decision-making process.

The need for more effective inter-board communication is one of the major issues identified by the Commission. This issue needs to be addressed on two levels. First, a protocol should be developed among the various boards that deal with development issues that would include the Historical Commission as an agency to be contacted. This could be done by simply placing the Commission on the distribution lists to receive a copy of the agenda from the Planning Board, the Zoning Board of Appeals, and the Conservation Commission.

Include the Commission as a plan reviewing agency: In addition, the regulations of Town boards should be revised to include the Historical Commission as a plan reviewing agency, where plans would be distributed to them automatically and where comments would be requested of the Commission before other boards make their decisions. These provisions should be included in the Planning Board's subdivision regulations and in the Town's bylaws related to variances, special permits and site plan review.

Strengthen the ability of boards to review historic provisions in plans: In addition to the regulations being revised to include the Historical Commission on plan distribution lists and included as a plan reviewing agency, regulations and bylaws should be amended to include provisions that would strengthen the ability of boards to review plans for impacts related to the preservation of historic resources. As much as possible, the consideration of impacts on historic resources should not be left to chance but incorporated into regulations and bylaws where they have the force of law.

For example, the Planning Board's Subdivision Regulations need to be amended to require that adequate information on a site's historic resources be included by the applicant in the submission of a plan. The same amendments should be included in the Zoning Bylaw for site plan review and special permit applications. In addition, these regulations should include "due notice" provisions, where the developer would be given notice that the impact on and protection of historic resources will be given due consideration when approving or denying a plan or when granting waivers and that impact statements or other information on historic resources may be requested. These provisions would be especially important in the event of a legal challenge.

2.6.3 Protection of Town-owned properties

Historic issues overlooked: Experience has shown that issues related to historic preservation have tended to be overlooked during the disposition of historic Town-owned sites. An example of this is the intervention of the Massachusetts Historical Commission when the Town planned for the demolition of the Woodville Elementary School to make way for a new school. The Wakefield Historical Commission reminded the Town that the school was on the National and State Registers and therefore came under the protections of the statutes related to Register listing.

The result of this controversy is that the Massachusetts Historical Commission, the Town and the Department of Education have entered into a memorandum of understanding in May, 2001 that would require certain mitigating actions. These actions include the photographic documentation of the existing school; the proper “mothballing” of the Franklin School (whose students would be moved to the new Woodville School, leaving the Franklin School vacant); the review by MHC of the disposition plans of the Franklin School; the preparation of a preservation plan for the Town’s remaining historic schools; and the notification of and consultation with MHC by the Town of any future school building projects.

Include historic preservation issues in building committees: The Woodville School issue highlights the need for the Town to consider how historic preservation issues can be included in the deliberations of Town as hoc Building Committees. One approach would be to include the chairman of the Historical Commission as a member of the committee. Another would be to require consultation with the Historical Commission. At the very least, every building committee should have a charge approved for it by the Board of Selectmen that would include membership makeup, which boards the committee should consult with, and specific mention of the need to consider impacts on historic resources.

2.6.4 Procedures related to the regulation of wireless communication facilities.

The Wakefield bylaw regulating the location of wireless communication facilities prohibits the location of cell towers within 250 feet of an historic structure. The Zoning Board of Appeals administers this bylaw through a special permit process. Variances from this provision can be granted by the board.

In a recent case, the applicant requested relief from the provisions of the bylaw to allow them to place a cell tower on 380 Main Street, which is on the Town’s Inventory of Historic Properties and which is across Main Street from a National Register property. The Historical Commission brought this fact to the attention of the ZBA; however, the ZBA voted to allow the construction of the tower. The Historical Commission appealed the decision, which is currently pending.

This incident points to the need for more open communication among the WHC and the ZBA regarding the enforcement of this provision of the bylaw and the need to follow-up on concerns expressed by the Historical Commission. Perhaps a step in this direction would be for both boards to meet in a special session to discuss issues of concern. This could be followed by an effort to develop a protocol that will result in historic preservation issues being given adequate consideration during the deliberations of the ZBA.

2.6.5 Historic preservation procedures and issues related to the Wakefield Public Works Department and to the Wakefield Municipal Gas and Light Department.

There are a number of issues identified in this Preservation Plan that will need to involve the Wakefield Public Works Department and the Wakefield Municipal Gas and Light Department. One of the key overriding issues is the need for long-range planning on the part of these two departments that incorporates issues related to historic preservation.

Street cross-sections needed: The Preservation Plan recommends that a procedure be developed that would result in the proper reconstruction of streets in historic areas. This procedure would involve DPW representatives meeting with neighborhood residents to decide on what kind of street cross-section they prefer. Issues that need to be decided include replacement of shade trees (or including trees where none exist); type of curbing (or whether to have curbing at all); green strips along the roadway; sidewalks (pavement and location within the right-of-way) and related matters. If the DPW and neighbors can come to an early consensus on the cross-section of a street proposed for reconstruction, it will avoid conflict later at the time of construction.

Placing utility lines underground in historic areas: Another issue that needs to be resolved through the adoption of a municipal procedure is the prioritizing and scheduling of placing of utility lines underground in historic neighborhoods and along major town arterials. There is currently no plan by the Municipal Gas and Light Department to place additional utility lines underground, principally due to cost considerations.

A procedure for placing utility lines underground in historic neighborhoods should begin with a master plan. This plan would identify which streets would receive priority for underground utility work during the next 10 years. Such a plan would logically be integrated with a master plan for street reconstruction prepared by the Public Works Department, so that street reconstruction and the placement of utility lines underground would occur at the same time.

Currently, the only areas where utility lines are underground are in the downtown, around the Lower and Upper Common (many historic structures on Main Street are fed from overhead lines from side streets to the rear), on sections of Yale, Avon, Chestnut, Albion Streets and a section of North Avenue north of Albion Street and in parts of Wakefield Park in the West Side. Plans in the offices of the Municipal Gas and Light Department show the extent of the underground utility system in Wakefield.

Presumably, one of the 1930's WPA projects in the town was the placing of conduit underground so that utility lines could be moved into the conduit in the future. Church and Common Streets have this unused underground conduit, as do some streets in the Greenwood section of the town. If this conduit is still usable, those streets in historic areas that have unused conduit might be given priority for placing utilities underground.

2.7 Historic Properties Owned by the Town of Wakefield

While the great majority of historic properties in Wakefield are privately-owned, some of the most significant and visible are owned by the Town. This makes the town, in its role as property owner, an important player in historic preservation.

Historic properties owned by the Town of Wakefield, and built before 1928, include the following:

<u>Building Name</u>	<u>Built</u>	<u>Address</u>	<u>Architectural Style</u>
Schools:			
West Ward School	1847	Prospect St.	Greek Revival
Woodville School	1920	Farm St.	Neo-Colonial
Lincoln School	1892	Crescent St.	Romanesque Revival
Warren School	1895	Converse St.	Renaissance Revival
Greenwood School	1897	Main Street	
Hurd School	1899	Cordis St.	Colonial Revival
Franklin School	1902	Nahant St.	Colonial Revival
Montrose School	1918	Lowell St.	
Governmental buildings:			
Town Hall		Lafayette St.	Originally Second Empire; modified in 1930's as part of a WPA project.
Americal Civic Center	1913	Main St.	Neo-Classical
Beebe Memorial Library	1926	Main St.	Neo-Renaissance
Main Fire Station		Crescent St.	
Water Wks. Pumping Sta.	1883	Broadway	Queen Anne
Water Wks. Filter House	1928	Broadway	Neo-Colonial
Bandstand	1885	Common	Queen Anne
Civil War Monument	1902	Common	
Cemeteries:			
Old Burial Ground		3.9 acres	
Forest Glade Cemetery			
Parks and Open Space:			
Town Common		7.7 acres	
Quannapowitt Lakeshore		53 acres, with 150 acres protected by the Town of Lynnfield and 50 by the Mass Audubon Society.	
Reedy Meadow			

Breakheart Reservation (MDC)	27 acres, with 600 acres in the Town of Saugus.
Town Forest	45.2 acres
Veteran's Field	3.2 acres
J.J. Round Memorial Park	15.74 acres
Heart's Hill	23 acres
Crystal Lake Watershed Land	75 acres

2.8 Existing Land Use Regulations that Complement Historic Preservation Goals

Zoning was first adopted in Wakefield on November 16, 1925. Subdivision regulations were first adopted in March, 1955.

Zoning

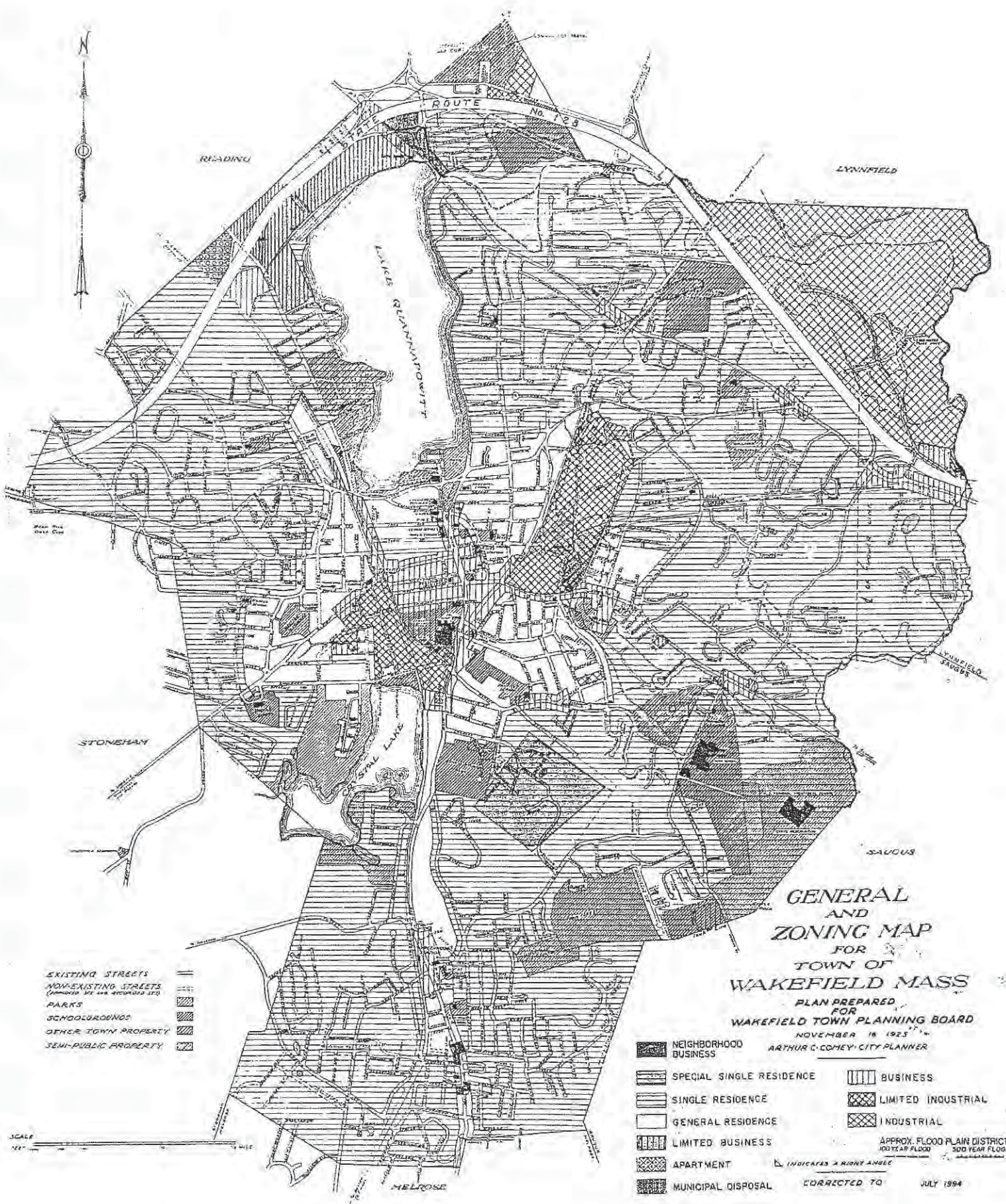
The zoning ordinance includes a cluster provision; however, the threshold for a cluster to be considered is 10 acres, which may be too large an area for a community that is as built up as Wakefield. This 10-acre threshold may preclude the clustering of sites that include historic structures. Current zoning is shown on Map 12 on the next page.

Site Plan Review

Site Plan Review is authorized in the Wakefield Zoning Bylaw. Administered by the Planning Board, Site Plan Review is a requirement for all development proposals located in non-residential zones. One of the weaknesses of the bylaw is that it omits the consideration of impacts on historic resources when reviewing site plans.

Special Permits

Special Permits are required for identified uses in certain districts, particularly for those uses that may have impacts that require careful design considerations or that may result in impacts on abutting properties that would require mitigation. These uses include service stations, hotels, day care facilities, multi-family housing, drive-in facilities and other uses.



Map 12 : Zoning Map

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

2.9 Private Initiatives in Historic Preservation

Wakefield Historical Society

As in most communities, until recently, historic preservation in Wakefield has been a private initiative. On January 23, 1890, the first organization whose sole concern was the protection of the history of the town was formed: the Wakefield Historical Society. During its 110 years, the Society has compiled an extensive collection of maps, photographs, documents, paintings, furnishings and many artifacts from the town's rich past. The collection includes many files of letters, manuscripts and papers that help to illuminate the town's history. This collection is housed in the Americal Civic Center on Main Street.

In addition to its collection, the Historical Society has played a major role in public education, including collecting and disseminating information on the town's history to the general public. The Society also sponsors an annual public lecture series on historic topics.

The Society was instrumental in the preparation of the inventory of historic properties conducted in 1984. The Society's list of historic homes collected since the 1940's provided an excellent data base on which the Town's consultants were able to build.

Colonel James Hartshorne House Association

Another organization that has been instrumental in preserving Wakefield's history is the Colonel James Hartshorne House Association, formed in 1937. The Association grew out of the earlier effort by the Tercentenary Committee and the Wakefield Park Commission, which purchased the Hartshorne House (believed to be the oldest house in Wakefield, with parts that date to 1681) and surrounding land in 1930 and restored the property as a public park and historic site. In 1937, the Association purchased the house from the Town and assumed responsibility for its management and preservation. The Association still retains ownership of the house, which is the site for meetings, events and annual tours. The Association rents an apartment to residents who assist the Association with on-site functions and fundraising activities.

Friends of Lake Quannapowitt

The Friends of Lake Quannapowitt has been instrumental in the protection of Wakefield's most prominent historic landscape, Lake Quannapowitt and its shoreline environment. The Association has led Town efforts at assuring appropriate use and development along the shoreline and in preserving public access to the lake.

Wakefield 350, Inc.

To assist the town in celebrating its 350th anniversary in 1994, the organization Wakefield 350, Inc. was formed. Among its accomplishments, the organization spawned The Wakefield 350 Writing Committee, which compiled and wrote a remarkable updated history of the town, a truly extraordinary accomplishment for a citizen committee.

Apple Pie Trust, Inc.

The Apple Pie Trust, Inc. was formed in 1997 to appeal the decisions of the Planning Board and the Board of Appeals related to the development of the Beals office park at the northern edge of Lake Quannapowitt. As part of the court settlement, the development was revised to include public access and pathways along the edge of the lake.

A summary of private organizations that own historic properties or that conduct activities that have historic content includes the following:

<u>Organization</u>	<u>Function</u>
Wakefield Historical Society	The Society collects and maintains an extensive collection of papers, documents and artifacts at its quarters at the Americal Civic Center. It also sponsors historical programs of an educational nature.
Col. James Hartshorne Association	Manages the Hartshorne House at 41 Church St, which is House owned by the Town of Wakefield.
Friends of Lake Quannapowitt	An association dedicated to the proper management of the resources of Lake Quannapowitt and its shoreline.
Americal Civic Center Association	Manages the Americal Civic Center Building at 467 Main Street. The Town owns the building.
West Ward School Association	Advocates for the restoration and maintenance of the West Ward School on Prospect Street.
Lakeside Cemetery Corporation	Owns and manages the Lakeside Cemetery on North Ave.
Wakefield Center Neighborhood Assoc.	The Association has been active in preserving public historic structures, including the Bandstand on the Common and the Rockery.
Wakefield 350	Wakefield 350 published the hardbound comprehensive history of the town in 1994 and participates in historic preservation projects.
Friends of Breakheart Reservation	Acts as an advocacy group for the maintenance and appropriate use of the Reservation and assists the Metropolitan District Commission in programming activities there.
Apple Pie Trust, Inc.	An advocacy organization in assuring that public access is included in new development on Lake Quannapowitt.

2.10 Archival Material Related to Historic Resources.

General Archival Material

The principal steward of the town's historic archives is the Wakefield Historical Society. The Society's archives are located on the basement level of the Americal Civic Center at 467 Main Street. The archives include papers, photographs, maps, books, furnishings and a wide array of artifacts related to the town's history.

Maps

A thorough collection of historical maps of the Town of Wakefield is included in the reference collection of the Lucius Beebe Memorial Library on Main Street. A comprehensive listing of the maps included in this collection is included in Appendix H. Reduced copies of the maps are included in Appendix I.

Archaeological Artifacts

The R. S. Peabody Museum of Archaeology, located at Phillips Academy in Andover, Massachusetts, houses the extensive collection of Dr. Ernest E. Tyzzer, an amateur archaeologist. Dr. Tyzzer collected thousands of Native American artifacts throughout Wakefield in the 1930's and 1940's.

3. Issues and Needs Related to Historic Preservation in Wakefield.

The needs identified in this section were derived from many sources, including the Community Preservation Forum held on Saturday, February 3, 2001, meetings with Town of Wakefield board members and staff, preservation advocates and from observations of the consultant. A detailed list of the comments received at the Community Forum is included in the Appendix of this report. A news article on the forum is also included in the Appendix.

Issues and needs related to historic preservation in Wakefield have been divided into 11 categories:

- Inventory of Historic Resources
- National Register Nominations
- Downtown Wakefield
- Historic Neighborhoods
- Historic Landscapes
- Urban Design
- Town Properties
- Protection Initiatives
- Town Regulations
- Public Awareness
- Organizational Capability

3.1 Inventory of History Resources

A major survey of historic resources was completed by volunteers and a consultant in 1984. A total of 383 properties were surveyed at that time, encompassing many of the town's most significant historic resources. While this was a major accomplishment, there still remains a considerable amount of work that needs to be conducted to provide a comprehensive inventory of historic properties in the town.

This additional work includes (1) surveying additional historic properties that were not included in the 1984 survey scope; (2) updating the 1984 inventory to conform to the standards and forms issued by the Massachusetts Historical Commission; and (3) conducting new surveys of archaeological sites that are currently inadequately inventoried.

3.1.1 Need to inventory properties not yet surveyed.

As part of this Preservation Plan process, a windshield survey was conducted to identify properties that were surveyed in the 1984 inventory compared against those properties that deserved to be surveyed. This windshield survey showed that at least 545 additional properties in Wakefield have sufficient architectural or historical merit to be surveyed. These properties date mostly from the 19th Century but also include 20th Century structures as well. Appendix J includes a listing of the addresses of these properties.

Significant properties in terms of both architecture and history have not yet been inventoried and these properties exist in all of the town's older neighborhoods. One of the best reasons for conducting this survey is that, once on the town's Inventory of Historic Resources, these properties will be subject to the protections provided by the Demolition Delay Bylaw. Listing information is also the first step in being nominated to the National Register of Historic Places, where appropriate. A listing also provides information to property owners that tends to sensitize owners to the historical value of their property, a major first step in the preservation of significant resources.

3.1.2 Need to upgrade current surveys.

The survey work that was completed in 1984 needs to be updated to comply with the requirements of the 1995 Survey Manual published by the Massachusetts Historical Commission.

3.1.3 Need to inventory additional archaeological sites.

The current inventory of Wakefield's historic resources does not include all of the significant archaeological sites in the town. As the town continues to develop, all available open land is being subdivided for house lots. Sites that at one time were considered too inaccessible for development are now being built upon. This development is threatening significant Native American settlement sites, sites that were used for thousands of years by indigenous populations.

There appear to be several archaeologically-significant sites in Wakefield that are not currently in public ownership and not yet developed. Action should be taken immediately to secure these sites from disturbance. Information available in the files of the Massachusetts Historical Commission and at the R.S. Peabody Museum of Archaeology in Andover.

3.2 National Register Nominations

The National Register of Historic Places recognizes coherent districts or individual properties that are important to American history, culture, architecture or archaeology. National Register designations are made at the federal level, with nominations made to the Secretary of the Interior through the Massachusetts Historical Commission. National Register designations are important because they recognize the significance of an area to the community, state or nation. Unlike 40C districts, however, they do not provide any protection against inappropriate alteration or demolition unless there is state or federal involvement.

3.2.1 Need to nominate additional districts to the National Register.

As part of the deliberations for this Preservation Plan, the Wakefield Historical Commission has identified areas that should be considered for National Register nomination, including the expansion of existing districts and the creation of seven new districts.

Expansion of existing historic districts.

Recommended expansions of existing historic districts include:

- **Common/Church-Lafayette Streets Historic Districts Extension:** The First Parish Church and the Old Burial Ground are listed as being in the Church-Lafayette Historic District by MHC but are not on the MHC map. The same is true of the Lower Common, which is on the listing but not on the map of the Common Historic District. This extension would include those properties and add additional dwellings on Church and Lafayette Streets to the Church-Lafayette Streets Historic District.

- **Wakefield Park Historic District Extension:** This extension would include the Shingle Style and Colonial Revival properties along Park Avenue to the Stoneham town line, and along Shumway Circle, Morrison Road and Morrison Avenue, and on a section of Chestnut Street, all of which deserve to be included in the district.

New historic districts

New National Register district nominations recommended by the Wakefield Historical Commission include the following:

- **Prospect Street Historic District:** This new district would extend from One Prospect Street to 108 Prospect Street and would include some of the most significant Georgian and Federal era dwellings on Cowdrey's Hill.

- **The Salem Street Historic District:** This district would extend from Main Street at edge of the Common Historic District at the beginning of Salem Street to 38 Salem Street. This section of Salem Street also contains many significant Federal style dwellings

- **Yale Avenue and Avon-Chestnut Streets Historic District:** This district would incorporate the existing Yale Avenue Historic District, including the remainder of Yale Avenue, and extend southward to include Avon and Chestnut Streets. It would include many dwellings dating from the arrival of the railroad and the creation of new wealth with the coming of the Industrial Revolution to Wakefield. The area includes many significant Victorian residential styles, including Italianate, Stick Style, Second Empire, and Queen Anne.

- **The Downtown Wakefield Historic District:** This district would extend from the Common Historic District on the north to the Americal Civic Center on Main Street on the south. It incorporates the commercial and civic architectural styles that developed as Wakefield evolved from a farming community to an industrial center with a vibrant downtown.

- **The Harvard Knitting Mills Historic District:** This district would encompass the Harvard Mills complex, the railroad depot, and the workers cottages that were built in the vicinity of the mill and the B&M Foundry. This area has an historical and architectural integrity that is distinctive.

- **The North Avenue Historic District:** The North Avenue district would extend from the intersection of Church and Prospect Streets (at the edges of two historic districts) on the south to the northern extent of Lakeside Cemetery to Shore Road. It would include the sites of the old ice houses (now park land), cottages of ice house workers and the historic cemeteries. The area also includes geologically-significant kame terraces and sites of native tribe settlements.

- **The Lakeside Historic District:** The Lakeside district would extend from the edge of the Salem Street Historic District on the south to Sweetser Street on the north and would extend from Main Street on the west to Pleasant Street on the east. It includes an interesting and significant transition from early Georgian and Federal dwellings along Main Street at Lake Quannapowitt to all of the major architectural styles of the 19th Century.

- **The Greenwood Historic District:** The Greenwood Historic District would extend along Oak Street and Greenwood Avenue from Main Street to 58 Oak Street. The district covers a range of dwellings that trace the development of the Greenwood neighborhood, including the early Federal farmhouse at 58 Oak Street at one end of the district to the Greenwood Union Church, an excellent example of religious Shingle Style architecture, at the other end.

See Map 13 on the next page for the locations of recommended new National Register districts in Wakefield.

3.2.2 Need to nominate individual properties to the National Register.

The Wakefield Historical Commission has determined that, for the time being, the individual properties that will be nominated to the National Register will be included in the seven districts that have been identified in the previous section.

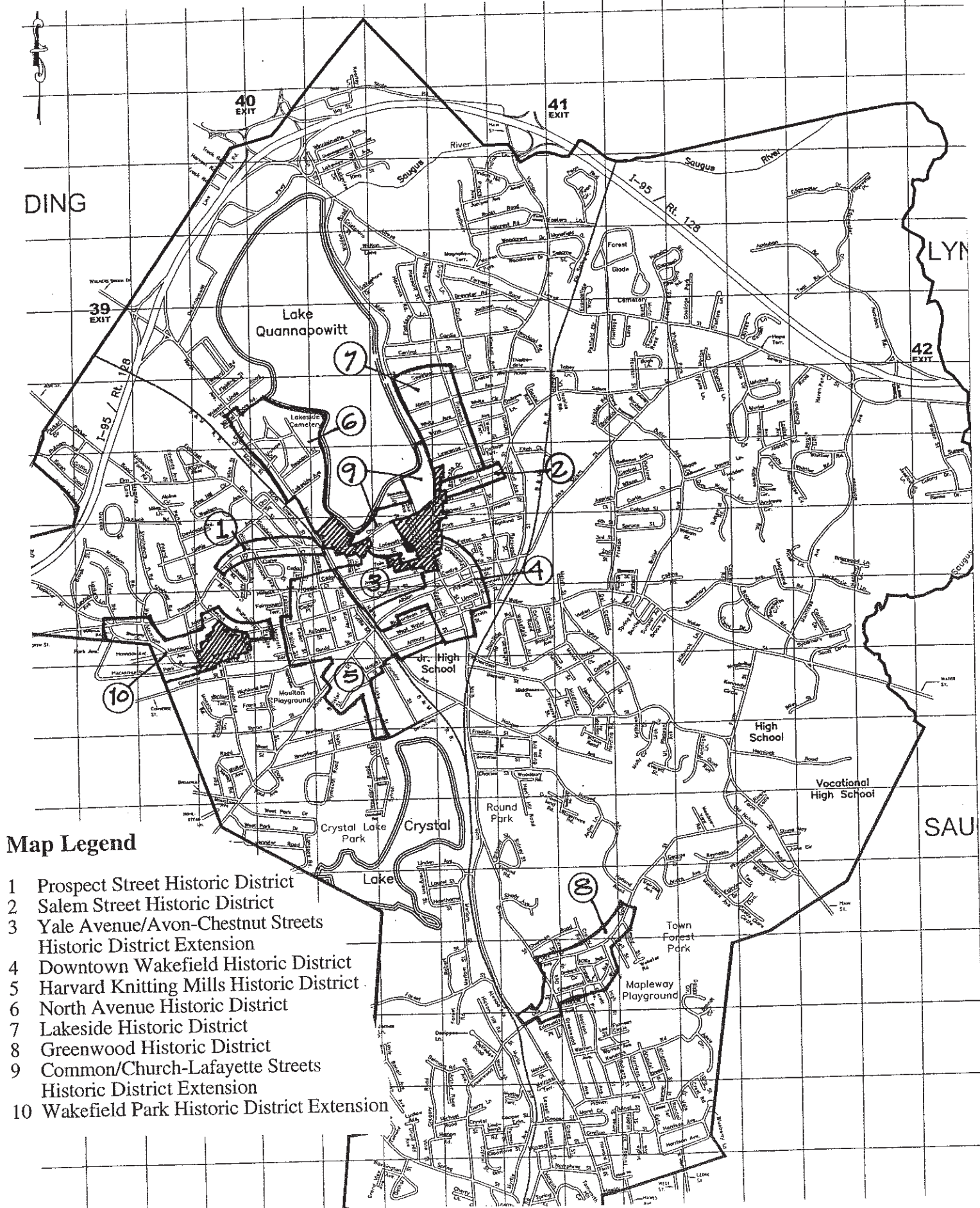
Some individual properties of note that should be considered for the National Register include the Lincoln School, One Elm Street, 4 Salem Street (the old parsonage building) and 259 Water Street (the birthplace of former governor John Volpe).

3.3 Downtown Preservation

Wakefield is fortunate to have a downtown that retains its historic character and is one of the town's great assets. As with most historic downtown, Wakefield's center has suffered the effects of market forces that favor "big box" retailing and easy auto access.

3.3.1 Need for a downtown vision.

One of the greatest needs for downtown is a clear sense of direction. It needs a vision of where it wants to be---and it needs a plan that shows how to get there. There is a wealth of experience available from the Massachusetts Department of Housing and Community Development on downtown revitalization, including what works and what doesn't. Those resources are available to assist the town in defining what direction to take for downtown Wakefield.



Map 13: Proposed National Register Historic Districts

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

A downtown task force should then be formed to assess the current state of the downtown and review options for revitalization. It should assist the community in deciding what direction it wishes to take on downtown revitalization and how to get there. This should be followed up by retaining a consultant to prepare a vision plan for the center, including an action plan for implementation.

3.3.2 Need to create an organizational structure capable of achieving the vision for the center, including staffing.

As the task force assesses the direction of the downtown, a decision will need to be made early on regarding how to implement downtown revitalization. What organizational structure will work? What staffing needs will be required? An evaluation should be made of why the prior Main Street effort did not continue and what new organizational structure needs to be put into place.

3.3.3 Need to create a permanent and reliable source of funding for a downtown organization.

If a downtown organization is to survive, a reliable and permanent source of funding must be available. The Main Street Program that was attempted in the 1980's failed in great part because of the lack of such a predictable funding source. One available option is a Business Improvement District, a model which has been adopted in the commercial centers of Hyannis and Springfield and which holds promise for Wakefield.

3.3.4 Need for regulations that will guide the physical rehabilitation of downtown Wakefield in a manner consistent with historic preservation.

Once the downtown vision has been developed, regulations need to be adopted that will achieve the vision. However, many current regulations work against a coherent downtown vision because they were developed for vehicle-oriented business districts, with requirements (for example, parking, setbacks and signage) that are completely different from the downtown environment, with its pre-automobile layout.

The downtown area may need its own zoning district that reflects its unique historical development and needs. Consideration should be given to protecting the downtown's historic character by the adoption of design review regulations, special sign regulations, and facade improvement guidelines.

3.3.5 Need to designate Wakefield Center as a 40C local historic district.

One of the most effective tools in assuring that Wakefield's downtown is revitalized with a sensitivity to its historic architecture and character is to designate it as a 40C local historic district. This would be the most effective way to assure that historic properties in the center are restored and preserved and that new construction in the downtown is sensitive to the historic aesthetic of this area. Experience in other communities (for example, in Concord and Lexington)

has shown that the most effective and flexible method of preserving historic commercial centers is through local historic districts.

3.3.6 Need to improve the physical appearance of Wakefield Center in a manner that restores its historical integrity.

The commercial revitalization of Wakefield center will require improvements to its physical environment that respects the center's historic character. Given the cost of historic rehabilitation and the marginal nature of many downtown businesses, a funding subsidy from the Town may be necessary to achieve this.

The Town is fortunate in having in place a Community Development Block Grant program. These funds should be accessed to assist in implementing streetscape, facade and signage improvements for the downtown.

3.3.7 Need to address downtown parking issues in a manner that does not endanger historic properties.

The need to accommodate automobile parking in older town centers has been the greatest threat to historic downtown properties. To Wakefield's credit, it did not take the advice of its 1961 Master Plan, which recommended an urban renewal clearance area between Chestnut and Armory Streets to the rear of the buildings facing Main Street, in part to provide parking for the downtown.

A study should be conducted of parking needs in the center and how they can be met without adversely impacting historic resources in the downtown. If additional surface parking will result in threats to historic properties, then the Town should consider the option of parking structures to accommodate the need. While there has been an aversion to parking garages as being too urban for Wakefield, there needs to be a solution to the chronic downtown parking problem, and a well-designed parking structure can be integrated sensitively into the urban fabric.

3.4 Historic Neighborhoods

Wakefield is fortunate in having many historic neighborhoods that are tremendous assets to the community. They are rich in architectural styles, are walkable in scale, and are a reflection of the town's varied history.

By far, the greatest number of Wakefield's historic properties are in its neighborhoods. Historic preservation in the town requires the cooperation and support to hundreds of individual owners of historic residences. Since historic dwellings tend to be grouped in neighborhoods, reaching private owners can be enhanced through a neighborhood approach.

The Wakefield Preservation Plan has identified several needs in the area of preserving the historic and architectural integrity of Wakefield's neighborhoods. These include the need for:

- (1) increasing the awareness and appreciation of the value of historic preservation among owners of residential and commercial properties;
- (2) providing additional information and resources on proper property rehabilitation of historic structures.
- (3) conserving and improving streetscapes in historic neighborhoods;
- (4) preserving large and wooded lots in historic neighborhoods;
- (5) improving the delivery of the preservation message through neighborhood associations;
- (6) increasing neighborhood-level planning;
- (7) increasing the self-awareness of historic neighborhoods.

3.4.1 Need to increase owner awareness and appreciation of historic values.

By far the most cost-effective way to preserve historic residences in neighborhoods is to educate owners about the historical and architectural significance of their properties. Such information may be invaluable to owners who may have little or no idea of the historical or architectural significance of their structures. Without this knowledge, owners may resort to alterations that would detract from or destroy the integrity of their property.

There are various approaches to delivering this preservation message. One of the easiest and most effective approaches is to send each owner a copy of the inventory sheet of their property. The property inventory mailing might include an informational flyer that describes the architectural style of the building and a brief history of the neighborhood and the town.

This information is invaluable for owners of historic properties, regardless of their level of appreciation for historic preservation. For those owners of who have no knowledge of the historical and architectural significance of their properties, the data on inventory forms will alert them---perhaps for the first time---to the significance of their homes and their role in preserving the history of Wakefield. For owners who already have an appreciation for and knowledge of the historical and architectural significance of their properties, the inventory forms and historical information will reinforce their commitment to historic preservation. Such information tends to introduce a preservation ethic and fosters peer pressure to conserve the character of the neighborhood.

Educational efforts of this nature tend to instill and reinforce a sense of stewardship among owners of historic properties.

Given that by far the most historic structures in Wakefield are residences, the preservation of the town's historic resources will depend on encouraging a sense of stewardship among owners of these residences. The more prevalent this sense of stewardship, the more secure will be the town's historic architecture and neighborhoods.

3.4.2 Need to provide information and resources on proper rehabilitation of historic properties.

Owners of historic properties who may want to restore their structures in an appropriate manner may find that it is difficult to find information on proper restoration techniques. Currently, there is no central location to find such information. The Lucius Bebee Memorial Library would be the logical place for such a resource center.

In addition, there is a need to connect the information with those who need it. This delivery system should include not only access to materials but accessibility to resource persons who are knowledgeable about correct restoration techniques and sources of information and material. These resource persons can be preservation architects and consultants, experienced local contractors, or Wakefield residents who have conducted restoration work and are willing to serve as occasional volunteer mentors to other homeowners.

Communities such as Cambridge have created excellent materials and information delivery systems on historic restoration and can serve as models when creating a similar program in Wakefield. Based on their experience, they can advise on what materials have proven most useful to property owners and what person-to-person advisory system works best.

3.4.3 Need to improve and conserve streetscapes in historic neighborhoods.

Streetscapes provide framework for historic neighborhoods. Wakefield has a variety of neighborhoods with different streetscapes. Neighborhood streets differ in various ways: street width, curbing treatment, placement of utility wires (overhead or underground), sidewalks, trees and type of street lighting standard.

From the perspective of historic preservation, the ideal neighborhood streets are found in the Wakefield Park neighborhood. The streets here are appropriate in width (that is, not too wide); they are curving and respect the topography of the area; sidewalks are separated from the street with a grass strip; trees are placed next to the street in the grass strip; curbing type or existence varies according to the volume of traffic that the streets carry; utility wires are underground; and street lighting standards are historical and appropriate for the era of the architecture.

The overall effect of the streetscapes in Wakefield Park is one of peacefulness, where tree canopies arch over the streets, framing the historic residences, and where vehicles and pedestrians coexist without conflict. This neighborhood is fortunate in having had a master plan that had a certain vision of how streetscapes in the neighborhood should look.

Each street in an historic neighborhood should have its own "cross-section," or typical treatment, based on its width, traffic volumes and general character. This will require the development of a street improvement plan for each street in each historic neighborhood, a plan that can serve as a long term guide to capital improvements, particularly when streets are reconstructed.

Every time a street is reconstructed, the opportunity exists to reconsider the placement of sidewalks, whether utility lines should be placed underground, whether to plant street trees, and

what kind of curbing should be placed at the road, among other issues. Without a plan, these key decisions may not be adequately thought out and implemented.

3.4.4 Need to preserve the open space characteristics of neighborhoods.

Development pressures in Wakefield---coupled with the scarcity of remaining available land---are causing open lots in town to be built upon that were once thought to be undevelopable. This is resulting in the loss of open space in older neighborhoods.

There needs to be an effort to identify those open spaces in town that deserve to be preserved in historic neighborhoods, followed by action to protect them from future development. Priority should be given to preserving those sites that have archaeological value, including Native American mining sites in the upper hills that are in danger of being developed.

3.4.4 Need to spread the preservation message through neighborhood associations.

Too often, historic preservation may be perceived by town residents as a distant concept that does not relate to their own streets or neighborhoods. "Historic" to many homeowners may be interpreted to mean only those buildings which are very old or significant.

The appreciation of historic areas can be heightened through the rediscovery of the history around us in our own neighborhoods. Neighborhood associations are one way of spreading the preservation message.

3.4.5 Need to increase the level of awareness of neighborhood historic identity through neighborhood planning.

The identity of historic neighborhoods in Wakefield could be strengthened by a conscious effort to plan for historic preservation at the neighborhood level. Identifying individual neighborhoods and developing a preservation message tailored around that identity whenever possible would "bring the message home."

This could be accomplished through the formation of neighborhood associations where they do not exist or the strengthening of existing associations, the creation of walking tours, the compilation of histories of each neighborhood and house plaque initiatives. Neighborhood associations are an effective vehicle for implementing a range of activities related to conserving neighborhoods and their historic identity.

Where neighborhood associations are nonexistent or impractical, educational activities about planning for preserving a neighborhood's character can be made through local cable public access programming or other approaches. Another approach could be through the creation of individual booklets of each neighborhood that describe the history of the area, the architectural styles that exist there, the residents who have lived there over time, and current initiatives to preserve the area.

3.5 Historic Landscapes

While historic preservation is usually thought of as preserving buildings, the protection of historic landscapes is gaining increasing importance as a goal of local preservation efforts. Historic landscapes in Wakefield include natural areas such as Reedy Meadow and archaeological sites; improved areas such as the greenbelt around Lake Quannapowitt, Breakheart Reservation and the town's historic parks; and specialized areas such as historic cemeteries.

3.5.1 Need to preserve the Reedy Meadow Landscape

The Reedy Meadow is one of Wakefield's great natural historic assets. The former Pleasure Island theme park, built before the adoption of the state's wetlands protection act, encroached on the meadows and probably destroyed many valuable archaeological sites. The site of the theme park is now an industrial park, made especially attractive by the sweep of the meadows and the ponds created by the theme park. The buildable area of this stunning site has been increased by the use of parking garages, which allow greater density and height of buildings.

The preservation of the Reedy Meadow should begin as a regional effort with the Town of Lynnfield, since the meadow extends into both towns. The first goal in this preservation effort should be to create a plan for the protection of the area. This should be followed by the development of a joint management plan for the area to assure its long-term protection. Its status as a National Natural Landmark should be generally known and publicized.

Finally, the two towns need to coordinate a joint regulatory (zoning, wetlands protection, wildlife and vegetation management, etc.) and land protection plan for the area. The protection plan should identify which areas should be protected through acquisition of fee or easement rights. The two towns may wish to discuss nominating the Reedy Meadow as an Area of Critical Environmental Concern, to provide an additional level of review of future development at the edge of the meadow and to raise the level of awareness of the significance of this natural and historic landmark. Additional information on the ACEC initiative is included in Appendix O.

In addition, the long-term protection of the meadow would be enhanced through educational efforts aimed at informing the public of the significance of this area. Because the meadow is located "on the other side" of Route 128, and is therefore effectively isolated from public awareness, educational efforts a tours of the area would be especially appropriate here.

3.5.2 Need to protect and enhance the shoreline landscape of Lake Quannapowitt.

Lake Quannapowitt and its shoreline greenways and parks is Wakefield's jewel. It provides the setting for all of the town's early history, provides an attractive entranceway into the town and is a well-used recreational resource for the town. The town deserves much credit for its efforts to enhance the area, a commitment that has been ongoing for many generations and which continues today with the effort to acquire the Lani Island site.

Protection of the shoreline of the lake should begin with the commissioning of a landscape architectural plan for the shoreline environment. The scope of that plan should include the following:

- Develop a parkway concept for Main Street along the lake shoreline, similar to the tree-lined environment that existed there in the Victorian era.
- Redesign North Avenue to create a parkway effect, as much as practical within the right-of-way of the road, to improve the aesthetic character of this entranceway into the town and to improve pedestrian safety along this much-used thoroughfare.
- Develop a plan to connect paths along the shoreline of the lake.
- Identify which parcels need to be in public ownership to achieve these objectives.
- Develop a landscape treatment plan in the tradition of Olmsted, so that the landscape has a consistent thematic unity.
- Include historic markers along the path to inform the public of the geologic significance of the landscape, how it was formed and the human use of the lake over time.
- Include an annual implementation plan.

3.5.3 Need to preserve the integrity of Breakheart Reservation.

While only a small percentage of Breakheart Reservation is in Wakefield, it is a major recreational resource immediately available to the residents of the town. The Friends of Breakheart Reservation and the MDC are cooperating on developing a plan for the improved maintenance and use of the reservation. Included in the plan should be the protection of historic resources and the improvement of the access to the reservation from the Wakefield side.

3.5.4 Need to preserve important archaeological sites in Wakefield.

The greatest danger to archaeological sites in Wakefield is that few persons know where they are located. In the effort to keep these sites from being vandalized, secrecy has led to their destruction because the Planning Board and other agencies do not know of their existence or locations.

An example of this is the Cunningham property on Wiley Street. This site, once the home of amateur archaeologist Dr. Everett E. Tyzzer, is well-known as the location of a major and long-standing Native American settlement area on the Mill River and contiguous uplands. Dr. Tyzzer collected thousands of artifacts from this immediate area along the Mill River and other sites in and around Wakefield.

However, the Tyzzer site illustrates the dilemma of wanting to protect such sites vs. the need to know early enough of their existence so that early protective strategies can be put into place. The Wakefield Historical Commission and other agencies is in contact with the

Metropolitan District Commission about possible MDC acquisition of this site, since it abuts the Breakheart Reservation.

If nothing is done to protect archaeological resources, increasing development pressures will lead to the destruction of the remaining sites in town. There is therefore a need to identify where these sites exist and to take steps to protect them in either public fee ownership or with a preservation easement if the site remains privately-owned.

In addition, *general* areas identified by the Massachusetts Historical Commission as having archaeological importance should be identified and given special status as an archaeological overlay district. This district would have two purposes: (1) to alert public officials and boards of the possible existence of archaeological resources in the area; and (2) to provide the legal foundation for boards to request additional information on sites proposed for development within the district.

3.5.5 Need to improve planning for the town's historic parks.

The lower and upper Town Common is one of the signature historic landscapes in Wakefield. It is a unifying space that ties together civic buildings and historic neighborhoods. It is also a transition space, in that it provides a transition from the lake to the center of town. Most significantly, it is a civic space where residents congregate for recreational activities.

What the Common and other town parks need is a master plan that would guide public expenditures. The town's parks began in the tradition of Olmsted, and it would be appropriate to prepare a master plan for all of the town's parks that would provide the vision and ultimate goal of improvements for these areas. Otherwise, these important spaces will be vulnerable to well-meaning but sometimes inappropriate plantings and improvements that may detract from a greater vision.

3.5.6 Need to enhance the environment around Crystal Lake.

While there is a reluctance to encourage the pedestrian use of watershed land of public water supplies, the area around Crystal Lake could be enhanced for the greater benefit of Wakefield residents. An analysis should be made of whether the town should continue to site its garages and store its maintenance vehicles at the edge of its water supply. The water works land on Broadway might be studied for reuse as a public park for residents of this area of town, who are underserved by access to public recreational land.

3.5.7 Need to create a Mill River Greenway.

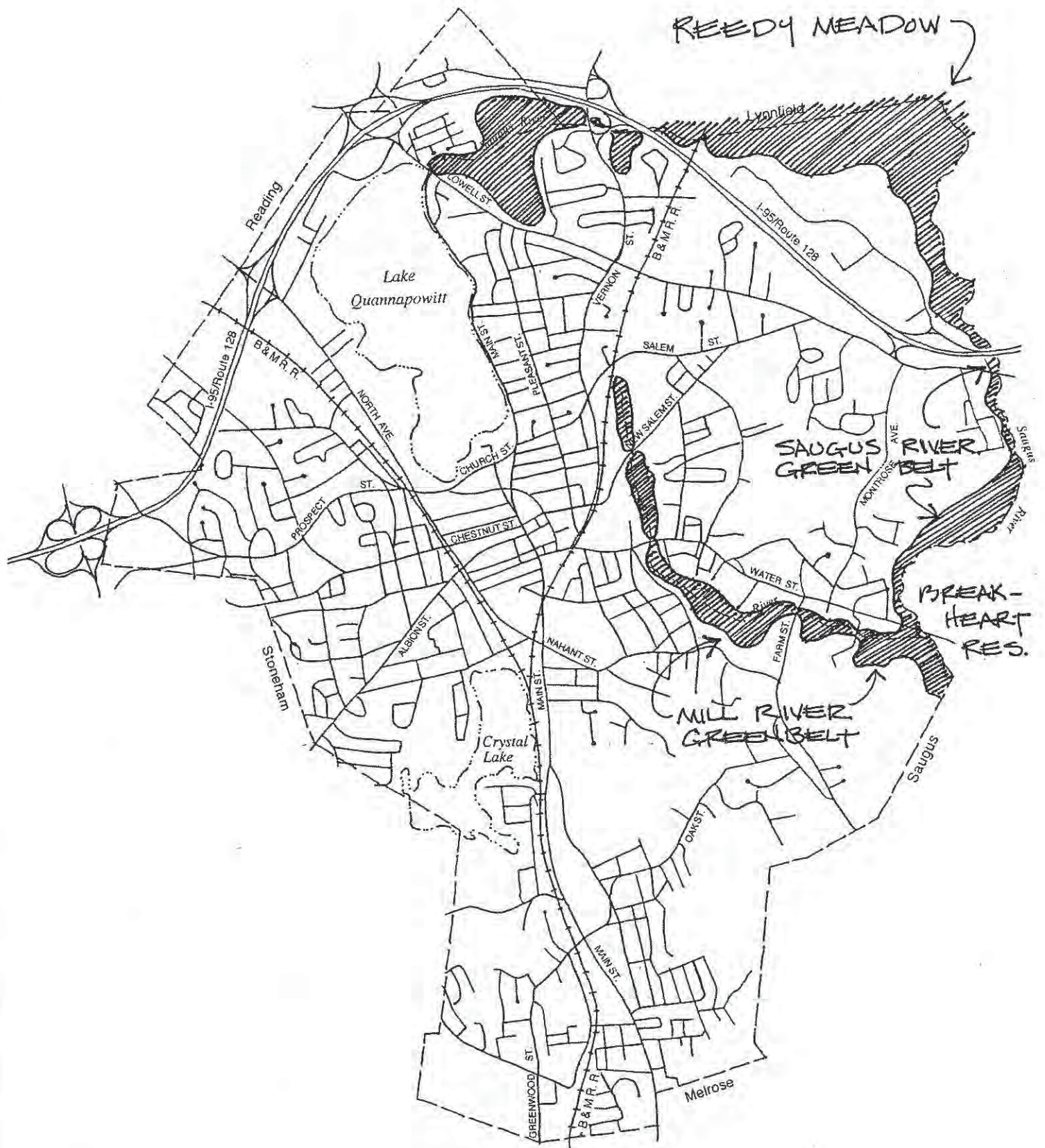
The Mill River is one of the Town's important historical waterways. It was the site of the town's first grist mill, built by John Poole in 1650, and later provided water for mills built during the period of the Industrial Revolution. It was also the site of Native American settlements for at least 8,000 years. In addition, it provides a green swath of open space and wetlands through an extensive part of the interior of Wakefield before it empties into the Saugus River where the Breakheart Reservation begins. The Mill River Greenway would be an excellent way of extending the open space of the Reservation north into Wakefield.

3.5.8 Need to create a Saugus River Greenway.

A Saugus River Greenway would create a connection between the river's source at Lake Quannapowitt, the Reedy Meadow through which the river flows, and the Breakheart Reservation. One of the major reasons for creating such a greenway is to protect the natural and archaeological resources that extend along the shoreline of the river. Many Native American settlement sites have been identified along the shoreline landscape of the river. Since the Saugus River flows through Wakefield, Lynnfield and Saugus along the path of the proposed greenway, coordination among these towns would be required to implement this greenway concept. Map 14 on the next page shows the possible extent of the greenways for the Mill and Saugus rivers, including their connection into the Breakheart Reservation.

3.5.9 Need for a lands committee to be an advocate for these landscape initiatives.

Many of the recommendations in this plan related to the acquisition, preservation and enhancement of historic landscapes involve tasks outside the usual purview of the Wakefield Historical Commission. Implementing these open space recommendations will involve cooperating with the Conservation Commission, the Department of Public Works (on parks and boulevards) and open space advocates. Advocacy of recommendations in the Preservation Plan will be important because many of these recommendations will involve convincing the Board of Selectmen, the Finance



Map 14: Proposed Greenways Plan for the Saugus and Mill Rivers

Wakefield Preservation Plan / Town of Wakefield, Massachusetts / Alfred J. Lima, Consulting Planner

Committee and Town Meeting of the value of funding projects that involve considerable expense.

One of the main open space advocacy organizations in town is the Apple Pie Trust, which was influential in the effort that led to the Town acquiring the Lani Island parcel on Lake Quannapowitt. It would be logical for the Trust to coordinate with the Historical Commission and the Conservation Commission in working to realize the recommendations contained in this plan.

3.5.10 Need to amend the 2000 Wakefield Open Space and Recreation Master Plan to include the historic landscape recommendations contained in the Wakefield Preservation Plan.

The Wakefield Open Space and Recreation Master Plan is the principal planning document related to protecting open space and natural resources and to improving passive and active recreational facilities in the Town. In addition, it qualifies the Town to apply for state Self-Help land acquisition funds and Urban Self-Help recreational facilities improvement funding.

It is therefore logical to incorporate the open space and recreation recommendations of the Preservation Plan into the Open Space Plan, if the Conservation Commission believes that these recommendations complement the goals of the plan.

3.6 Urban Design

During the February 3rd Wakefield Preservation Forum, residents expressed many recommendations that could be characterized as urban design in nature. Streetscapes as they impact historic preservation were of particular concern. If historic preservation is in great part a private responsibility (through the ownership of private residences), public responsibility clearly lies in enhancing streetscapes.

3.6.1 Need to increase street tree plantings.

This need includes both arterials and neighborhood streets. In particular, street trees need to be included when streets are planned for reconstruction. A street's ideal cross-section needs to be planned for and anticipated in historic neighborhoods and along major arterials.

The kind of street tree is important here, since trees need to be large enough not to interfere with traffic and pedestrian use. This brings up issues of what to do when overhead utilities exist. Should trees be planted within public rights-of-way when these ROW's are too narrow or should the Town attempt to get abutting property owners to plant trees on their properties along the street. What if some property owners do not want trees? All of these issues need to be resolved in a Town policy before proceeding.

During the year 2000, Wakefield's Forestry Division has planted 61 shade trees in town, with funding originating from the Town, from the Trees for Wakefield organization, and from the Mass ReLeaf Program. Mass ReLeaf funded tree plantings on Main Street in Greenwood.

3.6.2 Need to improve the aesthetics of public and private parking lots.

In the age of the automobile, preserving the aesthetics of communities, particularly in historic areas, requires that the ugliness of parking lots be mitigated. This is especially true of historic commercial areas, where large parking areas must be accommodated.

Improving the aesthetics of parking lots should be addressed on two levels:

(1) revising regulations to improve landscaping in future lots; and (2) improving the aesthetics of existing lots. Section 190-37 "Location and design of off-street parking spaces" and Section 190-31 G. "Screening and buffer strips in industrial, business and multiple family districts" could be significantly improved by being much more specific as to landscaping requirements and to require more landscaping than currently specified.

Improving the aesthetics of existing lots is more difficult, since it requires convincing owners that this is a good idea and that it is worth spending funds for this purpose. Usually, this only occurs where there is an approval needed for a reconstruction activity or the need for a special permit or site plan approval. However, public lots should be reviewed as to the need for aesthetic improvements, with funding for these improvements included in the Town's capital improvement program and in annual budgets of the Department of Public Works.

3.6.3 Need to place utility lines underground.

Currently, utility lines are placed underground in new residential, commercial and industrial developments. These are conducted at the developer's expense. Placing utility lines underground in existing streets will need to be conducted in coordination with a street reconstruction schedule and a priority list of those streets that should have their lines placed underground. This will require a funding source and the cooperation of the Municipal Gas and Light Department and the Department of Public Works.

3.6.4 Need to improve the aesthetics of Greenwood Center.

Greenwood Center is an urban design challenge. It's problems arise out of the typical auto-oriented retailing trend that favors ever-larger big-box outlets in regional centers. It is also small and lacks a critical mass of activity and a viable retail mix. The most important need for Greenwood Center is for a plan that can provide a sense of direction that is practical for this area. This should begin with the commissioning of an urban design plan for the area.

3.6.5 Need to revise the sign bylaw to improve future sign design.

The revision of the sign bylaw should take into account several factors: (1) signs in historic districts; (2) signs in Wakefield Center; (3) signs at entranceways into the town and along the town's main business-zoned arterials; and (4) general sign aesthetics. The sign bylaw needs to be reviewed and revised to assure that the bylaw results in signs that match what residents expect in the appearance of the town.

3.6.6 Need for a pedestrian-friendly path system in town.

The walking path system around Lake Quannapowitt is one of the town's great assets. However, not all of the route in the town is pedestrian-friendly, particularly that part on North Avenue. Outside of this stunning pedestrian path, the town's sidewalk system is quite adequate, particularly in historic areas. Planning needs to occur for a path system that would be off-road, including providing for a path system along old scenic roads that do not now have sidewalks and for a path on the old rail trail, when that line is discontinued.

3.6.7 Need for period lighting in historic areas.

This need could be addressed by incorporating appropriate street lighting into the model street cross-sections that should be prepared for all historic streets and arterials in Wakefield. The most appropriate time to implement street lighting improvements would be when streets are being reconstructed and utility lines placed underground. Styles of historic lighting standards should be decided beforehand, particularly as this relates to gas and electric reproductions. Gas standards should be used only for those streets where earlier house styles predominate.

3.6.8 Need to lessen traffic impacts in historic districts.

Since most historic districts are either on arterials or are in inner-town areas, they tend to suffer disproportionately from traffic and parking issues. It is beyond the scope of this preservation plan to recommend traffic calming solutions to localized traffic problems; however, a process should be set in place through the Traffic Commission to address issues that are brought to their attention.

3.6.9 Need to create a Wakefield Civic Design Commission.

Currently, when the Town authorizes a new building project, the Board of Selectmen appoint a building committee to select an architect and oversee the project. This process has worked well for many generations. However, there may be a need for input from standing committees and boards to introduce issues that the building committees or their architects may not have considered. One of these issues is impacts on historic resources and how to mitigate any impacts from new construction projects.

One way to assure that historical and aesthetic issues have sufficient standing in public projects is to create a civic design committee. This committee would have the responsibility of advising building committees on design issues, including issues related to historic preservation. One of the main purposes of the Civic Design Commission would be to assure that lay building committees are given the resources and information to make informed decisions on design issues.

3.6.10 Need to improve civic design of MBTA rail improvements as it relates to historic resources.

The MBTA owns considerable property in Wakefield and that property traverses through many historic residential and non-residential areas. Indeed, the rail system provided the incentive for the historical development of these areas.

The demand for parking and the need for economies may result in improvements at MBTA stations that do not always complement historic surroundings. There is therefore a need to work with the T in project review during the early planning stages to assure that historical considerations are adequately taken into consideration.

3.6.11 Need to develop a boulevard plan for Wakefield.

Wakefield's historic resources could be enhanced through the redevelopment of the town's main arterials as boulevards. This should begin with a master plan for arterials that emphasizes traffic calming, the safe accommodation of pedestrians, placing utility lines underground, and the planting of a canopy of shade trees along the route of these traffic ways.

3.7 Town-Owned Property

The Town of Wakefield is the owner of some of the town's most significant historic buildings and sites. The Town therefore has a major responsibility in assuring that these properties are managed and maintained in a manner that preserves their life and utility.

3.7.1 Need to plan for the preservation of Town-owned historic properties, including the preparation of a Townwide Preservation Plan for Historic Schools.

Three steps are necessary to begin to preserve the Town's historic properties: (1) revise the inventory of historic properties owned by the Town; (2) prepare a strategic plan that can guide the implementation of actions to restore and preserve these structures and sites; and (3) implement the plan through Town and state funding. The strategic plan should include an analysis of town programmatic needs.

Excellent examples of adaptive reuses of Town-owned historic structures are the restorations of the former Lincoln School into senior housing and the former Warren School into the Town Senior Center.

The study should ask: what do we have for an inventory; what are our programmatic needs; and how can our historic inventory meet these needs? Needs should include education, public works, public safety, administration, etc.

Where the Town acquires new historic sites, as with the two properties to the north of Town Hall on Common Street, or where an existing property is to be reused, it should be restored to its original condition.

One of first tasks in planning for the the Town's historic properties is to implement one of the provisions of the Memorandum of Agreement between the Town, the Massachusetts Historical Commission and the Department of Education. That agreement, signed in May, 2001, arose out of the circumstances surrounding the proposed demolition of the Woodville Elementary School. One of the stipulations of the agreement requires that the Town of Wakefield will prepare a townwide preservation plan for historic schools. This provision states

that “the Town shall develop a preservation plan for the continued use and/or adaptive reuse of its historic school buildings and grounds and shall submit the said plan to the Massachusetts Historical Commission and the Wakefield Historical Commission for review and comment.”

The Memorandum of Agreement is included in Appendix K.

3.7.2 Need to preserve and restore the Town’s war memorials.

This should begin with a survey of all of the Town’s war memorials, followed by an initiative that would lead to the preservation and restoration of these historic monuments. The three war memorials at the southern end of the Common should be studied to determine if they could be rearranged so that they relate to one another in a unified way. Some of these memorials are being overgrown with shrubbery.

3.7.3 Need to develop a long-term space needs plan.

The preservation of the Town’s inventory of historic properties will depend in great part on finding uses for them. The Town needs to study what its long-term needs are in all areas of its activities and to determine how its historic properties can fill the needs in certain areas.

3.7.4 Need to prevent intrusion into historic landscapes.

In addition to determining the need for structural space, the Town needs to determine what open space or site needs it will have in the long term. Without such a study, historic landscapes will be preempted over time, in piecemeal fashion.

3.7.5 Need to create a system of “Special Places.”

Historic sites and landscapes can be the locations for “Special Places,” sites where ordinary places can be transformed into something beyond the ordinary. An example is the environment around Lake Quannapowitt, where sites such as the proposed Spaulding Park (formerly the site of the Lani Island restaurant) can be transformed into memorable landscapes. Other Special Places could include Wakefield Center, Reedy Meadow, and historic park and school sites.

3.8 Privately-Owned Historic Property

While the Town of Wakefield may own the most significant historic buildings in the town, by far the most number of historic properties in Wakefield are owned by private individuals. Because of this, historic preservation efforts in town must have a strong private component and direction. The private component includes both private homeowners and owners of non-residential historic properties.

3.8.1 Need for a homeowner assistance program.

Owners of historic dwellings range from those who know the significance of their properties and who maintain them well to those who have little knowledge of the historic value of their properties and who therefore allow alterations that detract from a structure’s integrity.

What looks like a dilapidated old house to a buyer could on closer inspection be a 1750's Georgian farmhouse of enormous significance to that community.

There is a need for a major effort at educating owners of historic residences of the value of their properties and how to maintain them in a manner that preserves their integrity. This need includes information contained in the Town's historic survey, information on architectural styles, information on the history of neighborhoods, and related historic information.

3.8.2 Need for a non-residential owner assistance program.

Owners of non-residential historic properties also need assistance, particularly in terms of how to preserve their historic properties in a manner that continues to complement its income generation potential. The "bottom line" can either be a threat to the preservation of historic properties or it can be an incentive to preservation. The difference can be in the information given to the owner.

In addition, special attention needs to be given to the preservation of the town's large churches. The preservation of these churches---or their alteration in a manner that detracts from their historic integrity---is a major challenge, especially in instances where there is a dwindling congregation and therefore the scarcity of financial resources to maintain a large historic structure.

3.8.3 Need for funding to save threatened historic properties.

Threatened historic residences could often be saved if emergency local funding was readily available for purchasing the property. Such funding is rarely accessible, yet, with tear-downs of historic homes becoming more common because of the scarcity of lots, the need to have access to special emergency funding is becoming more acute.

3.8.4 Need to pursue needed funding through the Community Preservation Act.

Funding for historic preservation could be available on a predictable basis through the adoption of the Community Preservation Act, enabling legislation that allows municipalities to tax themselves up to 3% of property tax revenues for the purposes of supporting initiatives in open space protection, affordable housing and historic preservation. A citizen petition initiated a vote on the measure in Wakefield in March, 2000, but the measure failed, although narrowly.

The Community Preservation Act could fund many recommendations included in this preservation plan, including assistance to owners of historic homes, a preservation trust, acquisition of threatened archaeological sites, improvements to historic landscapes such as along Lake Quannapowitt and much more.

3.8.5 Need for a preservation trust to protect endangered historic properties.

When historic properties become threatened, there must be some entity in place to acquire or otherwise protect such resources. The most effective means of accomplishing this is through a preservation trust, which could buy, restrict and resell endangered sites or hold them for purchase by the Town or a non-profit entity.

An option could be the formation of a land trust that has in its scope the protection of both land and historic buildings. A combination land/preservation trust might also appeal to a wider constituency and assist in integrating open space and historic preservation goals.

3.9 Town Regulations Revisions

Historic preservation in Wakefield can be significantly advanced through selective revisions to the town's regulations, particularly the zoning bylaw and subdivision regulations.

3.9.1 Need to protect the most significant historic areas with local historic district status.

Both the Commons and the Church/Lafayette National Register districts should be given the protection of 40C or local historic district status. National Register designation is important in educating a community about the value of an area's historic value; however, NR status does not give the protection against demolition and alteration that is provided by a 40C district. The Commons and Church/Lafayette NR districts are both significant in terms of their and historical and architectural significance and deserve the protection of 40C status.

In addition, Wakefield Center should also be nominated for National District and 40C Local Historic District status. The revitalization of the center will be advanced by the design guidance and protections to historic properties afforded in the 40C statute.

3.9.2 Need to strengthen the Town's sign control bylaw.

As noted in the section above on Urban Design, the revision of the sign bylaw should take into account several factors: (1) signs in historic districts; (2) signs in Wakefield Center; (3) signs at entranceways into the town and along the town's main business-zoned arterials; and (4) general sign aesthetics. The sign bylaw needs to be reviewed and revised to assure that the bylaw results in signs that match what residents expect in the appearance of the town.

3.9.2 Need for regulations to require more information on historic resources.

Preserving historic sites, particularly archaeological sites, requires that Town boards know where these sites are located. The Wakefield Zoning Ordinance and the Planning Board's Subdivision Regulations need to be amended to include provisions that require developers to identify where historic resources are located, so that reviewing boards are given adequate notice.

Requiring this information on plans is also useful for developers, since they may anticipate the concerns of reviewing boards and revise their plans before submission to protect these resources. The definitions of these resources should be amended to make it clear what is included under the definition of an historic resource. The amendments should also include wording on how the information is to be mapped.

3.9.3 Need for the subdivision regulations to include "due notice" provisions.

The Subdivision Regulations of the Planning Board should be amended to include "due notice" provisions. This wording would give developers notice that the impact on and protection of historic resources will be considered when approving or denying a plan or when granting waivers from the regulations. The revised wording should allow the Board to request additional information, site investigations, or impact studies in order to protect historic resources. Including the wording will provide the necessary safeguards in the event of a legal challenge.

The ability to successfully defend a legal challenge to the denial of a plan based on historical considerations will depend in part of the thoroughness of the documentation of historical resources by the Historical Commission. Therefore, the completion of survey work should be expedited in order to clarify what historic resources the community has identified as significant. Individual nominations to the National Register of Historic Places will be an important factor here.

3.9.5 Need to involve the Historical Commission in plan reviews.

The ability of the Wakefield Historical Commission to save an historical structure or site will depend on the degree to which the Commission is given the opportunity to review development plans. To achieve this, an informal notification process needs to be implemented so that the comments of the Commission are a part of all plan reviews. In addition, the Planning Board's Subdivision Regulations need to be amended to include the Historical Commission in the agency distribution list for all preliminary and definitive subdivision plans and to require their comments on all plans. The Zoning Bylaw should also be amended to add the Commission as a plan reviewing board for Site Plan Review, for Special Permits and for zoning amendments.

3.9.6 Need for a Town regulation to place utility lines underground.

In order for the Town to be able to place utility lines underground, the Town will have to comply with state laws that require Town Meeting approval of a bylaw that authorizes this and of the assessments to cover the costs of this work. The wording and procedures for this are covered in state statutes.

3.9.7 Need to protect historic barns.

Barns are one of the most endangered historic buildings because of their size, cost to maintain and non-productive use. Because barns are treated as accessory buildings in the Zoning Bylaw, they cannot be converted to a use which might provide an economic incentive for their preservation. One of the uses that might be allowed through a Special Permit could be the conversion of barns to residential units. This would provide an adequate economic incentive for

the restoration of the barn yet have minimal impact on abutters. One of the standard provisions of the Special Permit should be that the exterior of the barn would remain minimally changed.

3.9.8 Need to conserve neighborhoods by means other than historic districts.

Some historic neighborhoods in Wakefield are not appropriate for National Register or 40C status because of the degree of non-contributing intrusions or because of the extent of alteration, particularly through wrap-around artificial siding. Some neighborhoods may also resist 40C designation. In order to provide a degree of protection to these areas, "neighborhood conservation districts" are a viable alternative.

Neighborhood Conservation Districts include most of the important provisions of historic districts---design review of new construction and major renovations and control over demolitions---and therefore provide most of the most important protections included in 40C districts. They are usually used in areas that would usually not qualify for local district designation but nevertheless deserve to be protected. The City of Cambridge has had the most experience with neighborhood conservation districts in Massachusetts.

3.9.9 Need to revise the zoning bylaw to allow flexibility in the redevelopment of Wakefield Center.

Wakefield Center developed before the advent of the automobile and, as such, has a pedestrian scale that is missing from post-automobile developments. The current Business zone in the Wakefield Zoning Bylaw allows considerable flexibility in that it has no setback requirements for front, side and rear yards and allows 80% lot coverage. Mid-rise and garden apartments are allowed in the Business district (which extends considerably beyond the downtown area; see the zoning map in the second section of this report) but not mixed use development (retail on the first floor and residences above).

The Zoning Bylaw should be reviewed to determine how it should be amended to encourage the redevelopment of downtown in a manner that provides economic incentives to preserve historic structures through adaptive reuse.

3.9.10 Need to revise the Demolition Delay Bylaw to define historic and new accessory buildings.

Accessory buildings include barns, outbuildings, and garages, among other structures. Structures such as these are important contributors to the historical character of a resource yet they are often the most endangered because of their lack of economic use or because of neglect. It is important to protect these structures through the Demolition Delay Bylaw; however, there is a need to clarify what is an historic accessory structure and what is a new structure. Removing new accessory structures from the purview of the Demolition Delay Bylaw would allow the administration of the bylaw to apply to only those structures that it was intended to protect.

3.9.11 Need to adopt an archaeological overlay district to increase protections for vulnerable sites.

One of the dilemmas in preserving important archaeological sites is the need to keep the locations of these sites as confidential as possible, yet assure that Town boards that review development plans know that archaeological resources may exist on a site that these boards are reviewing. Current practice results in sites that have archaeological significance either being developed without the knowledge of reviewing boards or being discovered so late in the development planning process that saving a site becomes extremely difficult.

This dilemma could be addressed in part by incorporating the most important undeveloped archaeological areas in Wakefield into an archaeological resource zoning overlay district. This district could include a mandate that development plans within this district must be reviewed by the Wakefield Historical Commission for their archaeological significance and a report would be required from the Commission within a certain time frame. This process would preserve the confidentiality of the location of important sites yet still alert reviewing agencies of the significance of the area proposed for development.

Where areas were determined by the Commission to warrant further review, sites would need to undergo further research and a field investigation to definitively determine the significance of the site and what strategy should be followed to protect the historic resource.

3.9.12 Need to protect Reedy Meadow with special district status.

In Wakefield, Reedy Meadow is being encroached upon by development in the industrial park. Development is occurring at the very edge of the meadow without much regard for the protection of this unique landscape. There is a need to provide additional protections to Reedy Meadow through zoning provisions such as a resource protection overlay district that includes additional setbacks from the wetlands boundary and other provisions that will supplement the regulations contained in the Wetlands Protection Act.

3.9.13 Need to improve the aesthetics of new development in town.

During the Preservation Forum held on February 3, 2001, mention was made of the need to improve the quality of new construction in the town. This is especially true of franchises and new construction in historic areas. Design review is necessary if the town wishes to pursue this objective, which is especially appropriate in the town's business districts that line its main arterials.

3.9.14 Need to review the Town bylaw and procedures related to wireless communications facilities.

The regulation of these visually obtrusive facilities and towers may need to be reviewed for their effectiveness in protecting historic properties and districts. This has been a controversial topic in Wakefield, and it deserves to be studied to assure the public that all available means are being used to protect the integrity of historic sites. In addition, communication between the Board of Appeals and the Historical Commission needs to be

improved on the issue of upholding the requirement for a 250 foot setback from historic properties for cell towers that is currently included in the bylaw.

3.10 Public Awareness

Public awareness is the foundation of historic preservation. If the public is to know about the value of historic preservation, it must know what exists and the value of that resource. All too often, the preservation community takes for granted community support and fails to realize that support arises out of awareness.

In Wakefield, public awareness must begin with a strategy that is capable of reaching both property owners and the general public, plus special constituencies such as public officials and school populations.

3.10.1 Needs related to educating owners of historic properties.

In planning for increasing public awareness about historic preservation, the question needs to be asked: "awareness of what directed to whom?" The answer depends to some extent on the purpose of the educational message. Because private property owners are the stewards of by far the greatest number of historic properties, the most acute need is to assure that all owners are aware of the significance of their properties.

Next in importance is the general population, who will provide the support that is so essential to the long-term success of historic preservation efforts. Finally, there are focus groups and school populations. Focus groups would include preservation advocacy organizations, town boards that review development plans, municipal officials and businessmen.

Owners of historic resources---whether these properties be residential, commercial, industrial, agricultural or vacant land---need to be given the highest priority for preservation awareness efforts. These owners are the stewards of Wakefield's history, and the future of these resources depends on how well they realize the importance of their property and how they act on this awareness.

Property owners need to be provided with the following:

- *Information about their property:* The most important and readily-available information that can be provided to owners is the inventory forms on their properties. Priority should be given to distributing the 383 inventories that have been prepared to date.

The next priority should be to commission the completion of those properties that were not surveyed in the 1983 survey. Finally, the 1983 survey should be updated to conform with the current standards of the Massachusetts Historical Commission.

- *Information about architectural styles:* The mailings of inventory forms should also include a generic description of the architectural style of the property, since most of the survey forms provide only a cursory description of architectural features. These descriptions should include illustrations of typical detailing of that style, in order to give owners a greater appreciation of the role of architectural details and the importance of keeping the original design

integrity of a style. Such information will help owners to develop a greater appreciation for their property.

- *General historical information:* Also included should be a history of Wakefield that emphasizes the architecture of the town, for example, the narrative history prepared as part of the 1983 inventory.

- *Information about resources:* Property owners should also be supplied with information about restoration resources available to them, including restoration books and videos in the library and technical assistance available from agencies and individuals.

One approach to providing educational materials to owners is through realtors. The Historical Commission may want to distribute volumes of historic inventories to local realtors from which they can make copies as properties come on the market. Forums directed to realtors on the value of historic properties may also be helpful.

3.10.2 Need for preservation support materials.

Implementing an effective public awareness program will require several categories of support materials, including:

- *Historic resources inventories:* Property owners are the most important target for public awareness activities, and, as noted earlier, it is essential that adequate information on their historic properties be made available to them. The first priority here is to inventory the additional properties that have not yet been surveyed in town. The next priority is to upgrade the 383 surveys that were in 1983 so that meet the current survey standards of the Massachusetts Historical Commission.

- *Historic units/curriculum units:* Local history is rarely told in its full scope but in topics or "units." Historic units for Wakefield would include the history of the local shoe industry, the rattan industry and the textile industry; Native American settlement; agriculture; neighborhood development; Puritan settlement; the settlement of the town's ethnic groups and any number of other topics. The units would include references to historic resources in town, as a means of reinforcing the historic preservation message and placing it in today's context.

Each of these units should have its own set of support materials, including a written history that would be self-contained for that topic but written in reference to local, state, national and world history. These units would be invaluable resources in providing adults with a greater appreciation of their community's history and of its historic resources. They would also be a tremendous curriculum resource for teachers to use in implementing the history and social studies frameworks mandated in the Massachusetts Education Reform Act. The town is fortunate to have a current history in the book: *Wakefield: 350 Years by the Lake*, prepared by Wakefield 350, Inc.

- *Illustrated programs:* A slide program and accompanying text should be prepared for each of the historical units. Such programs will be invaluable in conveying the core message of each aspect of Wakefield's history. For ease of presentation, these programs should be put on video cassette. This would also allow the programs to be shown on local cable television and in

classrooms. The slide program presented at the February 3rd preservation forum could be scanned and recorded for local cable TV.

- *Reference resources:* An important component of any public awareness effort is to encourage and assist owners of historic properties to restore their structures in an appropriate manner. Support materials need to be compiled for this purpose, including books, videos, and other resource materials. These could be made available for circulation at the Lucius Bebee Memorial Library. In addition to restoration resources, the Library should be the central repository of all of the historic resources inventories prepared for the Wakefield Historical Commission.

- *Brochures:* Brochures need to be prepared to support a variety of public education efforts, including neighborhood walking tour brochures, bicycle tours, brochures on architectural styles in town, and pamphlets on regulatory issues such as the Demolition Delay Bylaw.

- *House plaques:* House plaques are one of the most visible and effective tools in assisting owners and the general public in appreciating the historic value of a dwelling. Few house plaques exist in Wakefield. They are a very cost-effective way of making owners and the public aware of the value of an historic property.

3.10.3 Need for delivery systems.

There are a number of potential delivery systems that can be used in increasing the level of public awareness about historic preservation and the town's history. These include:

- *Direct mail:* This would be the most effective method for reaching property owners, where specific information about their properties would be provided. This delivery system would be the most expensive, but the most effective for this purpose.

- *Cable television:* Local access stations can provide an outlet for prepared programs such as slide programs that have been transferred to video format. Television has the tremendous advantage of reaching a large audience.

- *Newspaper articles:* Wakefield's newspapers have the potential to play an important role in the public awareness effort through news articles related to the coverage of preservation forums and other events or through the sponsorship of a weekly or monthly column on historic or preservation issues. Coverage in the newspaper has enormous leverage and impact because of its wide readership and is an especially effective way of reaching political, civic and business leaders.

- *Forums and lectures:* Annual, semi-annual or monthly forums should be initiated by the Historical Commission and other historic and preservation organizations in town. This could complement the lectures currently offered by the Wakefield Historical Society but be more focused on preservation topics. Forums and lectures are excellent opportunities to focus on topical issues related to historic preservation or to relate the town's history through its historic resources. Forums can be used to bring consultants and advocates from other communities to discuss issues that are of current concern to Wakefield. For example, a forum on National Register and local 40C districts could include a panel of resident/owners from other communities

who have had long experience living in such districts. The perspective and experience of others can be of great assistance when sorting through complex issues.

- *Walking tours:* Walking tours are a pleasant and effective method of increasing public awareness about neighborhood historic resources. Walking tours can also be supplemented with "armchair tours" that replicate the walking tour through the use of a slide or computerized program.

- *On-site educational programs:* Some of the most effective educational programs currently being offered in town are at historic sites. Programs at the Colonel James Hartshorne House could include not only the history associated with the house but incorporate the history of ice harvesting that occurred on nearby Lake Quannapowitt and on the geologic history of the lake.

- *School programs:* The history and social studies frameworks mandated under the new Massachusetts Education Reform Act are an incentive for school systems to incorporate local history into curriculum units. The school curriculum in Wakefield needs to be reviewed to determine how historic preservation might be integrated into the teaching of history, for example, through the teaching of architectural styles.

- *Exhibits:* One possible option here is to encourage local or regional camera clubs to sponsor annual photo competitions on preservation themes and have the winners exhibited at a central place.

- *Preservation Awards/Preservation Week:* Awards presented during Preservation Week are an excellent way of publicly recognizing owners of historic properties who have restored their structures. Public recognition of exemplary restoration projects builds an ethic of stewardship that is the foundation of local historic preservation.

3.10.4 Need for a space that can serve as a place for teaching Wakefield's history.

Presenting the preservation message to the general population will require a more broad-ranging educational effort. To be effective, the preservation message should be integrated into the general history of Wakefield. The more the public appreciates the history of the town, the more they will tend to appreciate the architectural and archaeological legacy of that history.

The greatest need in building an appreciation for history and preservation among the general public is *basic information*. The public can't be expected to appreciate local history and historic preservation if they don't know much about it. Reaching the general public will require both adequate informational materials and delivery systems for that information.

However, public education would be improved if there was an additional site in town where that history could be told from various perspectives, a place with sufficient space where media presentations could be supplemented with artifacts from the town's past. Such a place would also assist in telling Wakefield's interesting history in an interactive manner.

The Historical Society museum has an impressive collection of artifacts, documents and paintings and conducts a variety of educational programs. However its current space limits the scope of its on-site activities. The West Ward School has been mentioned as an appropriate place for expanding the educational functions of the Historical Society. It could be both a museum and a teaching place that allows for more active presentations. With the restoration of the important West Ward School, the timing may be appropriate for this unique building to assume a new role. There is also currently an interest in the town in starting a rattan museum, which would add to the resources and sites available for building a public appreciation of Wakefield's history.

3.11 Organizational Capability

Preserving Wakefield's historic resources will require an organizational structure that will allow the mounting of a successful and sustained long-term campaign. Some entity or entities needs to make sure that something happens. Existing public and private agencies in town have their own strengths and specialties. The Historical Commission, for example, has as its central role the documentation of historic properties and the designation of National Register and other special districts. It also administers the Demolition Delay Bylaw. The role of the Historical Society is that of archivist and public educator.

There are certain gaps in the organizational needs for historic preservation, including the need for an advocacy organization, a preservation trust, a loan program, a funding mechanism for downtown revitalization, and ongoing planning.

3.11.1 Need for a preservation advocacy organization.

Every community needs an organization that is the principal advocate for historic preservation goals. Historical Commissions and Historical Societies often assume this role on occasion, but the function does not fit these agencies. Historical Commissions, as public agencies, are necessarily limited in how far they can go in advocating for historic preservation objectives, and Historical Societies are generally focused on archival and educational functions. The role of advocacy rarely suits their membership.

What is needed is a special private organization whose sole purpose is to protect historic properties, such as a Preservation Society. Such organizations should be ready and willing to "enter the fray" when necessary and to put up a sustained defense of historic preservation goals. Without such an organization, there will be a vacuum whenever an historic property is threatened. Such advocacy organizations are free to lobby public officials and Town Meeting for preservation goals without concern for the consequences in other areas.

3.11.2 Need for a private preservation trust and loan program.

When an historic property is threatened, there is often no entity available to protect it through purchase and resale. A preservation trust would have the legal authority to purchase, restrict, hold and dispose of historic properties as necessary. In addition, a preservation loan

program would provide a dedicated source of funds to purchase such properties and hold them for a protection alternative. The Community Preservation Act now makes this possibility much more realizable than formerly.

3.11.3 Need for a dedicated source of funding to guide the revitalization of downtown.

Experience in Wakefield and elsewhere shows that the excellent model of downtown revitalization---the Main Street Program, an initiative of the National Trust for Historic Preservation---rarely receives sustained local funding following the initial state seed funding. As a result, promising downtown revitalization efforts wane and disappear. Attempting to revitalize an obsolete historic downtown without a dedicated and reliable source of funds to support a downtown organization and staff is doomed to failure.

One possible source of such funding is a Business Improvement District, which is a special tax assessment district for downtowns. In Massachusetts, Hyannis and Springfield have such districts. Needless to say, the adoption of a BID requires a strong willingness to revitalize a downtown.

3.11.4 Need for an annual planning day to set priorities for a work program.

Master plans become out-of-date within a few years, and this Wakefield Preservation Plan will be no exception. While the analysis and goals of this plan will tend to have currency for several years, the action plan and priorities will change rapidly. This is because circumstances change from year to year and opportunities arise each year that are often totally unpredictable.

The only way to adequately plan for the protection of historic resources is to meet annually to develop a new action plan for the year. In order to assure that this is done, a certain date should be reserved each year for this "Planning Day." This Planning Day will provide an opportunity to review progress made in historic preservation goals, to review what opportunities exist for the coming year, and to develop an action plan for implementation.

An annual planning process of this kind will result in an accelerated rate of success in implementing historic preservation goals.

4. Historic Preservation Goals and Objectives for the Town of Wakefield

The issues and needs expressed by Wakefield citizens in the previous section now must be translated into goals and objectives and into a plan of action. The goals stated here express the *long-term* vision for historic preservation in Wakefield, while the objectives are more specific, measurable steps to reach those goals. Chapter 7 of this plan includes a more detailed action plan for implementing these goals and objectives during the next five years.

The overall goal of historic preservation efforts in Wakefield is to preserve and enhance the town's historic character.

This is the overreaching vision for the town and for this study, and all other goals are subordinate to it. Wakefield has a particularly difficult challenge in this regard, for the preservation of its historic resources must occur within the context of the revitalization of its urban center and of the business and residential neighborhoods that surround the center. However, it can be done, and adequate planning is the first step in making it happen.

During the course of this study, town residents expressed a wide range of concerns and preferences, some very specific and many very general. In this section and in the Action Plan, these various suggestions have been organized into a coherent plan of action that can be implemented by the Town and by private organizations.

The goals are organized into the same 11 categories as in Chapter 3: Issues and Needs, to provide a logical and parallel construction to the report.

Goal 1: Expand the inventory of historic resources.

Objective 1.1: Expand the Town's Inventory of Historic Resources to include all historic properties in town, including significant 20th Century properties.

Objective 1.2: Revise existing surveys to bring them up to the standards of the Massachusetts Historical Commission's 1995 Survey Manual.

Objective 1.3: Commission new planning studies and inventories of archaeological and other historic landscapes.

Goal 2: Prepare and submit new district and individual nominations to the National Register of Historic Places.

Objective 2.1: Prepare National Register nominations for new and expanded NR districts identified in this Preservation Plan, including the creation of eight new districts and the

expansion of the Common and the Church-Lafayette Streets Historic Districts.

Objective 2.2: Prepare individual nominations to the National Register.

Goal 3: Preserve the historic resources of the downtown as part of a larger revitalization effort.

Objective 3.1: Develop a vision plan for downtown, including urban design and market revitalization components.

Objective 3.2: Create a downtown organizational structure that will be capable of implementing the vision, including the provision of adequate staffing that can begin initiating urban design and marketing recommendations, including parking solutions.

Objective 3.3: Create a permanent and reliable source of funding to support a downtown and revitalization activities.

Objective 3.4: Adopt a downtown zoning district that includes design review, sign regulations and facade guidelines.

Objective 3.5: Designate Wakefield Center as a 40C Local Historic District.

Objective 3.6: Implement signage, facade and streetscape improvements using CDBG funds.

Objective 3.7: Implement a downtown parking study.

Goal 4: Preserve the historic and architectural integrity of Wakefield's neighborhoods.

Objective 4.1: Increase the awareness and appreciation of the value of historic preservation among owners of residential and commercial properties.

Objective 4.2: Provide additional information and resources on property rehabilitation to owners of historic structures.

Objective 4.3: Conserve and improve streetscapes in historic neighborhoods.

Objective 4.4: Preserve large and wooded lots in neighborhoods.

Objective 4.5: Improve the delivery of the preservation message through neighborhood associations.

Objective 4.6: Increase neighborhood-level planning.

Objective 4.7: Increase the self-awareness of historic neighborhoods.

Goal 5: Preserve Wakefield's historic landscapes.

Objective 5.1: Protect the Reedy Meadow landscape.

Objective 5.2: Protect and preserve the landscape surrounding Lake Quannapowitt.

Objective 5.3: Preserve the integrity of Breakheart Reservation.

Objective 5.4: Preserve important archaeological sites in Wakefield.

Objective 5.5: Develop and implement a landscape master plan for the park system in Wakefield, including the upper and lower Common, emphasizing the Olmsted-like qualities of their design.

Objective 5.6: Enhance the environment around Crystal Lake.

Objective 5.7: Create an Mill River Greenway as a means of protecting the historic resources along the river.

Objective 5.8: Create a Saugus River Greenway as a means of protecting the historic resources along the river.

Objective 5.9: Create a lands committee to be the advocate for these landscape initiatives.

Objective 5.10: Amend the 2000 Wakefield Open Space and Recreation Master Plan to include the historic landscape recommendations contained in the Wakefield Preservation Plan.

Goal 6: Improve historic urban design in Wakefield.

Objective 6.1: Develop and implement a tree planting plan for main thoroughfares and neighborhood streets in Wakefield.

Objective 6.2: Improve the aesthetics of public and private parking lots.

Objective 6.3: Develop a master plan for placing utility lines underground.

Objective 6.4: Improve the aesthetics of Greenwood Center.

Objective 6.5: Revise the Town's sign bylaw to improve future sign design.

Objective 6.6: Design and implement a pedestrian-friendly path system in town.

- Objective 6.7: Install period lighting in historic neighborhoods.
- Objective 6.8: Lessen traffic and parking impacts on historic neighborhoods.
- Objective 6.9: Create a Civic Design Commission to guide new public building projects in the town.
- Objective 6.10: Improve the level of civic design of MBTA rail projects, with particular attention to improving the sensitivity to historic resources.
- Objective 6.11: Create a boulevard plan for the town's main arterial streets.

Goal 7: Preserve historic properties owned by the Town of Wakefield.

- Objective 7.1: Preserve historic properties owned by the Town, including the preparation of a Townwide Preservation Plan for Historic Schools.
- Objective 7.2: Survey, preserve and restore the town's war memorials.
- Objective 7.3: Develop a long-term space needs plan for the Town that incorporates adaptive reuse of the Town's historic properties.
- Objective 7.4: Develop an open land study to identify long-term needs for open sites that will prevent intrusions into historic landscapes.
- Objective 7.5: Create a system of "Special Places" in Wakefield connected to historic sites and landscapes.

Goal 8: Implement new historic preservation initiatives for privately-owned sites.

- Objective 8.1: Initiate a homeowner assistance program that provides a range of non-financial assistance to homeowners.
- Objective 8.2: Initiate an assistance program for owners of non-residential historic properties that provides a range of non-financial assistance to owners.
- Objective 8.3: Create a private Preservation Emergency Loan Fund that can be used to preserve threatened historic properties.
- Objective 8.4: Adopt the Community Preservation Act as a means of providing resources for historic preservation.
- Objective 8.5: Create a Wakefield Preservation Trust that will have the ability to purchase, restrict and resell threatened historic properties.

Goal 9: Implement Town regulations that will assist in preserving historic structures and landscapes.

- Objective 9.1: Adopt 40C local historic district designation for the Commons and Church-Lafayette Streets National Register Historic Districts and for Wakefield Center.
- Objective 9.2: Strengthen the Town's sign control bylaw.
- Objective 9.3: Amend the Zoning Bylaw and the Subdivision Regulations to require more information on historic sites.
- Objective 9.4: Amend the Subdivision Regulations to incorporate provisions that will assist in the preservation of historic resources, including incorporating "due notice" provisions in the regulations.
- Objective 9.5: Add the Wakefield Historical Commission as a plan reviewing agency in the regulations of the Planning Board, the Board of Appeals and other boards that review development plans.
- Objective 9.6: Adopt a Town regulation requiring utility lines to be placed underground, giving preference to historic neighborhoods and main arterials.
- Objective 9.7: Amend the Zoning Bylaw to allow historic barns to be used as principal structures, with a Special Permit.
- Objective 9.8: Create neighborhood conservation districts as an alternative to neighborhood historic preservation regulations.
- Objective 9.9: Amend the Zoning Bylaw to create a special downtown district that allows flexibility in redevelopment.
- Objective 9.10: Amend the Demolition Delay Bylaw to define historic and new accessory structures.
- Objective 9.11: Adopt an archaeological overlay zoning district that will increase protections for vulnerable sites.
- Objective 9.12: Create a resource protection district for the Reedy Meadow area to preserve its environmental and historic resources.
- Objective 9.13: Create a task force to study how design of new construction can be improved in the town.
- Objective 9.14: Review the Town bylaw regulating wireless communications facilities for its protections provided to historic properties.

Goal 10: Increase the public's awareness of the value of historic preservation.

- Objective 10.1: Educate owners of historic properties on the value of their sites and their role as stewards.
- Objective 10.2: Compile adequate support materials for use by property owners.
- Objective 10.3: Develop a public education delivery system for the historic preservation message.
- Objective 10.4: Establish a space that can serve as a museum of Wakefield's history.

Goal 11: Improve organizational capacity to achieve historic preservation goals.

- Objective 11.1: Strengthen private historic preservation advocacy in the town.
- Objective 11.2: Create a private preservation trust and a loan program.
- Objective 11.3: Investigate the need for a downtown Business Improvement District to allow adequate financial support for realizing downtown preservation goals.
- Objective 11.4: Initiate an annual "Wakefield Planning Day" to update the yearly action plan.

5. Five Year Action Plan

Goal 1: Expand the Wakefield Inventory of Historic Resources.

Objective	Tasks	Lead Agency	Year
1.1 Upgrade the Town's Survey of Historic Resources to include all historic properties in town, including significant 20th Century properties.	<ul style="list-style-type: none"> Request that matching funds be placed in the budget of the Wakefield Historical Commission. Apply to MHC's Survey and Planning Grant Program for matching funds. Procure a consultant to conduct the work. Conduct the new surveys. 	Historical Commission	2001
1.2 Revise existing surveys to bring them up to the standards of the Massachusetts Historical Commission's 1995 Survey Manual.	<ul style="list-style-type: none"> Request that matching funds be placed in the budget of the Wakefield Historical Commission. Apply to MHC's Survey and Planning Grant Program for matching funds. Procure a consultant to conduct the work. Conduct the new surveys. 	Historical Commission	2002
1.3 Commission new planning studies and inventories of archaeological and other historic landscapes.	<ul style="list-style-type: none"> Create a local task force to identify which sites need additional documentation, using the data in the Preservation Plan as an initial data base. Develop a work program, including cost estimates, for surveying the main categories of historic landscapes: (1) Native American sites; (2) early European era sites; and (3) historic landscapes. Request Town funding to conduct inventories of these sites. Procure a consultant to conduct the work. 	Historical Commission	2003

Goal 2: Prepare and submit new district and individual nominations to the National Register of Historic Places.

Objective	Tasks	Lead Agency	Year
2.1 Prepare new National Register nominations for the new and expanded districts identified in this Preservation Plan.	<ul style="list-style-type: none"> · Submit a request for a Determination of Eligibility for the districts to the Massachusetts Historical Commission · Request that the Selectmen include funding for this study in the budget of the Wakefield Historical Commission. · Submit an application for funding from MHC's Survey and Planning Grant Program. · Retain a consultant to conduct the work. · Complete the work. 	Historical Commission	2002
2.2 Prepare individual nominations to the National Register, as recommended in the Preservation Plan.	<ul style="list-style-type: none"> · Submit a request for a Determination of Eligibility for the individual properties to the Mass Historical Commission. · Request that the Selectmen include funding for this study in the budget of the Wakefield Historical Commission. · Retain a consultant to conduct the work. · Complete the work. 	Historical Commission	2003

Goal 3: Preserve the historic resources of the downtown as part of a larger revitalization effort.

Objective	Tasks	Lead Agency	Year
3.1 Develop a downtown urban design and revitalization plan.	<ul style="list-style-type: none"> Request that the Selectmen include funding for the study in the Town's budget. 	Town Planner	2001
3.2 Create a downtown organizational structure, including adequate staffing, capable of implementing the recommendations of this report.	<ul style="list-style-type: none"> Create an ad hoc committee to study this issue and report back to the Chamber of Commerce. 	Chamber of Commerce	2002
3.3 Create a permanent and reliable source of funding to support downtown revitalization.	<ul style="list-style-type: none"> Create an ad hoc committee of downtown interests to study options for how this might be done, including the need for and feasibility of creating a downtown Business Improvement District. Proceed through the legal and organizational steps required to establish an assessment district. Use the organizational structure of the district to begin implementing the urban design, marketing and parking recommendations. 	Chamber of Commerce	2003
3.4 Adopt a 40C Local Historic District for Wakefield Center.	<ul style="list-style-type: none"> Local advocates discuss this issue. Advocates request that the Board of Selectmen appoint an Historic District Study Committee to study the request, following the procedures outlined by the Chapter 40C and the Massachusetts Historical Commission. The Historic District Study Committee reports its recommendation to the Board of Selectmen. 	Board of Selectmen. Historic District Study Committee.	2004

3.5 Adopt a downtown zoning district that includes design review, sign regulations and facade guideline.	<ul style="list-style-type: none"> · Review existing regulations from other towns and how they might be modified to fit Wakefield's conditions. · If deemed necessary, retain a consultant to study the needs, options, and regulations that would address downtown issues and draft appropriate regulations. · Review with the Planning Board and, if supported by the Board, proceed with crafting a draft warrant article for Town Meeting, hold hearings, and present at Town Meeting. 	Town Planner	2002
3.6 Implement signage, facade and streetscape improvements using CDBG funds.	<ul style="list-style-type: none"> · Develop a comprehensive downtown improvement plan to include in the CDBG application. · Program downtown improvement funding into the CDBG application. · Once approved, begin implementing the program. 	Community Development Office; Downtown Assessment District Organization.	2005
3.7 Implement a downtown parking study.	<ul style="list-style-type: none"> · Obtain funding through Town Meeting. · Develop a scope of work for the study. · Retain a consultant to conduct the study. 	Board of Selectmen Town Planner	2002

Goal 4: Preserve the historic and architectural integrity of Wakefield's neighborhoods.

Objective	Tasks	Lead Agency	Year
4.1 Increase the awareness and appreciation of the value of historic preservation among owners of residential and commercial properties.	<ul style="list-style-type: none"> · Request that the Selectmen include funding in the Town budget for a major outreach program to owners of historic properties, including distribution of historic inventories. · Prepare an RFP and procure the services of a consultant to compile, copy and mail the surveys and historical summaries. · Following the mailing, convene a forum that can capitalize on the interest that the mailings will have generated. · Follow-up with initiatives recommended in the Wakefield Preservation Plan and with those suggestions that will emerge from the forum. 	Historical Commission	2002
4.2 Provide additional information and resources on proper property rehabilitation of historic structures.	<ul style="list-style-type: none"> · Compile a "Resource Corner" in the Lucius Beebe Memorial Library for restoration books, videos, pamphlets and other information collected from existing sources. · Compile a list of resource persons, contractors and consultants who are available to provide information or services in correct restoration techniques. · Develop a strategy with the Community Development Office to address the needs of low and moderate-income owners of historic properties. 	Historical Commission	2002
4.3 Conserve and improve streetscapes in historic neighborhoods.	<ul style="list-style-type: none"> · Create a task force composed of the Town Planner, the Director of Public Works, the Town Engineer, a Planning Board member and Historical Commission representatives to develop street improvement guidelines appropriate for various historic streets and neighborhoods. 	Town Planner. Public Works Department.	

	<ul style="list-style-type: none"> · Prepare typical cross-sections that would be appropriate for various types of streets in historic neighborhoods. · Review these designs with neighborhood representatives and appropriate Town staff. · Select a cross-section design that would be appropriate for each historic neighborhood and street. · Develop a street tree plan that is appropriate for each historic neighborhood. 		
4.4 Preserve large and wooded lots in neighborhoods.	<ul style="list-style-type: none"> · Prepare an inventory of undeveloped lots in neighborhoods. · Identify which lots have significance as archaeological sites. · Develop a priority list of sites to be protected for their historical land neighborhood preservation values. · Request that the Wakefield Conservation Commission include the lots as amendments to the Open Space and Recreation Master Plan. · Assist the Conservation Commission in preparing applications to the state Division of Conservation Services for Self-Help funds to purchase these sites and seek matching funds from the Town. 	Town Planner	2002
4.5 Improve the delivery of the preservation message through neighborhood associations.	<ul style="list-style-type: none"> · Create an ad hoc task force of neighborhood associations and representatives to study this issue. · Assess the status and effectiveness of existing neighborhood associations in delivering the preservation message. · Identify what additional efforts are needed to improve the scope and effectiveness of neighborhood associations. · Prepare a report on the recommendations arising out of the 	Town Planner	2002

	findings of the task force.		
4.6 Increase neighborhood-level planning.	<ul style="list-style-type: none"> · Identify those neighborhood associations that wish to have conservation plans prepared for their neighborhoods. · Form planning committees for each interested neighborhood. · Develop a work program that would be common to all neighborhoods. · Begin the preparation of the plans. 	Town Planner	2003
4.7 Increase the self-awareness of historic neighborhoods.	<ul style="list-style-type: none"> · Create educational materials for each neighborhood (see Public Awareness section for details on accomplishing this). 	Historical Commission	2002

Goal 5: Preserve historic landscapes.

Objective	Task	Lead Agency	Year
5.1 Protect the Reedy Meadow Landscape.	<ul style="list-style-type: none"> · Initiate contacts with the Lynnfield Conservation Commission to create a joint town task force to protect the Meadows. · Task force identifies needs and the strategies necessary to address these needs in the two towns. · Follow through on regulatory and acquisition strategies in the two towns. 	Conservation Commission. Town Planner.	2002
5.2 Protect and enhance the landscape around Lake Quannapowitt.	<ul style="list-style-type: none"> · Create a task force that includes existing interests (e.g., the Friends of Lake Quannapowitt) to take the lead in this effort. · Develop a plan to protect the entire shoreline of the lake, including the development of walking path improvements. · Develop and begin implementing an action plan, including asking the Public Works Director to include these improvements in the DPW Capital Improvement Program and the Selectmen to include acquisition articles in the Town Meeting warrant each year. 	Board of Selectmen. Town Administrator. Public Works Department.	2002
5.3 Preserve the integrity of Breakheart Reservation.	<ul style="list-style-type: none"> · Work with the MDC and the Town of Saugus on developing a preservation plan for the Reservation. · Identify sites at the perimeter of the Reservation that need to be protected as part of an overall long-term protection strategy. · Begin implementing the plan. 	MDC/Friends of the Breakheart Reservation. Town Planner.	2002
5.4 Preserve important archaeological sites in Wakefield.	<ul style="list-style-type: none"> · Retain assistance in identifying the most significant sites in Town. 	Town Planner. Peabody Museum.	2003

	<ul style="list-style-type: none"> · Develop a plan to protect these sites through regulatory approaches and acquisition. · Develop a strategy to alert the Planning Board and/or Building Commissioner when a site is threatened. · Begin a protection strategy to acquire or otherwise protect endangered sites. 		
5.5 Develop and implement a landscape master plan for the park system in Wakefield, including the upper and lower Common, emphasizing the Olmsted-like qualities of their design.	<ul style="list-style-type: none"> · Retain a landscape architect to design the master plan. · Include portions of the plan in the Town's capital improvement plan. · Implement the plan. 	Town Planner. Director of Public Works.	2002
5.6 Enhance the environment around Crystal Lake.	<ul style="list-style-type: none"> · Appoint a citizen's committee to study this issue. · The committee studies the issue and prepares a report to the Board of Selectmen. 	Board of Selectmen.	2005
5.7 Create a Mill River Greenway.	<ul style="list-style-type: none"> · Appoint a citizen's committee to study this issue. · The committee studies the issue and reports its findings to the Board of Selectmen. 	Board of Selectmen.	2003
5.8 Create a Saugus River Greenway.	<ul style="list-style-type: none"> · Appoint a citizen's committee to study this issue. · Coordinate with the Town of Saugus. · Following a study of the issue, the committee reports its findings to the Board of Selectmen. · Interested individuals gather to discuss this idea. · Decide to keep it as a private advocacy organization or to request that the selectmen form a public committee whose charge it is to plan for the planning and implementation of an open space preservation and historic landscape enhancement 	Board of Selectmen.	
5.9 Create a private lands committee to be the advocacy agency for these landscape initiatives.		Private citizens.	2002

	program.		
<p>5.10 Amend the Wakefield Open Space and Recreation Master Plan to include historic landscapes recommendations included in this Preservation Plan.</p>	<ul style="list-style-type: none"> · A special committee of the Conservation Commission reviews the plan's recommendations. · They prepare an amendment to the 2000 Open Space Plan. · The plan amendment is submitted to the Division of Conservation Services for their approval. · DCS approval allows the Town to request matching funds for implementation . 	Conservation Commission	2002

Goal 6: Improve historic urban design in Wakefield.

Objective	Task	Lead Agency	Year
6.1 Develop and implement a tree planting plan for main thoroughfares and neighborhood streets in Wakefield.	<ul style="list-style-type: none"> Survey street trees, using a format developed by the Mass Department of Environmental Management. Develop a master plan for street tree plantings. Include sufficient funds to implement the program in annual DPW budget requests. Include street tree plantings in all street reconstruction projects. 	Town Planner. Public Works Department. Trees for Wakefield.	2002
6.2 Improve the aesthetics of public and private parking lots.	<ul style="list-style-type: none"> Revise landscape requirements in the zoning bylaw to include adequate tree plantings in private parking lots. Encourage boards to enforce the provisions of these regulations. Develop a redesign of public parking lots to include sufficient street trees. Include sufficient funding in the Public Works budget to implement this work. 	Town Planner. Public Works Department.	
6.3 Develop a master plan to place utility lines underground.	<ul style="list-style-type: none"> Ask the Selectmen to authorize a task force to study the issue and what steps would need to be taken to implement this strategy. Include an article in the Town Meeting warrant to authorize whatever actions need to be taken to implement an underground wiring program. Develop a priority list of streets to have underground wiring, giving priority to streets in historic neighborhoods. 	Board of Selectmen. Public Works/ Department. Municipal Gas and Light Department.	2003

	<ul style="list-style-type: none"> · Incorporate this priority list into a Capital Improvement Program, to allow the Town to plan the financing of the master plan. · Begin implementing an underground wiring strategy as streets are reconstructed. 		
6.4 Improve the aesthetics of Greenwood Center.	<ul style="list-style-type: none"> · Create an ad hoc advocacy group to have funds placed in the Selectmen's budget or the Town Meeting warrant to conduct an urban design study of Greenwood Center. · Procure a consultant and develop an urban design plan for Greenwood Center. · Begin implementing the plan. 	Town Planner/ Ad hoc advisory group.	2003
6.5 Revise the Town sign bylaw to improve future sign design.	<ul style="list-style-type: none"> · Create an ad hoc advisory committee to recommend changes to the Board of Selectmen. · Revise the recommendations based on comments received and put into bylaw amendment format for Town Meeting. · Place an article in Town Meeting warrant for revising the sign bylaw. 	Town Planner/ Ad hoc review committee	2004
6.6 Design and implement a pedestrian-friendly path system in town.	<ul style="list-style-type: none"> · Create an ad hoc task force to study this issue. · Review the issues surrounding sidewalk and path safety and design in town. · Develop typical sidewalk and path cross-sections. · Report to the Board of Selectmen on recommendations. · Department of Public Works begins implementing the recommendations. 	Ad hoc committee. Public Works Department.	2004
6.7 Install period lighting in historic areas.	<ul style="list-style-type: none"> · Develop a plan for implementing period street lighting in historic areas of town, including the downtown. 	Historical Commission. Municipal Gas and Light Department.	2003

	<ul style="list-style-type: none"> · Choose light standards that are appropriate for various locations in town. · Begin implementing the plan as street reconstruction permits. 		
6.8 Lessen traffic impacts on historic districts.	<ul style="list-style-type: none"> · Implement a traffic calming plan for historic districts. 	Public Works Department.	2004
6.9 Create a Wakefield Civic Design Commission	<ul style="list-style-type: none"> · Present an argument for a Design Commission to the Board of Selectmen. · Follow up with the suggestions of the Selectmen. 	Board of Selectmen	2004
6.10 Improve the level of design of MBTA commuter rail projects	<ul style="list-style-type: none"> · Open up a dialogue with the T on this issue. · Develop a standard operating procedure to allow Town boards to review plans for improvements. 	Board of Selectmen.	2003
6.11 Create a boulevard plan for the town's major thoroughfares.	<ul style="list-style-type: none"> · Seek authorization from Town Meeting to retain a landscape architect to prepare a boulevard plan. · Incorporate the costs of the master plan into the Capital Improvement Program. · Fund detailed design work for street reconstruction incorporating the recommended boulevard design. · Implement the work as major thoroughfares are reconstructed. 	Board of Selectmen	2005

Goal 7: Preserve historic properties owned by the Town of Wakefield.

Objective	Task	Lead Agencies	Year
7.1 Preserve historic properties owned by the Town, including the preparation of a Preservation Plan for historic schools.	<ul style="list-style-type: none"> · Revise historic inventories to provide more information on the Town's historic properties. · Retain a consulting architect to develop a preservation strategy for each property, with a separate plan for historic schools. · Include the recommendations of the architect into the Town's Capital Improvement Plan. · Fund these restoration projects through Town funds and sources such as the Preservation Projects Fund and the Community Preservation Act. · Develop and implement an adequate maintenance plan for these structures. 	Public Works Department. Historical Commission.	2003
7.2 Survey, preserve and restore the Town's war memorials.	<ul style="list-style-type: none"> · Conduct a thorough inventory of war memorials in the town. · Commission a study that will outline a strategy to preserve and restore these memorials. · Include the study's recommendations in the Town's Capital Improvement Plan. · Apply for funding to such sources as the Preservation Projects Fund to implement the plan. 	Public Works Department. Historical Commission.	2003
7.3 Develop a long-term space needs plan for the Town that incorporates the adaptive reuse	<ul style="list-style-type: none"> · Seek and obtain funding for a long-term Town space needs study that incorporates adaptive reuse of historic properties. 	Town Planner. Historical Commission.	2004

of the Town's historic properties.	<ul style="list-style-type: none"> · Commission a consultant to conduct the study. · Incorporate the findings of the study into the Town's Capital Improvement Plan. 		
7.4 Develop an open land study to identify long-term needs for open sites (that will prevent future intrusions on historic landscapes).	<ul style="list-style-type: none"> · Appoint a Town task force to study this issue. · Incorporate the findings of the committee into the Town's Capital Improvement Plan. 	Town Planner	2005
7.5 Create a system of "Special Places" in Wakefield.	<ul style="list-style-type: none"> · Seek funding authorization from Town Meeting for a study of Special Places. · Retain a landscape architect to prepare a study of such areas. · Following the study, begin implementing the Special Places. 	Town Planner	2002

Goal 8: Implement new historic preservation initiatives for privately-owned sites.

Objective	Tasks	Lead Agencies	Year
8.1 Initiate a homeowner assistance program that provides a range of non-financial assistance to homeowners.	<ul style="list-style-type: none"> Form a task force to review the needs of owners of historic residences. Explore the range of options that can address and respond to those needs. Implement a program of forums, workshops and other technical assistance for owners of historic residences. 	Historical Commission	2002
8.2 Initiate an assistance program for owners of non-residential historic properties that provides a range of non-financial assistance to owners.	<ul style="list-style-type: none"> Form a task force to review the needs of owners of historic churches, non-profit and industrial buildings and other non-residential properties. Explore the range of options that can address and respond to those needs. Implement a program of forums, workshops and other technical assistance for owners of historic non-residential structures. 	Historical Commission	2003
8.3 Create a private Preservation Emergency Loan Fund that can be used to preserve threatened historic properties.	<ul style="list-style-type: none"> Convene a citizens task force of individuals to study how this might be accomplished. Work with local banks and individuals to form the Fund. Implement and have the fund available for use when needed. 	Local activists	2002
8.4 Adopt the Community Preservation Act as a means of providing resources for historic	<ul style="list-style-type: none"> Convene a citizens task force to review needs in the areas of historic preservation, open space protection and affordable housing. 	Local activists	2003

preservation.	<ul style="list-style-type: none"> · Obtain the support of the Board of Selectmen in placing an article in the town meeting warrant for the creation of a Wakefield Community Preservation Fund. · Organize an election campaign to get the measure approved by the voters. 		
8.5 Create a Wakefield Preservation Trust that will have the ability to purchase, restrict and resell threatened historic properties.	<ul style="list-style-type: none"> · Convene a citizens task force to study how a preservation trust might be formed. · If deemed needed, begin the process of creating the organizational structure for the trust. · Begin implementing projects, as needed. 	Local activists	2002

Goal 9: Implement Town regulations that will assist in preserving historic structures and landscapes.

Objective	Tasks	Lead Agencies	Year
9.1 Adopt 40C Local Historic Districts for the Commons and Church/Lafayette National Register districts.	<ul style="list-style-type: none"> Request that the Board of Selectmen appoint a study committee to review this proposal. Follow the procedures specified in the Chapter 40C statute. 	Board of Selectmen/ Study Committee	2003
9.2 Strengthen the Town's sign control bylaw.	<ul style="list-style-type: none"> Request that the Planning Board appoint a task force to study this issue and make recommendations for PB action. Hold hearings, refine the amendments, submit a warrant article, and prepare for Town Meeting action. 	Planning Board/ Town Planner	2002
9.3 Amend the Zoning Bylaw and the Subdivision Regulations to require more information on historic sites.	<ul style="list-style-type: none"> Request that the Planning Board appoint a task force to study this and other issues related to historic preservation and to report back to the Board. Planning Board prepares draft amendments, hold hearings, revises drafts amendments, submits a warrant article to Town Meeting and prepares for the TM vote. 	Planning Board/ Town Planner	
9.4 Amend the Subdivision Regulations to incorporate provisions that will assist in the preservation of historic resources, including incorporating "due notice" provisions in the regulations.	<ul style="list-style-type: none"> Research how other communities have incorporated these provisions in their regulations. Prepare draft regulations and submit to the Planning Board for their review. Revise draft regs as necessary and schedule and hold hearings. Planning Board adopts the new regulations. 	Planning Board/ Town Planner	2002
9.5 Add the Wakefield Historical Commission as a	<ul style="list-style-type: none"> Amend Subdivision Regulations and other board procedures to include the Historical Commission as a plan reviewing agency. 	Planning Board. Zoning Board of	2002

plan reviewing agency.		Appeals.	
9.6 Adopt a Town regulation requiring utility lines to be placed underground, giving preference to historic neighborhoods and main thoroughfares.	<ul style="list-style-type: none"> · Convene a citizens advocacy group to advocate for this goal. · Follow the procedures for local adoption that are specified in state law. 		
9.7 Revise the Zoning Ordinance to allow historic barns to be used as principal structures, with a Special Permit.	<ul style="list-style-type: none"> · Prepare a draft amendment to the Zoning Bylaw. · Planning Board holds a hearing on the amendment. · Planning Board submits a warrant article for Town Meeting and prepares for the vote. 	Planning Board/ Town Planner	2003
9.8 Create neighborhood conservation districts as an alternative to neighborhood historic districts.	<ul style="list-style-type: none"> · Create a neighborhood advisory task force to review and advise the Board of Selectmen and Planning Board on the need and demand for adopting a neighborhood conservation district bylaw amendment. · If the task force and BOS wish to pursue this option, prepare a draft bylaw for review by Town staff and boards. · Discuss the proposal with neighborhoods that would be likely candidates for conservation districts. · Schedule and hold hearings on the bylaw and submit to Town Meeting as a warrant article. · If the bylaw is adopted, develop regulations for its implementation. 	Board of Selectmen/ Planning Board/ Town Planner	
9.9 Revise the Zoning Bylaw to allow more flexibility in the redevelopment of Downtown Wakefield.	<ul style="list-style-type: none"> · Assemble an informal ad hoc task force composed of downtown interests, Planning Board representation, the Town Planner, Historical Commission representation and other interested individuals to discuss the issue and determine how to proceed. 	Planning Board. Chamber of Commerce. Historical Commission. Town Planner.	2003

	<ul style="list-style-type: none"> · If supported by this task force, research the issues and identify bylaws in other towns that could act as models. · Revise the bylaw to create a draft for Wakefield. · Revise the draft and proceed to hold a hearing and recommend to Town Meeting. · Prepare an article for the Town Meeting warrant. 		
9.10 Amend the Demolition Delay Bylaw to exclude new accessory buildings.	<ul style="list-style-type: none"> · Prepare an article for the Town Meeting warrant. 	Historical Commission.	2002
9.11 Adopt an archaeological overlay district to assist in protecting important sensitive sites.	<ul style="list-style-type: none"> · Form an ad hoc committee including Planning Board and Conservation Commission members to study the issue. · Research models of such bylaws in other communities. · Draft a bylaw for the Planning Board for their review. · Finalize the bylaw and submit it as an article on the Town Meeting warrant. · Hold a hearing on the amendment. · Defend the article before Town Meeting. 	Historical Commission Conservation Commission. Town Planner.	2002
9.12 Create a resource protection district for the Reedy Meadow area to preserve environmental and historic resources.	<ul style="list-style-type: none"> · Planning Board and Conservation Commission to create a joint task force to study the issues related to this district. · Prepare a draft zoning amendment and hold meetings on it. · If agreed to by the PB and ConCom, submit a warrant article to Town Meeting and hold hearings on the article. 	Planning Board/ Conservation Commission/ Town Planner	
9.13 Create a task force to study how design of new construction can be improved in the town.	<ul style="list-style-type: none"> · Planning Board and/or Board of Selectmen to initiate a task force to review issues, study how existing regulations address these issues and what needs to be done to improve the regulations to achieve design-related objectives. 	Board of Selectmen/ Planning Board/ Town Planner	

	<ul style="list-style-type: none"> · Draft amendments to existing (or new) regulations (Site Plan Review; Design Review; Special Permits) that will achieve objectives and review at public meetings. · Submit warrant articles to Town Meeting, hold hearings on the proposals, and prepare for the vote. · Convene a task force for this purpose. 		
9.14 Review the Town bylaw related to telecommunications facilities related to their impact on historic resources.		Town Planner	2002

Goal 10: Increase the public's awareness of the value of historic preservation.

Objective	Task	Lead Agency	Year
10.1 Educate owners of historic properties on the value of these properties and their role as stewards.	<ul style="list-style-type: none"> · Identify what tasks need to be performed to achieve the necessary degree of owner education (see Needs Section for a description of these tasks). · Seek and secure funding in the Town budget for securing a consultant to conduct this work. · Prepare an RFP, advertise, select a consultant and begin the work. 	Historical Commission/ Town Planner	2002
10.2 Compile adequate support materials for use by property owners.	<ul style="list-style-type: none"> · Seek an agreement with the Lucius Bebee Memorial Library to be the depository of all of the historic preservation resource center. · Begin compiling materials and place in the resource center. · Prepare new materials for the resource center, including slide programs and videos on various aspects of restoration. 	Historical Commission	2002
10.3 Develop a public education delivery system for the historic preservation message.	<ul style="list-style-type: none"> · Develop public education delivery systems as described in the Needs section of the Preservation Plan. · Incorporate a line item in the Wakefield Historical Commission budget for costs related to maintaining these systems. 	Historical Commission	2003
10.4 Establish a space that can serve as a museum of Wakefield's history, including its wicker history, and that can serve as a gallery space for	<ul style="list-style-type: none"> · Form a private task force to conduct a needs study. · Make recommendations to the Board of Selectmen. · Develop a financing plan for the facility. 	Historical Commission	2004

other functions needed in the town.		
-------------------------------------	--	--

Goal 11: Improve organizational capacity to achieve historic preservation goals.

Objective	Task	Lead Agencies	Year
11.1 Strengthen private historic preservation advocacy in the town.	<ul style="list-style-type: none"> · Convene a meeting of preservation/historical advocates to chart a course that will provide effective private support for historic preservation in Wakefield. · Follow up on the consensus recommendations of this meeting, including the formation of a private Preservation Society that would be an advocacy organization for the town. 	Historical Commission/ Apple Pie Foundation.	2002
11.2 Create a private preservation trust and loan program.	<ul style="list-style-type: none"> · Convene a meeting of Wakefield preservation and open space protection advocates with representatives of organizations who now operate preservation loan funds to assess how these funds work and to assess how the concept might be applied to Wakefield. · Take appropriate follow-up action. 	Historical Commission/ Apple Pie Foundation	2003
11.3 Investigate the need for a downtown Business Improvement District to allow adequate support for realizing downtown preservation goals.	<ul style="list-style-type: none"> · Invite DHCD staff to speak to town and downtown representatives on this issue. · Follow up as appropriate. 	Town Planner	2002
11.4 Initiate an annual "Wakefield Planning Day."	<ul style="list-style-type: none"> · Convene a planning meeting of core preservation and open space advocates to plan for and schedule a date for the planning day. · Hold the first "Wakefield Planning Day." 	Town Planner Historical Commission Planning Board	2002

6. Recommendations for Historic Neighborhoods

While the edges between various neighborhoods in Wakefield have been blurred by recent residential development, the larger sections of town are defined broadly by landscape features and by non-residential land uses, such as railroad lines and industrial development.

The neighborhoods described below and shown on Map 4 are broadly defined and include sub-neighborhoods, including historic districts.

6.1 Wakefield Center

Historical development pattern of Wakefield Center

The larger Wakefield Center neighborhood (also known as the Wakefield Downtown or Wakefield Square) includes:

- The Common National Register Historic District;
- The Church-Lafayette Streets National Register Historic District;
- The Yale Avenue National Register Historic District; and
- The Downtown commercial district.

Wakefield Center includes those areas in town where the earliest settlement occurred around the Town Common. A high percentage of the town's oldest historic structures from the Colonial era are located here. Wakefield Center is also the site of the town's major civic buildings, including the Town Hall, the main Protestant churches, the library and other semi-public buildings. The town's early cottage shoe manufacturing enterprises were also located here.

Significant historic buildings in Wakefield Center include the Italianate style First Baptist Church (1872); the Renaissance Revival Flanley's Block (1895) at 349-353 Main Street; the Renaissance Revival Lincoln School on Crescent Street, and the Taylor Building on Main Street.

The Industrial Revolution brought with it an explosion of new growth in the town and the development of the downtown commercial district as it is today. Many of the historic commercial buildings that remain were built in the second half of the 19th Century. The result today is a pre-automobile downtown commercial district that is pedestrian in scale and economically-functional.

As the town began to grow with the arrival of the railroad and new industry, new residential development began to occur along the streets emanating from Main Street in the center. Yale Avenue, Avon Street and Chestnut Streets include excellent examples of Victorian-era architectural styles, including Italianate, Eastlake, Second Empire, and Queen Anne, among others.

5. Five Year Action Plan

Goal 1: Expand the Wakefield Inventory of Historic Resources.

Objective	Tasks	Lead Agency	Year
1.1 Upgrade the Town's Survey of Historic Resources to include all historic properties in town, including significant 20th Century properties.	<ul style="list-style-type: none"> Request that matching funds be placed in the budget of the Wakefield Historical Commission. Apply to MHC's Survey and Planning Grant Program for matching funds. Procure a consultant to conduct the work. Conduct the new surveys. 	Historical Commission	2001
1.2 Revise existing surveys to bring them up to the standards of the Massachusetts Historical Commission's 1995 Survey Manual.	<ul style="list-style-type: none"> Request that matching funds be placed in the budget of the Wakefield Historical Commission. Apply to MHC's Survey and Planning Grant Program for matching funds. Procure a consultant to conduct the work. Conduct the new surveys. 	Historical Commission	2002
1.3 Commission new planning studies and inventories of archaeological and other historic landscapes.	<ul style="list-style-type: none"> Create a local task force to identify which sites need additional documentation, using the data in the Preservation Plan as an initial data base. Develop a work program, including cost estimates, for surveying the main categories of historic landscapes: (1) Native American sites; (2) early European era sites; and (3) historic landscapes. Request Town funding to conduct inventories of these sites. Procure a consultant to conduct the work. 	Historical Commission	2003

Goal 2: Prepare and submit new district and individual nominations to the National Register of Historic Places.

Objective	Tasks	Lead Agency	Year
2.1 Prepare new National Register nominations for the new and expanded districts identified in this Preservation Plan.	<ul style="list-style-type: none"> · Submit a request for a Determination of Eligibility for the districts to the Massachusetts Historical Commission · Request that the Selectmen include funding for this study in the budget of the Wakefield Historical Commission. · Submit an application for funding from MHC's Survey and Planning Grant Program. · Retain a consultant to conduct the work. · Complete the work. 	Historical Commission	2002
2.2 Prepare individual nominations to the National Register, as recommended in the Preservation Plan.	<ul style="list-style-type: none"> · Submit a request for a Determination of Eligibility for the individual properties to the Mass Historical Commission. · Request that the Selectmen include funding for this study in the budget of the Wakefield Historical Commission. · Retain a consultant to conduct the work. · Complete the work. 	Historical Commission	2003

Goal 3: Preserve the historic resources of the downtown as part of a larger revitalization effort.

Objective	Tasks	Lead Agency	Year
3.1 Develop a downtown urban design and revitalization plan.	<ul style="list-style-type: none"> Request that the Selectmen include funding for the study in the Town's budget. 	Town Planner	2001
3.2 Create a downtown organizational structure, including adequate staffing, capable of implementing the recommendations of this report.	<ul style="list-style-type: none"> Create an ad hoc committee to study this issue and report back to the Chamber of Commerce. 	Chamber of Commerce	2002
3.3 Create a permanent and reliable source of funding to support downtown revitalization.	<ul style="list-style-type: none"> Create an ad hoc committee of downtown interests to study options for how this might be done, including the need for and feasibility of creating a downtown Business Improvement District. Proceed through the legal and organizational steps required to establish an assessment district. Use the organizational structure of the district to begin implementing the urban design, marketing and parking recommendations. 	Chamber of Commerce	2003
3.4 Adopt a 40C Local Historic District for Wakefield Center.	<ul style="list-style-type: none"> Local advocates discuss this issue. Advocates request that the Board of Selectmen appoint an Historic District Study Committee to study the request, following the procedures outlined by the Chapter 40C and the Massachusetts Historical Commission. The Historic District Study Committee reports its recommendation to the Board of Selectmen. 	Board of Selectmen. Historic District Study Committee.	2004

3.5 Adopt a downtown zoning district that includes design review, sign regulations and facade guideline.	<ul style="list-style-type: none"> · Review existing regulations from other towns and how they might be modified to fit Wakefield's conditions. · If deemed necessary, retain a consultant to study the needs, options, and regulations that would address downtown issues and draft appropriate regulations. · Review with the Planning Board and, if supported by the Board, proceed with crafting a draft warrant article for Town Meeting, hold hearings, and present at Town Meeting. 	Town Planner	2002
3.6 Implement signage, facade and streetscape improvements using CDBG funds.	<ul style="list-style-type: none"> · Develop a comprehensive downtown improvement plan to include in the CDBG application. · Program downtown improvement funding into the CDBG application. · Once approved, begin implementing the program. 	Community Development Office; Downtown Assessment District Organization.	2005
3.7 Implement a downtown parking study.	<ul style="list-style-type: none"> · Obtain funding through Town Meeting. · Develop a scope of work for the study. · Retain a consultant to conduct the study. 	Board of Selectmen Town Planner	2002

Goal 4: Preserve the historic and architectural integrity of Wakefield's neighborhoods.

Objective	Tasks	Lead Agency	Year
4.1 Increase the awareness and appreciation of the value of historic preservation among owners of residential and commercial properties.	<ul style="list-style-type: none"> Request that the Selectmen include funding in the Town budget for a major outreach program to owners of historic properties, including distribution of historic inventories. Prepare an RFP and procure the services of a consultant to compile, copy and mail the surveys and historical summaries. Following the mailing, convene a forum that can capitalize on the interest that the mailings will have generated. Follow-up with initiatives recommended in the Wakefield Preservation Plan and with those suggestions that will emerge from the forum. 	Historical Commission	2002
4.2 Provide additional information and resources on proper property rehabilitation of historic structures.	<ul style="list-style-type: none"> Compile a "Resource Corner" in the Lucius Beebe Memorial Library for restoration books, videos, pamphlets and other information collected from existing sources. Compile a list of resource persons, contractors and consultants who are available to provide information or services in correct restoration techniques. Develop a strategy with the Community Development Office to address the needs of low and moderate-income owners of historic properties. 	Historical Commission	2002
4.3 Conserve and improve streetscapes in historic neighborhoods.	<ul style="list-style-type: none"> Create a task force composed of the Town Planner, the Director of Public Works, the Town Engineer, a Planning Board member and Historical Commission representatives to develop street improvement guidelines appropriate for various historic streets and neighborhoods. 	Town Planner. Public Works Department.	

	<ul style="list-style-type: none"> · Prepare typical cross-sections that would be appropriate for various types of streets in historic neighborhoods. · Review these designs with neighborhood representatives and appropriate Town staff. · Select a cross-section design that would be appropriate for each historic neighborhood and street. · Develop a street tree plan that is appropriate for each historic neighborhood. 		
4.4 Preserve large and wooded lots in neighborhoods.	<ul style="list-style-type: none"> · Prepare an inventory of undeveloped lots in neighborhoods. · Identify which lots have significance as archaeological sites. · Develop a priority list of sites to be protected for their historical land neighborhood preservation values. · Request that the Wakefield Conservation Commission include the lots as amendments to the Open Space and Recreation Master Plan. · Assist the Conservation Commission in preparing applications to the state Division of Conservation Services for Self-Help funds to purchase these sites and seek matching funds from the Town. 	Town Planner	2002
4.5 Improve the delivery of the preservation message through neighborhood associations.	<ul style="list-style-type: none"> · Create an ad hoc task force of neighborhood associations and representatives to study this issue. · Assess the status and effectiveness of existing neighborhood associations in delivering the preservation message. · Identify what additional efforts are needed to improve the scope and effectiveness of neighborhood associations. · Prepare a report on the recommendations arising out of the 	Town Planner	2002

	findings of the task force.		
4.6 Increase neighborhood-level planning.	<ul style="list-style-type: none"> · Identify those neighborhood associations that wish to have conservation plans prepared for their neighborhoods. · Form planning committees for each interested neighborhood. · Develop a work program that would be common to all neighborhoods. · Begin the preparation of the plans. 	Town Planner	2003
4.7 Increase the self-awareness of historic neighborhoods.	<ul style="list-style-type: none"> · Create educational materials for each neighborhood (see Public Awareness section for details on accomplishing this). 	Historical Commission	2002

Goal 5: Preserve historic landscapes.

Objective	Task	Lead Agency	Year
5.1 Protect the Reedy Meadow Landscape.	<ul style="list-style-type: none"> · Initiate contacts with the Lynnfield Conservation Commission to create a joint town task force to protect the Meadows. · Task force identifies needs and the strategies necessary to address these needs in the two towns. · Follow through on regulatory and acquisition strategies in the two towns. 	Conservation Commission. Town Planner.	2002
5.2 Protect and enhance the landscape around Lake Quannapowitt.	<ul style="list-style-type: none"> · Create a task force that includes existing interests (e.g., the Friends of Lake Quannapowitt) to take the lead in this effort. · Develop a plan to protect the entire shoreline of the lake, including the development of walking path improvements. · Develop and begin implementing an action plan, including asking the Public Works Director to include these improvements in the DPW Capital Improvement Program and the Selectmen to include acquisition articles in the Town Meeting warrant each year. 	Board of Selectmen. Town Administrator. Public Works Department.	2002
5.3 Preserve the integrity of Breakheart Reservation.	<ul style="list-style-type: none"> · Work with the MDC and the Town of Saugus on developing a preservation plan for the Reservation. · Identify sites at the perimeter of the Reservation that need to be protected as part of an overall long-term protection strategy. · Begin implementing the plan. 	MDC/Friends of the Breakheart Reservation. Town Planner.	2002
5.4 Preserve important archaeological sites in Wakefield.	<ul style="list-style-type: none"> · Retain assistance in identifying the most significant sites in Town. 	Town Planner. Peabody Museum.	2003

	<ul style="list-style-type: none"> · Develop a plan to protect these sites through regulatory approaches and acquisition. · Develop a strategy to alert the Planning Board and/or Building Commissioner when a site is threatened. · Begin a protection strategy to acquire or otherwise protect endangered sites. 		
5.5 Develop and implement a landscape master plan for the park system in Wakefield, including the upper and lower Common, emphasizing the Olmsted-like qualities of their design.	<ul style="list-style-type: none"> · Retain a landscape architect to design the master plan. · Include portions of the plan in the Town's capital improvement plan. · Implement the plan. 	Town Planner. Director of Public Works.	2002
5.6 Enhance the environment around Crystal Lake.	<ul style="list-style-type: none"> · Appoint a citizen's committee to study this issue. · The committee studies the issue and prepares a report to the Board of Selectmen. 	Board of Selectmen.	2005
5.7 Create a Mill River Greenway.	<ul style="list-style-type: none"> · Appoint a citizen's committee to study this issue. · The committee studies the issue and reports its findings to the Board of Selectmen. 	Board of Selectmen.	2003
5.8 Create a Saugus River Greenway.	<ul style="list-style-type: none"> · Appoint a citizen's committee to study this issue. · Coordinate with the Town of Saugus. · Following a study of the issue, the committee reports its findings to the Board of Selectmen. · Interested individuals gather to discuss this idea. · Decide to keep it as a private advocacy organization or to request that the selectmen form a public committee whose charge it is to plan for the planning and implementation of an open space preservation and historic landscape enhancement 	Board of Selectmen.	
5.9 Create a private lands committee to be the advocacy agency for these landscape initiatives.		Private citizens.	2002

	program.		
<p>5.10 Amend the Wakefield Open Space and Recreation Master Plan to include historic landscapes recommendations included in this Preservation Plan.</p>	<ul style="list-style-type: none"> · A special committee of the Conservation Commission reviews the plan's recommendations. · They prepare an amendment to the 2000 Open Space Plan. · The plan amendment is submitted to the Division of Conservation Services for their approval. · DCS approval allows the Town to request matching funds for implementation . 	Conservation Commission	2002

Goal 6: Improve historic urban design in Wakefield.

Objective	Task	Lead Agency	Year
6.1 Develop and implement a tree planting plan for main thoroughfares and neighborhood streets in Wakefield.	<ul style="list-style-type: none"> Survey street trees, using a format developed by the Mass Department of Environmental Management. Develop a master plan for street tree plantings. Include sufficient funds to implement the program in annual DPW budget requests. Include street tree plantings in all street reconstruction projects. 	Town Planner. Public Works Department. Trees for Wakefield.	2002
6.2 Improve the aesthetics of public and private parking lots.	<ul style="list-style-type: none"> Revise landscape requirements in the zoning bylaw to include adequate tree plantings in private parking lots. Encourage boards to enforce the provisions of these regulations. Develop a redesign of public parking lots to include sufficient street trees. Include sufficient funding in the Public Works budget to implement this work. 	Town Planner. Public Works Department.	
6.3 Develop a master plan to place utility lines underground.	<ul style="list-style-type: none"> Ask the Selectmen to authorize a task force to study the issue and what steps would need to be taken to implement this strategy. Include an article in the Town Meeting warrant to authorize whatever actions need to be taken to implement an underground wiring program. Develop a priority list of streets to have underground wiring, giving priority to streets in historic neighborhoods. 	Board of Selectmen. Public Works/ Department. Municipal Gas and Light Department.	2003

	<ul style="list-style-type: none"> · Incorporate this priority list into a Capital Improvement Program, to allow the Town to plan the financing of the master plan. · Begin implementing an underground wiring strategy as streets are reconstructed. 		
6.4 Improve the aesthetics of Greenwood Center.	<ul style="list-style-type: none"> · Create an ad hoc advocacy group to have funds placed in the Selectmen's budget or the Town Meeting warrant to conduct an urban design study of Greenwood Center. · Procure a consultant and develop an urban design plan for Greenwood Center. · Begin implementing the plan. 	Town Planner/ Ad hoc advisory group.	2003
6.5 Revise the Town sign bylaw to improve future sign design.	<ul style="list-style-type: none"> · Create an ad hoc advisory committee to recommend changes to the Board of Selectmen. · Revise the recommendations based on comments received and put into bylaw amendment format for Town Meeting. · Place an article in Town Meeting warrant for revising the sign bylaw. 	Town Planner/ Ad hoc review committee	2004
6.6 Design and implement a pedestrian-friendly path system in town.	<ul style="list-style-type: none"> · Create an ad hoc task force to study this issue. · Review the issues surrounding sidewalk and path safety and design in town. · Develop typical sidewalk and path cross-sections. · Report to the Board of Selectmen on recommendations. · Department of Public Works begins implementing the recommendations. 	Ad hoc committee. Public Works Department.	2004
6.7 Install period lighting in historic areas.	<ul style="list-style-type: none"> · Develop a plan for implementing period street lighting in historic areas of town, including the downtown. 	Historical Commission. Municipal Gas and Light Department.	2003

	<ul style="list-style-type: none"> · Choose light standards that are appropriate for various locations in town. · Begin implementing the plan as street reconstruction permits. 		
6.8 Lessen traffic impacts on historic districts.	<ul style="list-style-type: none"> · Implement a traffic calming plan for historic districts. 	Public Works Department.	2004
6.9 Create a Wakefield Civic Design Commission	<ul style="list-style-type: none"> · Present an argument for a Design Commission to the Board of Selectmen. · Follow up with the suggestions of the Selectmen. 	Board of Selectmen	2004
6.10 Improve the level of design of MBTA commuter rail projects	<ul style="list-style-type: none"> · Open up a dialogue with the T on this issue. · Develop a standard operating procedure to allow Town boards to review plans for improvements. 	Board of Selectmen.	2003
6.11 Create a boulevard plan for the town's major thoroughfares.	<ul style="list-style-type: none"> · Seek authorization from Town Meeting to retain a landscape architect to prepare a boulevard plan. · Incorporate the costs of the master plan into the Capital Improvement Program. · Fund detailed design work for street reconstruction incorporating the recommended boulevard design. · Implement the work as major thoroughfares are reconstructed. 	Board of Selectmen	2005

Goal 7: Preserve historic properties owned by the Town of Wakefield.

Objective	Task	Lead Agencies	Year
7.1 Preserve historic properties owned by the Town, including the preparation of a Preservation Plan for historic schools.	<ul style="list-style-type: none"> · Revise historic inventories to provide more information on the Town's historic properties. · Retain a consulting architect to develop a preservation strategy for each property, with a separate plan for historic schools. · Include the recommendations of the architect into the Town's Capital Improvement Plan. · Fund these restoration projects through Town funds and sources such as the Preservation Projects Fund and the Community Preservation Act. · Develop and implement an adequate maintenance plan for these structures. 	Public Works Department. Historical Commission.	2003
7.2 Survey, preserve and restore the Town's war memorials.	<ul style="list-style-type: none"> · Conduct a thorough inventory of war memorials in the town. · Commission a study that will outline a strategy to preserve and restore these memorials. · Include the study's recommendations in the Town's Capital Improvement Plan. · Apply for funding to such sources as the Preservation Projects Fund to implement the plan. 	Public Works Department. Historical Commission.	2003
7.3 Develop a long-term space needs plan for the Town that incorporates the adaptive reuse	<ul style="list-style-type: none"> · Seek and obtain funding for a long-term Town space needs study that incorporates adaptive reuse of historic properties. 	Town Planner. Historical Commission.	2004

of the Town's historic properties.	<ul style="list-style-type: none"> · Commission a consultant to conduct the study. · Incorporate the findings of the study into the Town's Capital Improvement Plan. 		
7.4 Develop an open land study to identify long-term needs for open sites (that will prevent future intrusions on historic landscapes).	<ul style="list-style-type: none"> · Appoint a Town task force to study this issue. · Incorporate the findings of the committee into the Town's Capital Improvement Plan. 	Town Planner	2005
7.5 Create a system of "Special Places" in Wakefield.	<ul style="list-style-type: none"> · Seek funding authorization from Town Meeting for a study of Special Places. · Retain a landscape architect to prepare a study of such areas. · Following the study, begin implementing the Special Places. 	Town Planner	2002

Goal 8: Implement new historic preservation initiatives for privately-owned sites.

Objective	Tasks	Lead Agencies	Year
8.1 Initiate a homeowner assistance program that provides a range of non-financial assistance to homeowners.	<ul style="list-style-type: none"> · Form a task force to review the needs of owners of historic residences. · Explore the range of options that can address and respond to those needs. · Implement a program of forums, workshops and other technical assistance for owners of historic residences. 	Historical Commission	2002
8.2 Initiate an assistance program for owners of non-residential historic properties that provides a range of non-financial assistance to owners.	<ul style="list-style-type: none"> · Form a task force to review the needs of owners of historic churches, non-profit and industrial buildings and other non-residential properties. · Explore the range of options that can address and respond to those needs. · Implement a program of forums, workshops and other technical assistance for owners of historic non-residential structures. 	Historical Commission	2003
8.3 Create a private Preservation Emergency Loan Fund that can be used to preserve threatened historic properties.	<ul style="list-style-type: none"> · Convene a citizens task force of individuals to study how this might be accomplished. · Work with local banks and individuals to form the Fund. · Implement and have the fund available for use when needed. 	Local activists	2002
8.4 Adopt the Community Preservation Act as a means of providing resources for historic	<ul style="list-style-type: none"> · Convene a citizens task force to review needs in the areas of historic preservation, open space protection and affordable housing. 	Local activists	2003

preservation.	<ul style="list-style-type: none"> · Obtain the support of the Board of Selectmen in placing an article in the town meeting warrant for the creation of a Wakefield Community Preservation Fund. · Organize an election campaign to get the measure approved by the voters. 		
8.5 Create a Wakefield Preservation Trust that will have the ability to purchase, restrict and resell threatened historic properties.	<ul style="list-style-type: none"> · Convene a citizens task force to study how a preservation trust might be formed. · If deemed needed, begin the process of creating the organizational structure for the trust. · Begin implementing projects, as needed. 	Local activists	2002

Goal 9: Implement Town regulations that will assist in preserving historic structures and landscapes.

Objective	Tasks	Lead Agencies	Year
9.1 Adopt 40C Local Historic Districts for the Commons and Church/Lafayette National Register districts.	<ul style="list-style-type: none"> Request that the Board of Selectmen appoint a study committee to review this proposal. Follow the procedures specified in the Chapter 40C statute. 	Board of Selectmen/ Study Committee	2003
9.2 Strengthen the Town's sign control bylaw.	<ul style="list-style-type: none"> Request that the Planning Board appoint a task force to study this issue and make recommendations for PB action. Hold hearings, refine the amendments, submit a warrant article, and prepare for Town Meeting action. 	Planning Board/ Town Planner	2002
9.3 Amend the Zoning Bylaw and the Subdivision Regulations to require more information on historic sites.	<ul style="list-style-type: none"> Request that the Planning Board appoint a task force to study this and other issues related to historic preservation and to report back to the Board. Planning Board prepares draft amendments, hold hearings, revises drafts amendments, submits a warrant article to Town Meeting and prepares for the TM vote. 	Planning Board/ Town Planner	
9.4 Amend the Subdivision Regulations to incorporate provisions that will assist in the preservation of historic resources, including incorporating "due notice" provisions in the regulations.	<ul style="list-style-type: none"> Research how other communities have incorporated these provisions in their regulations. Prepare draft regulations and submit to the Planning Board for their review. Revise draft regs as necessary and schedule and hold hearings. Planning Board adopts the new regulations. 	Planning Board/ Town Planner	2002
9.5 Add the Wakefield Historical Commission as a	<ul style="list-style-type: none"> Amend Subdivision Regulations and other board procedures to include the Historical Commission as a plan reviewing agency. 	Planning Board. Zoning Board of	2002

plan reviewing agency.		Appeals.	
9.6 Adopt a Town regulation requiring utility lines to be placed underground, giving preference to historic neighborhoods and main thoroughfares.	<ul style="list-style-type: none"> · Convene a citizens advocacy group to advocate for this goal. · Follow the procedures for local adoption that are specified in state law. 		
9.7 Revise the Zoning Ordinance to allow historic barns to be used as principal structures, with a Special Permit.	<ul style="list-style-type: none"> · Prepare a draft amendment to the Zoning Bylaw. · Planning Board holds a hearing on the amendment. · Planning Board submits a warrant article for Town Meeting and prepares for the vote. 	Planning Board/ Town Planner	2003
9.8 Create neighborhood conservation districts as an alternative to neighborhood historic districts.	<ul style="list-style-type: none"> · Create a neighborhood advisory task force to review and advise the Board of Selectmen and Planning Board on the need and demand for adopting a neighborhood conservation district bylaw amendment. · If the task force and BOS wish to pursue this option, prepare a draft bylaw for review by Town staff and boards. · Discuss the proposal with neighborhoods that would be likely candidates for conservation districts. · Schedule and hold hearings on the bylaw and submit to Town Meeting as a warrant article. · If the bylaw is adopted, develop regulations for its implementation. 	Board of Selectmen/ Planning Board/ Town Planner	
9.9 Revise the Zoning Bylaw to allow more flexibility in the redevelopment of Downtown Wakefield.	<ul style="list-style-type: none"> · Assemble an informal ad hoc task force composed of downtown interests, Planning Board representation, the Town Planner, Historical Commission representation and other interested individuals to discuss the issue and determine how to proceed. 	Planning Board. Chamber of Commerce. Historical Commission. Town Planner.	2003

	<ul style="list-style-type: none"> · If supported by this task force, research the issues and identify bylaws in other towns that could act as models. · Revise the bylaw to create a draft for Wakefield. · Revise the draft and proceed to hold a hearing and recommend to Town Meeting. · Prepare an article for the Town Meeting warrant. 		
9.10 Amend the Demolition Delay Bylaw to exclude new accessory buildings.	<ul style="list-style-type: none"> · Prepare an article for the Town Meeting warrant. 	Historical Commission.	2002
9.11 Adopt an archaeological overlay district to assist in protecting important sensitive sites.	<ul style="list-style-type: none"> · Form an ad hoc committee including Planning Board and Conservation Commission members to study the issue. · Research models of such bylaws in other communities. · Draft a bylaw for the Planning Board for their review. · Finalize the bylaw and submit it as an article on the Town Meeting warrant. · Hold a hearing on the amendment. · Defend the article before Town Meeting. 	Historical Commission Conservation Commission. Town Planner.	2002
9.12 Create a resource protection district for the Reedy Meadow area to preserve environmental and historic resources.	<ul style="list-style-type: none"> · Planning Board and Conservation Commission to create a joint task force to study the issues related to this district. · Prepare a draft zoning amendment and hold meetings on it. · If agreed to by the PB and ConCom, submit a warrant article to Town Meeting and hold hearings on the article. 	Planning Board/ Conservation Commission/ Town Planner	
9.13 Create a task force to study how design of new construction can be improved in the town.	<ul style="list-style-type: none"> · Planning Board and/or Board of Selectmen to initiate a task force to review issues, study how existing regulations address these issues and what needs to be done to improve the regulations to achieve design-related objectives. 	Board of Selectmen/ Planning Board/ Town Planner	

	<ul style="list-style-type: none"> · Draft amendments to existing (or new) regulations (Site Plan Review; Design Review; Special Permits) that will achieve objectives and review at public meetings. · Submit warrant articles to Town Meeting, hold hearings on the proposals, and prepare for the vote. · Convene a task force for this purpose. 		
9.14 Review the Town bylaw related to telecommunications facilities related to their impact on historic resources.		Town Planner	2002

Goal 10: Increase the public's awareness of the value of historic preservation.

Objective	Task	Lead Agency	Year
10.1 Educate owners of historic properties on the value of these properties and their role as stewards.	<ul style="list-style-type: none"> · Identify what tasks need to be performed to achieve the necessary degree of owner education (see Needs Section for a description of these tasks). · Seek and secure funding in the Town budget for securing a consultant to conduct this work. · Prepare an RFP, advertise, select a consultant and begin the work. 	Historical Commission/ Town Planner	2002
10.2 Compile adequate support materials for use by property owners.	<ul style="list-style-type: none"> · Seek an agreement with the Lucius Bebee Memorial Library to be the depository of all of the historic preservation resource center. · Begin compiling materials and place in the resource center. · Prepare new materials for the resource center, including slide programs and videos on various aspects of restoration. 	Historical Commission	2002
10.3 Develop a public education delivery system for the historic preservation message.	<ul style="list-style-type: none"> · Develop public education delivery systems as described in the Needs section of the Preservation Plan. · Incorporate a line item in the Wakefield Historical Commission budget for costs related to maintaining these systems. 	Historical Commission	2003
10.4 Establish a space that can serve as a museum of Wakefield's history, including its wicker history, and that can serve as a gallery space for	<ul style="list-style-type: none"> · Form a private task force to conduct a needs study. · Make recommendations to the Board of Selectmen. · Develop a financing plan for the facility. 	Historical Commission	2004

other functions needed in the town.		
-------------------------------------	--	--

Goal 11: Improve organizational capacity to achieve historic preservation goals.

Objective	Task	Lead Agencies	Year
11.1 Strengthen private historic preservation advocacy in the town.	<ul style="list-style-type: none"> · Convene a meeting of preservation/historical advocates to chart a course that will provide effective private support for historic preservation in Wakefield. · Follow up on the consensus recommendations of this meeting, including the formation of a private Preservation Society that would be an advocacy organization for the town. 	Historical Commission/ Apple Pie Foundation.	2002
11.2 Create a private preservation trust and loan program.	<ul style="list-style-type: none"> · Convene a meeting of Wakefield preservation and open space protection advocates with representatives of organizations who now operate preservation loan funds to assess how these funds work and to assess how the concept might be applied to Wakefield. · Take appropriate follow-up action. 	Historical Commission/ Apple Pie Foundation	2003
11.3 Investigate the need for a downtown Business Improvement District to allow adequate support for realizing downtown preservation goals.	<ul style="list-style-type: none"> · Invite DHCD staff to speak to town and downtown representatives on this issue. · Follow up as appropriate. 	Town Planner	2002
11.4 Initiate an annual "Wakefield Planning Day."	<ul style="list-style-type: none"> · Convene a planning meeting of core preservation and open space advocates to plan for and schedule a date for the planning day. · Hold the first "Wakefield Planning Day." 	Town Planner Historical Commission Planning Board	2002

6. Recommendations for Historic Neighborhoods

While the edges between various neighborhoods in Wakefield have been blurred by recent residential development, the larger sections of town are defined broadly by landscape features and by non-residential land uses, such as railroad lines and industrial development.

The neighborhoods described below and shown on Map 4 are broadly defined and include sub-neighborhoods, including historic districts.

6.1 Wakefield Center

Historical development pattern of Wakefield Center

The larger Wakefield Center neighborhood (also known as the Wakefield Downtown or Wakefield Square) includes:

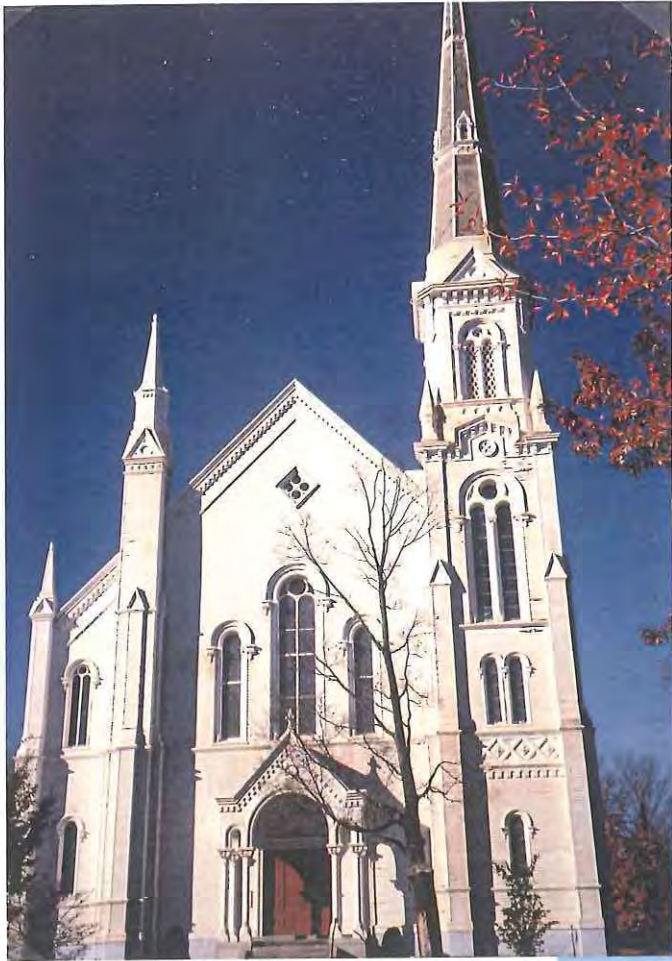
- The Common National Register Historic District;
- The Church-Lafayette Streets National Register Historic District;
- The Yale Avenue National Register Historic District; and
- The Downtown commercial district.

Wakefield Center includes those areas in town where the earliest settlement occurred around the Town Common. A high percentage of the town's oldest historic structures from the Colonial era are located here. Wakefield Center is also the site of the town's major civic buildings, including the Town Hall, the main Protestant churches, the library and other semi-public buildings. The town's early cottage shoe manufacturing enterprises were also located here.

Significant historic buildings in Wakefield Center include the Italianate style First Baptist Church (1872); the Renaissance Revival Flanley's Block (1895) at 349-353 Main Street; the Renaissance Revival Lincoln School on Crescent Street, and the Taylor Building on Main Street.

The Industrial Revolution brought with it an explosion of new growth in the town and the development of the downtown commercial district as it is today. Many of the historic commercial buildings that remain were built in the second half of the 19th Century. The result today is a pre-automobile downtown commercial district that is pedestrian in scale and economically-functional.

As the town began to grow with the arrival of the railroad and new industry, new residential development began to occur along the streets emanating from Main Street in the center. Yale Avenue, Avon Street and Chestnut Streets include excellent examples of Victorian-era architectural styles, including Italianate, Eastlake, Second Empire, and Queen Anne, among others.



**First Baptist Church
(ca. 1872)
Common Street**

The First Baptist Church is perhaps Wakefield's best example of the high Italianate style. It's Tuscan inspiration is shown in the triple arched window composition, capped by arched drip moldings and the arched entranceway supported by columns. In 1803, the Baptist Society separated from the First Parish to become the First Baptist Church. The congregation was strongly abolitionist and allowed antislavery meetings in the church as early as 1834.

**Bandstand (1885)
The Common**

The outstanding Queen Anne Bandstand on the Wakefield Common was modeled on the bandstand in Brighton, England. It is situated on the Common, an historic landscape on the shores of Lake Quannapowitt that was a settlement site for native tribes for thousands of years before the arrival of the Puritans. The Common was the site of the first parish house and the first burial ground in Wakefield.



**Queen Anne residence
(ca. 1880)
25 Avon Street**

This is one of the best examples of the Queen Anne style in Wakefield. It includes almost all of the elements of the Queen Anne style, including prominent end roof gables, richly detailed and numerous porches on the first and second floors, and projecting bays. The unique carriage house adds to the overall architectural composition.



Lincoln School (ca. 1892)
Crescent and Otis Streets

The Lincoln School is an excellent example of the Romanesque Revival style, with its wide entry arch and recessed porch and six tall arched windows outlined with the same square brick used for the doors. The massive paired chimneys are characteristic of the style. The location of this massive building with its bold forms at the top of the hill is truly imposing. This is the former site of South Reading Academy, founded in 1828 by the First Baptist Church.

Taylor or Wakefield Block
(ca. 1870)
414-416 Main Street

This building was originally built in the Second Empire style, but its Mansard roof was later removed. It was commissioned by Cyrus Wakefield and designed by John Stevens, who also designed the old Town Hall. Stevens often included strong Italianate style elements in his Second Empire buildings, including the granite rounded drip moldings over windows shown in the Taylor Building.



Flanley's Block (c.1895)
349-353 Main Street

This commercial building is one of many non-residential buildings in Wakefield that integrates elements of the earlier Italianate style into later architectural styles, in this example, the Renaissance Revival style. The triple, shallow recessed arches above the upper story double arched windows and the rondels (medallion motifs in the brickwork) are usually found in the earlier Italianate style.



One of the unique land use/urban design features of this neighborhood is the manner in which it begins at the broad expanse of Lake Quannapowitt, narrows through the Lower and Upper Commons, and funnels into the narrowing of Main Street in the commercial downtown.

Recommendations for historic preservation in Wakefield Center.

One of the first tasks in the center is to complete the town's survey of historic resources so that a complete inventory of these resources will be known and recorded. This Preservation Plan identifies which properties should be considered for surveying.

Next, the center should be nominated for National Register District status. This should be followed by the appointment by the Board of Selectmen of an Historic District Study Committee.

The principal challenge of Wakefield Center is how to revitalize the commercial downtown area. The Preservation Plan recommends that a task force be formed and that it invite a staffperson from the Department of Housing and Community Development to discuss how to proceed with a strategy for organizing and financing the revitalization of the downtown.

An urban design plan also needs to be prepared that will provide a physical vision of what the downtown can become. This urban design plan should include a resolution of the parking problem, since that issue will continue to stifle the redevelopment of the downtown and will be a major threat to historic properties since the pressure for parking spaces will inevitably result in demolition of structures on the edge of the commercial center.

6.2 West Side

Historical development pattern of the West Side

During the early Colonial era, the West Side consisted of farms along Prospect Street and Elm Street on and at the base of Cowdrey Hill. Some of the best examples of central chimney Georgian farmhouses in Wakefield can be seen on Prospect Street. The Winn homestead at 72 Elm Street is an excellent example of the Federal style.

With the arrival of the railroad to Wakefield in 1844, industrial activity began to appear at the eastern edge of the West End near the junction. These industries included the B&M Foundry and the textile manufacturing operations that became the Harvard Knitting Mills and the largest employer in town. These industries sponsored housing for workers within walking distance of the factories on Tuttle, Murray, Emerson and Cedar Streets, among others.

Later in the century, as Wakefield grew as a choice suburban bedroom community for Boston's white collar commuters, planned communities began to be built, such as Wakefield Park and Eustis Avenue planned communities. Wakefield Park includes the finest examples in Wakefield of architectural styles that were popular at the turn of the century, including the Shingle and Colonial Revival Styles and, later, the Tudor style.

Wakefield Park, a planned garden suburb, was established in 1888 on 100 acres south of Cowdrey's Hill by Jacob S. Merrill, a Boston lawyer, and Charles S. Hanks, a real estate

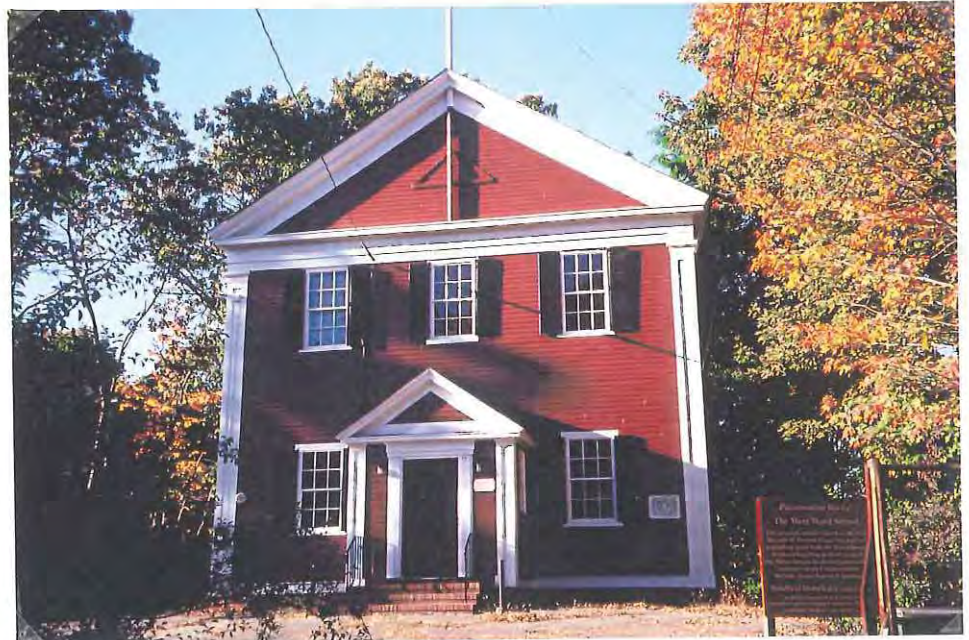


Aaron Cowdrey House
(ca. 1764)
71 Prospect Street

This Georgian style farmhouse has the typical central chimney and five bays and 2-1/2 stories, with a shed roofed addition known in Massachusetts as the "Beverly Jog." William Cowdrey was one of Redding's earliest settlers in the 1600's. Cowdrey Hill was named for the family, which owned substantial farms here. Three Cowdrey dwellings from the 1700's remain on the hill: at 61, 71 and 98 Prospect Street.

West Ward School
(ca. 1847)
39 Prospect Street

The West Ward School is the only surviving of four schools built in 1847 for the four outer wards in town during the period of reforms in public education led by Horace Mann. The four schools were identical, with their structural members built on the Common and transported to their various sites, where they were erected. While the cupola was lost in the 1930's, the relatively few alterations to the school make it an important building in both our local and national heritage.



Harvard Knitting Mills
(1897-98)
178 Albion Street

The Winship-Boit Company moved to Wakefield from Cambridgeport in 1889 and began its operations on the third floor of the Taylor Building downtown. In 1897, the company began to build the textile mill complex on Albion Street that grew to three buildings. It soon became the town's largest employer. Ms. Elizabeth Boit built the imposing residence at 127 Chestnut Street in the English Cottage style.

Wakefield Park Residence (ca. 1905) 2 Dell Avenue

This residence at the entrance to Wakefield Park incorporates the stylistic elements of the Shingle, Colonial Revival and Craftsman styles. The long roof line extending from the top of the roof line to the first floor, long extended eaves and brackets and shingle sheathing represent the Shingle style. The large triangular dormer is a stylistic Colonial Revival element. The fieldstone first floor is a typical Craftsman element.



**H.M. Warren School
(ca. 1895-1897)
30 Converse Street**

The Renaissance Revival features of the Warren School are evident in its boldly arching windows with limestone surrounds, triple arched entrance portico and characteristic hipped slate roof. The school was named after Horace M. Warren, who lost his life in the Civil War after fighting in several battles. The school is being restored and will be converted to a senior center for Wakefield.

**West Side
Workers Cottages**

These worker's cottages in the vicinity of the Harvard Knitting Mills are an excellent example of vernacular architecture in Wakefield. Preserving the town's historic character depends on saving not only the "special" structures in town but Wakefield's many excellent vernacular dwellings such as these.



developer. They laid out house lots along Park, Dell and Summit Avenues and Morrison Boulevard. The house lots sold with deed restrictions to ensure that the area would be developed with quality housing and to retain its exclusivity. In 1902, the streetcar was extended to the neighborhood, encouraging further development.

On July 6, 1989, the Wakefield Park Historic District was placed on the National Register of Historic Places.

Recommendations for historic preservation in the West Side neighborhood.

Priority should be given to expanding the inventory of historic resources in this neighborhood. The Preservation Plan recommends which properties in the neighborhood deserve to be considered for surveying.

Once this is accomplished, a nomination should be prepared for the extension of the existing National Register Historic District up Park Avenue to the Stoneham town line and to the adjoining streets north of the district that are shown on Map 13.

This neighborhood has a strong visual identity and new streetscape improvements should reinforce that identity. This includes the placing of utility lines underground in more of the neighborhood's streets; replacing the modern "cobra" aluminum street light standards with historic standards, identical to what exists on a part of Park Avenue. In addition, the wrought iron detail on the stone gates at the entrance into the neighborhood should be repaired and/or replaced.

In the easterly part of the West Side bordering the railroad station, development occurred around the B&M Foundry and the Harvard Knitting Mills. Here, there is a strong cohesion between the workers cottages and the nearby mills. The preservation and adaptive reuse of the Harvard Knitting Mills and the preservation of the neighborhood that surrounds it warrants its consideration for nomination to the National Register as an historic district. The recommended extent of that district is shown on Map 13.

In addition, another National Register recommendation for district nomination is Prospect Street, from One Prospect Street at the bottom of Cowdrey's Hill to 108 Prospect Street at the top of the hill. This area contains some of the town's most significant Georgian and Federal farmhouses.

6.3 East Side

The East Side has a long history of economic activity in the town. In 1650, John Poole started his grist mill on the Mill River in the vicinity of what is now Water and Wakefield Streets. A saw mill and a tin ware manufactory were also sited there on the river.

The larger East Side neighborhood includes areas of workers housing that developed as a consequence of the development and growth of the Heywood Brothers and Wakefield Company Rattan Factory on Water Street. The East Side is predominately workers housing in cottage and apartment structures. The area has remained predominately Italian for many years, reflecting a European influence.



Workers Housing in the East Side

This scene on Cyrus Street above Water Street looks out on the former Wakefield Rattan Factory buildings. The juxtaposition of factory buildings, retail shops on Water Street and dwellings shows the close physical relationship of employment and residence that characterized the growth of the East Side and other neighborhoods surrounding the railroad junction.

Wakefield Rattan Company (between 1856 & 1930's) 134 Water Street

The Wakefield Rattan Company (known as the Heywood-Wakefield Company after a merger in 1897) covered a site of 11 acres with many buildings, only four of which remain. It was the largest producer of reed and rattan products in the world. Wakefield wicker furniture was famous world-wide and in 1873 employed 1000 workers.



Water Street scene in the East Side

The Shingle style chapel on the corner of Melvin Street is the Italian Baptist Church, built in 1915 by members of the Italian community on land donated by the Heywood-Wakefield Co. Italian immigrants brought to Wakefield to work in the town's factories remained and settled in the East Side. The dwellings west of the church should be added to the Town's inventory of historic properties.

Recommendations for historic preservation in the East Side.

The workers cottages and apartment houses in the East Side have their own style and characteristics. A survey should be taken of the properties identified in the Preservation Plan and a followup public awareness campaign should be initiated to let owners and residents know the importance of the built environment in the area.

The remaining brick buildings that once comprised the Heywood Brothers and Wakefield Rattan Factory need to be restored to include appropriate fenestration. Replacement aluminum windows do not do these buildings justice. The old factory yard needs to be studied as part of a larger master plan effort to reclaim old industrial sites along the Mill River and at the railroad junctions. This site has potential as a site for a rattan museum, a topic that has been raised during the preservation forums.

6.4 Lakeside

Historical development pattern of the Lakeside neighborhood.

This area between Lake Quannapowitt on Shingle Hill includes the historic development that occurred close to the lake in the 18th and 19th centuries. For 200 years following the founding of Wakefield, Shingle Hill remained farm land, with farm dwellings at the base of the hill along Main Street and the lake.

Its close proximity to the center of town resulted in its being affected by the growth that resulted from the arrival of the railroad in Wakefield in 1844. Lawrence Street, near the center of town, was laid out in 1850. A shoe factory owner, James Emerson, subdivided lots along Lawrence Street and contiguous areas in 1874, including Wave Avenue. Later, John Aborn and John White, both affluent shoe manufacturers, subdivided Aborn and White Streets.

Lakeside includes a wide range of housing styles, including excellent examples of most of the major styles in the town, from Georgian farmhouses to elegant Eastlake and Queen Anne styles. Wakefield's second-oldest Georgian farmhouse, the Captain William Green house at 391 Vernon Street (1680/1750) is located in Lakeside. The Emerson-Poole House (1795) at 23 Salem Street and the Elias Boardman House at 34 Salem Street (1820) are excellent examples of the range of Federal style dwellings to be found in the Lakeside neighborhood.

Lakeside is unique in being the location of the only remaining shoe shop in Wakefield at 113 Salem Street, which has been preserved as a residence. It is a remnant of the shoe cottage industry that was an important part of the farming economy of the town, a precursor of the shoe industry that was to follow during the Industrial Revolution.



**Captain William Green
Homestead (ca. 1750, ell
possibly from 1680)
391 Vernon Street**

This house was moved to this location from Lynnfield about 1790 by Caleb Green, Capt. Green's son. It is an excellent example of a gambrel-roofed Georgian farmhouse of the second half of the 18th century. The ell to the rear of the house is reported to have been part of an earlier house dating around 1680. The Green's owned a farm here.

**Sweetser/Gould House
(ca. 1765-1795)
19-21 Salem Street**

These two houses, one Georgian (1765) and one later Federal in style (1795), were joined and expanded. Joseph Gould, a carpenter and wheelwright, probably built both houses. The house was later owned by Percival Evans, a director of the L. B. Evans Shoe Mfg. Co., which began its shoe making business nearby at 9 Salem St. (later moved to 28 Pleasant St.).



**Old Shoe Shop
(ca. 1840-1857)
113 Salem Street**

This building was once the shoe shop of David Nichols, who in 1857 resided at 103 Salem St. Before the McKay sewing machine was introduced in Wakefield in 1862, many town residents made shoes in such shops in their yards. The shoemaker cut the leather; his wife and daughters bound and his sons and apprentices finished up the work. This is the last known shoe shop remaining in town.

Recommendations for historic preservation in the Lakeside neighborhood.

The first recommendation for this neighborhood is to survey historic properties that were not included in the 1984 survey effort. There are many significant properties in Lakeside that have not yet been included in the town's inventory.

The next step is to nominate the most significant areas of the neighborhood for National Register designation. In the Preservation Plan, two areas are recommended for designation as National Register historic districts. These are Salem Street from the edge of the Common Historic District at Main Street east to 38 Salem Street. The other district would extend from the Salem Street Historic District on the south, Pleasant Street on the east, Sweetser Street on the north and Lake Quannapowitt on the west.

Other specific recommendations for Lakeside include creating a tree-lined boulevard along Main Street along the shore of Lake Quannapowitt, restoring what was once there for the many users of the walking path along the lake. Main Street at Lake Quannapowitt in the Lakeside area is an impressive entranceway into the town and one of the town's great assets. Creating a tree-lined boulevard and a safe pedestrian path would make this scenic area one of the most attractive places in Wakefield.

6.5 Montrose

Historical development pattern of the Montrose neighborhood.

This larger neighborhood includes the historic agricultural development that occurred along Lowell and Salem Streets on the fertile lake bottom soils in that area. The area remained predominately agricultural until recently, when the most recent waves of suburban development have transformed this area into a residential neighborhood.

Montrose includes the village that grew around the intersection of Lowell and Salem Streets and which is still identifiable even with the recent growth that has occurred in the area. The architectural styles in Montrose include the Federal farmhouse of Daniel Sweetser at 458 Lowell Street (1780) and one of Wakefield's best examples of the Victorian Queen Anne style at 556 Lowell Street.

Among the most prominent features of this neighborhood is the Reedy Meadow (now separated from Montrose by Route 128), a National Natural Historic Landmark. The existence of the meadow was an important factor in the location of the Town of Redding, since the existence of both open fields for cultivation and seasonal grazing and open meadow for winter fodder was considered essential for new Puritan settlements. The edge of the meadow was once the site of Pleasure Island, built in the 1950's and one of the first theme parks. Today, the site of Pleasure Island is a modern industrial park.

Recommendations for historic preservation in the Montrose neighborhood.

The Preservation Plan identifies properties in Montrose that deserve to be surveyed and included in the Wakefield Inventory of Historic Resources. That inventory should be the basis for a public education effort in the neighborhood.

**Daniel Sweetser House
(ca. 1780)
458 Lowell Street**

This is one of Wakefield's best preserved Federal farmhouses. The house may have been built for Daniel Sweetser, who lived here in 1795. Its best known occupant was Col. James Mansfield, the town's first rural postal carrier. In 1765, ten houses were recorded on Lowell St. between Vernon St. and the Saugus River.



**556 Lowell Street
(ca. 1894)**

This Queen Anne residence is one of the most impressive in Montrose, with its asymmetrical massing, 3-story copper-turreted bay, extensive main porch and smaller porch above, oriels, and complexity of massing, detailing and ornamentation. The gambrel-roofed carriage house contributes to the overall composition. This residence was built about 1894 for Denis Lyons, a Boston merchant.

**Montrose Cottage
(ca. 1850-1875)
234 Lowell Street**

This Greek Revival cottage, while much altered, still retains the typical farm house form of the area in the post-Federal era: a compact rectangle with a gable roof, short eaves returns, and its sides embellished with a simple frieze. This house was moved from the estate of Thomas Martin on Main near Lowell.



In addition, the plan recommends that Wakefield initiate a cooperative effort with the Town of Lynnfield that would provide a regional approach to the protection of the 540-acre Reedy Meadow, which has been recognized as a National Natural Landmark by the US Department of the Interior. The first goal should be to prepare a protection plan for the area, the development of a joint management plan and the adoption of regulations that are consistent between the two towns. These recommendations are described in more detail in the Historic Landscapes sections of the Preservation Plan.

A Saugus River Greenway is also recommended in the Preservation Plan. That greenway would extend along the eastern edge of Montrose where the Saugus River provides the boundary between Saugus and Wakefield. The greenway would not only preserve a greenbelt along the Saugus River for open space and recreational purposes but would also protect sensitive and important archaeological sites from destruction from new housing development. The context of these archaeological sites would also be preserved by the greenway.

The greenway would begin at Lake Quannapowitt, incorporate Reedy Meadow, and merge with Breakheart Reservation on the southern edge of the neighborhood. Map 14 shows the extent of the Saugus River greenway in Montrose. A greenway for the Saugus River is not a new idea, since it was one of the proposals included in the Wakefield Master Plan of 1925 (see Map 11).

6.6 Woodville

Woodville includes the old Town Farm site and historic settlement along Old Nahant Street. The Town Farm and alms house was once located where the Woodville School and the High School are now located on Farm Street. The Mill River traverses through the northern edge of Woodville parallel to Water Street.

The combination of the Mill River and excellent soils for agriculture resulted in long-term settlement of this area by Native Americans. Extensive archaeological finds in the area of Wiley Street have been discovered by Dr. Ernest E. Tyzzer, an avid amateur archaeologist who lived on Wiley Street.

Among the significant historic properties in Woodville is the John Smith/Oliver House at 3 Old Nahant Street (c.1792) and dwellings along Water Street where Mill Brook crosses the street, once known as the "Other World."

Recommendations for historic preservation in the Woodville neighborhood.

One of the principal recommendations of the Preservation Plan is to develop a protocol so that archaeological sites such as those along the Mill River will not be inadvertently developed, as is now the case with a residential subdivision that is now proposed for the Wiley Street area. The purchase of this site by the Metropolitan District Commission (the site abuts the Breakheart Reservation) would be a preferable alternative.

As a means of protecting the former settlement sites of native tribes, the Preservation Plan recommends the creation of a Mill River Greenway, which would extend from the

Wiley Homestead
(ca. 1765; 1790 & 1850)
28 Wiley Street

The Wiley family lived in this area since before 1672. John Wiley (died 1672) and Timothy Wiley (died 1728), father and son, served their community as selectmen and as representatives. Wiley St. was part of an early way (shown on the 1750 map) that connected the South Parish with Lynn. This area along the Mill River was a long-term settlement site of Native Americans.



Water Street Scene

In the foreground is a brick tenement building east of the Mill River and the Rattan Factory, a type that is unusual for Wakefield. The store front was the home of the Italian community's Holy Mary Del Carmine Society. A chapel was built on what is now Del Carmine Street south of Water Street. The unusual multi-gabled Gothic Revival cottage in the background is at 288 Water Street (ca 1850).

John Smith House. (ca.1792)
3 Old Nahant Road

This Federal style 1-1/2 story salt-box farmhouse was later remodeled into the Greek Revival style. In the 19th Century, it was occupied by the Oliver family, whose members were associated with the "Other World" (later Woodville) and who also owned farmhouses at 42 Old Nahant Road and 68 Oak St. Shoe making occurred at the shoe shop at Benjamin Oliver's farm at 42 Old Nahant Road.



beginning of the river near Salem Street along the river as it parallels Water Street to where it empties into the Saugus River at the Breakheart Reservation. The Mill River greenway was also a recommendation of the 1925 Master Plan.

In addition, a survey should be conducted of properties in the neighborhood that are listed in the Preservation Plan. These include dwellings on Water Street at the Mill River once known as the "Other World" and additional properties on Old Nahant Road and other neighborhood streets.

6.7 Greenwood

Historical development pattern of the Greenwood neighborhood.

The Greenwood neighborhood has developed as a planned suburban community and has retained its own identity as a result of its separation from the remainder of Wakefield by topographic features, Crystal Lake, by the development of its own commercial center and by its own railroad station.

Greenwood Park was a planned subdivision initially laid out in 1873. It was initially bounded by Babson Pine, Maple and Pitman Streets and Greenwood Ave. A second subdivision in 1889 provided a catalyst for increased development.

Development of the area intensified after 1892, with the extension of the Main Street Streetcar to area. Greenwood has its own commercial center, the only one in Wakefield other than the downtown area.

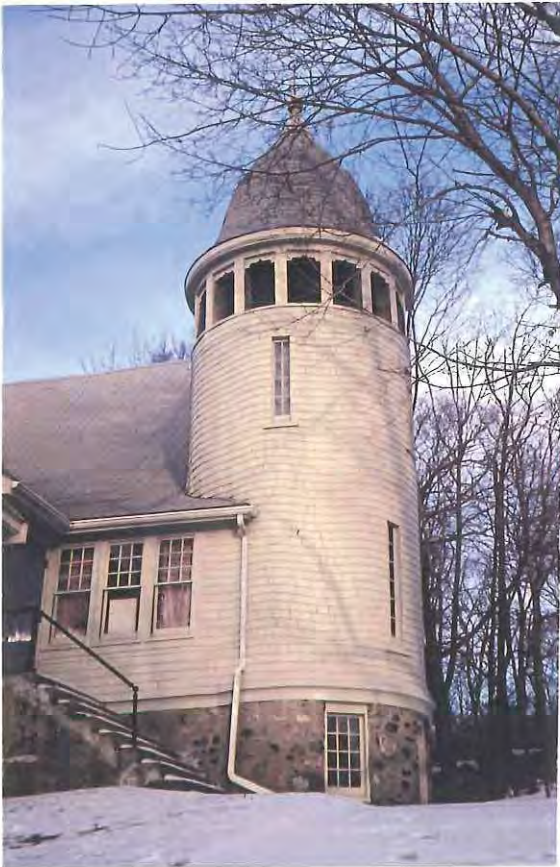
Greenwood was once known for its groves, which were privately-owned parks on high ground where Boston area residents would come to picnic and enjoy the views and escape the heat of the city.

The neighborhood contains many excellent examples of historic architectural styles, including the James Smith House, a Georgian/Federal farmhouse at 58 Oak Street (pre-1765); the high-style Queen Anne style at 52 Oak Street and the Shingle/Queen Anne Style Greenwood Union Church (1884) on Main Street.

Recommendations for historic preservation for the Greenwood neighborhood.

Extensive properties in Greenwood need to be surveyed and included in the town's Inventory of Historic Resources. Not many Greenwood properties were included in the 1984 survey. A full survey would provide the informational basis for a major educational campaign on historic preservation in the neighborhood.

In addition, the Preservation Plan recommends that a National Register Historic District be created along Oak Street and Greenwood Avenue from Main Street to 58 Oak Street. The district covers a range of dwellings that trace the development of the Greenwood neighborhood, including the early Federal farmhouse at 58 Oak Street at one end of the district to the Greenwood Union Church (1884) on Main Street, an excellent example of religious Shingle Style/Queen Anne architecture, at the other end.



Henry H. Savage House
(ca. 1890-1900)
52 Oak Street

This residence is one of the purest and best examples of the Colonial Revival style in Greenwood. Its Queen Anne features include the turreted tower, corner oriel, wide rounded bay windows, fish scale shingles and expansive front porch. Colonial Revival details include the paired hip-roof dormers and balustraded hip roof. HH Savage was a Boston broker and land developer.



Greenwood Union Church (ca. 1884)
Main at Oak Street

This church is an eclectic mix of Stick, Queen Anne and Shingle styles. Its banded windows, turreted towers, fancy shingling and decorated bargeboards were a mix of stylistic elements of the 1880's. As Greenwood continued to grow in 1870's, residents decided that it needed its own church, and the Greenwood Congregational Society was founded in 1873.

James Smith House
(pre-1765)
58 Oak Street

This is a classic Georgian farmhouse with Federal alterations so typical of the New England landscape before the Revolution. It was later owned by Deacon Ezekiel Oliver, a farmer and shoemaker. Oak St. was laid out to this house in 1819 and not extended to Nahant St. until 1847. The house includes a "Beverly Jog," a 1-1/2 story shed roof addition.



See Map 13 for the location of the recommended district.

The plan also recommends the development of an urban design revitalization plan for the Greenwood commercial center, building on the historical commercial buildings that exist there and which could be the base of a revitalization effort.

In addition, Native American quarry sites in the area of Hart's Hill and High Hill should be researched to determine where the town should be restricting development in order to preserve these archaeological resources.

7. Tools and Techniques Available to Implement Wakefield's Preservation Goals

Realizing the preservation of Wakefield's historic resources will require more than one approach or technique. In one instance, a regulatory solution will work, whereas in another instance the only realistic path will be acquisition. Sometimes a combination of approaches will be needed. Protecting Wakefield's historic resources will require a knowledge of what preservation tools exist and when they should be applied.

The techniques described here are only a brief summary of the variety of tools and techniques available to municipalities in advancing the goals of historic preservation. Where applicable, mention is made of the use of the tool in Wakefield, how it has been applied, and how it might be improved for use in the town.

A more comprehensive review of preservation tools and techniques is available in "Preservation Through Bylaws and Ordinances: Tools and Techniques for Preservation Used by Communities in Massachusetts," prepared by Christopher C. Skelly, Director of Local Government Programs for the Massachusetts Historical Commission.

7.1 Regulatory Tools

Because new development is a major threat to historic structures and landscapes, land use regulations are an important part of any preservation strategy. Zoning is one of the most important of these regulatory tools. Regulatory powers available are wide-ranging and can be extremely effective in moderating the effects of development on historic resources.

However, regulations do not prevent development but only guide it. They are only one of several approaches that should be considered when developing a strategy for the protection of historic resources.

Site plan review

Site plan review provides a community an opportunity to review plans for non-residential new development---or for larger subdivisions---and to seek improvements that will reduce negative impacts and improve the functioning of the development proposed on the plan. Site plan review looks at plan items only and is not a means of reviewing design elements that are in elevation, except as they impact the functioning of the plan (for example, loading dock locations).

Special Permits

Special permits are additional powers available to local boards through zoning bylaws. Special permits are discretionary and are typically used where a use allowed by-right in the zoning bylaw needs additional review or oversight to assure that the purpose of the zoning district is achieved. For example, cluster or open space developments are usually allowed only

by special permit because of the design review that is necessary to achieve the desired objective of open space preservation. Potentially noxious uses such as gravel operations.

Open Space Development

Open space development, or cluster zoning, allows the reduction of residential lot size and frontage requirements if a certain portion of the parcel is reserved as protected open space. The availability of cluster provisions can be important to the protection of historic resources, since it allows developers the option of avoiding the destruction of historic sites while still keeping the same density of dwellings that was proposed in the original conventional subdivision plan. The use of cluster zoning can protect open space and historic resources at no cost to the municipality.

Transfer of Development Rights

Transfer of Development Rights (TDM) allows the transfer of density from one parcel and the assignment of that density to another parcel. TDM's are usually allowed only by special permit. The concept is similar to open space zoning, except that the clustering occurs across property lines. TDM has been controversial in instances where neighbors in the "receiving" area do not want the added density. However, TDM's are sometimes valuable in saving open land or historic resources where no other option is available and where circumstances favor it.

Hammerhead lots

Hammerhead lots are a provision in the zoning bylaw that allows substantially reduced frontage and "neck" width requirements if the size of the lot is increased. They are usually allowed only by special permit.

Hammerhead lots have a function in preserving historic resources because they allow development to move back from scenic and historic roads, thereby reducing the amount of disturbance and visual impact at the road edge. When used effectively, only a drive may be visible from the road using this option.

Common Driveways

Common driveway provisions in a zoning bylaw help to preserve the integrity of historic resources by minimizing the amount of cuts that could occur on scenic roads and through historic stone walls. They can apply to either residential or commercial development and are usually given by special permit.

Zoning amendments to preserve the character of scenic roads.

Several zoning provisions can assist in the preservation of the character of scenic roads. No-cut provisions can be instituted either as a zoning amendment or as a condition of the approval of a subdivision plan. Building setback minimums are helpful. The restriction of curb cuts on scenic roads can be mandated, but most successfully as part of the approval of a subdivision plan.

In some instances, the relaxation of restrictions is what is called for in order to preserve the appearance of a road. For example, the strict adherence to adequate sight lines as described in subdivision regulations can result in the cutting of large trees at the intersection of a subdivision and a scenic road. Circumstances such as this may require a resolution that provides adequate sight distance but with the Planning Board granting a waiver from the regulations so that the developer can avoid unnecessary cutting.

Subdivision Regulations

Subdivision regulations lay out the "ground rules" for the dividing up of land into house lots and commercial subdivisions. They are intended to provide prior notice to developers as to what the Planning Board expects in terms of development standards for design and construction of private and public ways. State enabling legislation constrains the latitude that Planning Boards have in developing subdivision regulations.

In amending subdivision regulations to increase protection of historic resources, two opportunities exist. The first is that, if a Planning Board wishes to have the latitude to review the impact on historical resources of a proposed subdivision, it must assure that the regulations clearly state this. In other words, the regulations must tell the developer in advance---must provide "due notice"---that historic preservation issues may be a reason that the Planning Board may deny the plan or request revisions.

The second opportunity is that subdivision regulations may include a provision that the Board may ask for special impact studies if it believes that the development will adversely affect historical resources. This is a very important option that is available to Planning Boards, but only if Boards amend their regulations to include this provision.

Design Review

One of the more effective tools for the protection of historic resources is design review. Unlike most zoning regulations, which regulate only those design elements that are on plan, design review allows the community to comment on design issues that are in elevation. Design review usually only applies to commercial development.

Scenic Roads Bylaws

The Scenic Roads Act (G.L. Ch. 40, sec. 15C) allows municipalities to enact a bylaw to protect local roads for their historic, scenic and aesthetic values. The law states that:

"any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls or portions thereof, except with the prior written consent of the planning board."

The law requires a public hearing, unless the proposed work does not involve trees or walls. It applies to the entire right-of-way, including walls and trees at the edge of the right-of-way. Where the boundaries of a right-of-way are in question, stone walls may be used as boundary lines. The Scenic Roads Act complements the Public Shade Tree Act, which does not protect trees from road construction. Local roads may be designated as scenic under the act. In addition, state routes may also be subject to the Scenic Roads provisions if they are incorporated into a National Register District or through special legislation.

Public Shade Tree Act

Trees within a public right-of-way are public property and, as such, are subject to the provisions of the Public Shade Tree Act. The law requires that every community shall designate a tree warden, who shall hold a public hearing when any public shade tree is proposed for removal, cutting or trimming. Trees must be posted with such hearing notices. Appeals to the decision of the tree warden may be made to the selectmen. Removal of dead, diseased or dangerous trees is exempt from the Act.

Sign Regulations

Accessory signs can be regulated by a local zoning bylaw or town bylaw. Local authority over signs extends to all signs on private property, including professional signs. The local building inspector or zoning enforcement officer enforces the bylaw. Existing signs were grandfathered under zoning provisions before 1957, but that exemption has been removed. Sign control is an important component of any effort to preserve the historic character of a community. This requires both a sound bylaw and strict enforcement.

Special Assessment Policy

The Massachusetts legislature recently approved enabling legislation allowing municipalities to phase-in increased property assessments when an historic structure is substantially restored. Chapter 191 of the Acts of 1996 allows, under local option, the authorization to phase-in over a five-year period rehabilitation work for owner-occupied residential properties that are listed in the State Register of Historic Places.

7.2 Acquisition Tools

Purchasing all or a partial interest in an historic resource is the most certain approach to the preservation of historic resources. Most of the funding available to purchase historic properties originates from conservation and agricultural agencies and is for the purchase of land.

Few historic structures are purchased by public agencies to be owned in full fee. Most of the acquisition approaches to protecting historic buildings involve either the purchase or gifting

by the owner of a preservation restriction or facade easement, while the building continues to remain in private ownership and use.

Conservation Restrictions

A conservation restriction is in effect a deed restriction that prevents some or all of development from occurring on a parcel. These "development rights" can be either donated or purchased. Conservation restrictions are a preferred method of protecting open or agricultural land because the land remains in private ownership. Therefore, the land continues to be used as private property and the public is saved from maintaining the land or having to purchase full fee title to protect it. Under the provisions of G.L. Ch. 184, sec. 31-33 approved in 1969, conservation restrictions may now be held in perpetuity.

Gifts of conservation restrictions to either public or non-profit entities must be approved by the local board of selectmen and by the Secretary of Environmental Affairs. The statute permits but does not require public access as part of the restriction, depending on the purpose of the restriction.

Preservation Restrictions

Preservation restrictions are allowed under the provisions of the Conservation Restriction Act. These restrictions can limit the exterior and interior alterations of a building, the altering of a site, or historically inappropriate uses when this is necessary to preserve the structure or site for its architectural or archeological value or for its historical associations. Each preservation restriction must be approved by the selectmen and by the Massachusetts Historical Commission. The restriction may be held by the local historical commission or by some other approved public or non-profit entity.

Buy/restrict/resell

This is one of the most effective approaches to protecting historic resources. It involves the purchase of a property, the placing of a preservation or conservation restriction on all or part of the property, then reselling the property with the restrictions in place. In many instances, the property can be resold without a loss in value. Restrictions on structures tend to reduce value less than restrictions on land.

Limited development

Limited development involves the development of a site at less than the allowed density, thereby allowing the preservation of an historic or open space resources. This approach can be used in either residential or commercial developments.

Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund is a matching grant program that is administered by the Massachusetts Historical Commission and assists public or non-profit owners of historic properties to purchase, restore and maintain them. A requirement of the program is that the property to be purchased or improved must have a preservation restriction placed on it. The program is currently processing its last funding round of a bond authorization, and it is unknown if the program will be refunded. A property must be on the National or State Register to qualify.

Self-Help Program

This is a matching grant program administered by the Massachusetts Division of Conservation Services. It provides up to \$500,000 per project to municipalities for the acquisition of land that will be protected for conservation and passive recreational purposes. Landscapes that have historical significance also qualify for this funding if they also have conservation and recreational value.

The Agricultural Preservation Restriction Program

The Agricultural Preservation Restriction Program, administered by the Massachusetts Department of Food and Agriculture, provides farmers an alternative to selling their land for development. The APR Program assists in the purchase of development rights to prime, active farmland. This provides the dual benefit of providing cash to farmers to continue their operations while assuring that the land will stay open in perpetuity.

Since the APR Program has a per-acre cap on what it will spend for agricultural land, a local match is usually required to purchase farmland in most parts of the state. The Department of Food and Agriculture encourages municipalities to participate in funding the match and in being co-holders of the deed restrictions.

Chapter 61

MGL Chapter 61, the Farmland Assessment Act, allows local assessors to tax land in active forestry use (Chapter 61), agricultural use (Chapter 61A) or open recreational use (Chapter 61B) at their farming, forestry or recreational value, rather than their highest and best use, which would be the uses for which they are zoned. The act was designed to preserve the viability of farming by reducing the tax burden on farmers. It has been an important tool in the preservation of the viability of historic farms.

Reservation of land provisions in the Subdivision Control Law

Under the provisions of the Subdivision Control Law (G.L. Ch. 41), local planning boards may, as a condition for approving a subdivision, require the developer to set aside for "park" purposes a part of the subdivision "not unreasonable in area in relation to the land being subdivided" for a period not to exceed three years. This is only a "set-aside" for three years, not a gift from the developer. If a community wishes to reserve this land in public use, it will have to purchase it. However, the advantage of this provision is that it gives the town a reasonable time to decide whether to purchase the site.

This provision would be useful when a part of a subdivision has been determined to contain historic resources, particularly resources of an archeological nature, such as old foundation ruins or Native American settlement sites. It can also have limited application in protecting especially valuable scenic vistas. While a community would prefer to have a developer use cluster zoning and its open space provisions to protect such resources, thereby reserving an historic resource without cost to the public, this reservation clause would be useful when a developer chose to go the route of a conventional subdivision.

7.3 Special Districts Tools

Local 40C Historic Districts

Massachusetts General Laws Chapter 40C allows municipalities to create local historic districts for areas that qualify under guidelines established by the Massachusetts Historical Commission. The purpose of the 40C districts is to protect areas of architectural and historical integrity. The historic districts that are created under 40C allow a range of protections for historic properties, including inappropriate alteration, and are administered by a local historic districts commission.

Neighborhood Conservation Districts

Neighborhood Conservation Districts are overlay zoning districts that provide limited protections for areas that have special architectural or historical attributes. Usually, these areas would not qualify for historic district designation but nonetheless have qualities worth conserving. In other instances, a district may qualify for 40C and National Register status, but local conditions may preclude getting approval for these designations.

Conservation districts regulate new construction, additions, and demolition through a design review process. The powers and scope of what the conservation district includes within its regulations varies among communities. Currently, the City of Cambridge is the only municipality in the Commonwealth to have adopted neighborhood conservation districts.

National Register Districts

Districts created through nomination to the National Register of Historic Places recognize coherent areas that are important in American history, culture, architecture or archeology. The National Register Districts are federal designations; nominations are made to the Secretary of the Interior through the Massachusetts Historical Commission. National Register designations are important because they recognize the significance of an area to the community, state or nation. Unlike 40C districts, however, they do not provide any protection against inappropriate alteration or demolition.

Zoning Overlay Districts

Zoning overlay districts set special requirements over and above the underlying zoning district. They are usually enacted to advance certain natural resource objectives such as the protection of groundwater resources, floodplains and wetlands. However, they can also be applied to historical resources such as archeological and geological resources. Overlay districts usually require additional information on the resource to be provided with development submissions, and they require mitigation measures when such resources will be affected.

7.4 Restoration Funding Tools

Historic properties can be expensive to maintain, and the existence of funding programs can be important to assuring the long-term viability of historic resources.

Massachusetts Preservation Projects Fund

The MPPF was described earlier under the acquisition tools section, but it is principally a major source of funding for the restoration of historic structures.

Urban Self-Help Program

The Urban Self-Help Program is similar to the Self-Help Program except that it is oriented to urbanized areas. In addition to the acquisition of land, this program provides funding for the construction of active recreational facilities, such as parks and playgrounds.

Massachusetts Community Development Block Grant Program

The Small Cities Program provides funding principally for housing rehabilitation and related commercial improvements.

Land and Water Conservation Fund

This federal program funds federal, state and local land acquisition and recreational improvement projects. In Massachusetts, the LWCF is administered by the Division of Conservation Services. The stateside part of the program has been seriously underfunded for several years; however, Congress appears to be ready to authorize a major increase to states and localities in the next fiscal year.

Federal Rehabilitation Tax Credits

These tax credits are available to National Register properties or qualifying structures in National Register districts. They can be used for commercial property or multi-family adaptive reuse projects.

DEM's Historic Landscapes Program

This program provides modest grants to public properties that are listed on the National or State Registers. Funds can be used for preliminary planning, preparation of construction documents or the conducting of construction improvements to historic landscapes.

7.5 Information Tools

One of the most powerful tools available to the historic preservationist is information. An historic resource can be destroyed with impunity if no one knows its significance. Information in effect places a protective mantle around a property that says, in effect, "This property is significant and deserves to be saved." While this mantle is very fragile, it is always the essential first step if a property is to be preserved.

The information tools available to municipalities include:

Survey and Planning Grants

The Survey and Planning Grant program is administered by the Massachusetts Historical Commission and provides an excellent source of funding for local projects that are consistent with MHC's State Historic Preservation Plan. That plan focuses on the need to identify, evaluate and protect the state's cultural resources.

Eligible projects include the following:

- Inventories of historic, architectural, landscape and archeological resources.
- Preparation of National Register Nominations.
- Surveys or planning projects for the identification, evaluation and protection of National Register-eligible resources.
- Support of preservation planning and education efforts.
- Development of local initiatives for the protection of historic resources.
- Pre-development and development projects (for Certified Local Governments only).

The program requires a 40% local cash match, with grant rounds usually beginning in the Fall and awards made in the Spring. Projects are 6-9 months in duration and have a minimum project cost of \$10,000.

The Survey and Planning Grant program has funded projects such as local inventories of historic resources, the preparation of preservation plans, public education programs, feasibility studies for historic projects and related projects. The S&P Grant program is a way to fund those activities that provide the basic information related to historic resources and that support educational activities that assist the public in knowing about the rich historic resources that exists in their community.

National Register Nominations

The National Register of Historic Places is the nation's official list of buildings, districts, sites, structures and objects important in American history, culture, architecture or archeology.

The Massachusetts Historical Commission administers the National Register program for the National Park Service.

Nominations to the National Register are based on a comprehensive survey of local historical resources that document the historical and architectural value of individual properties. These surveys identify properties that are eligible for listing in the National Register and allow decisions concerning whether a property should be listed to be made within a consistent context. National Register nominations can be either for individual properties or for area-wide resources.

The benefits of National Register nomination are that it gives public recognition to a property or area for its significance to the community, state and/or nation. It also makes a property eligible for federal tax incentives for rehabilitation, gives it a limited degree of protection against publicly-funded projects, and provides eligibility for matching state grants under the Preservation Projects Fund.

Municipal Inventories of Historic Properties

The basis of all efforts to preserve a community's heritage is to identify, describe and locate its historic, architectural and cultural resources. This includes buildings, structures, objects, areas, landscape features and sites that are of importance to the community.

This data base of information becomes the basis for making decisions concerning the most appropriate and effective way to preserve these significant resources. These inventories are essential in identifying properties that should be nominated for National Register status and in delineating National Register and local historic districts. They are also invaluable as educational resources, including their use in informing owners of the historical and architectural value of their properties.

The survey also becomes a part of the statewide inventory of historic resources maintained by the Massachusetts Historical Commission. The MHC is currently entering the statewide inventory into the Massachusetts Cultural Resource Information System (MACRIS), an interactive computerized data base that will provide improved access to this extensive information.

The Wakefield Historical Commission applied for and received a Survey and Planning Grant from the Massachusetts Historical Commission to conduct a survey of historic resources in 1984. Those inventories surveyed approximately 383 properties in Wakefield.

The Wakefield Preservation Plan recommends an additional survey of 545 properties and revisions to the earlier inventory sheets. The plan also recommends how the Town's survey might be used to increase the awareness among property owners, realtors and the general public of the significance of Wakefield's historic structures, sites and landscapes. These recommendations are included in the Goals and Action Plan sections of the report.

Local Histories

Histories of local communities are important to historic preservation efforts because they provide the context within which historic properties were built and used. They bring the story of history to life.

While local histories are invaluable informational tools, they are accessed by only a small percentage of the public. In addition, local histories typically provide a mass of detail without placing events in larger context of state, national and world history. What is often needed is an abbreviated version of local history that is accessible yet provides the essential information necessary to adequately tell the story.

New Investigations

Inventories of historic properties include those areas that are known to exist or have existed, including structures, ruins of structures or known archaeological sites. However, inadequate information frequently exists about sites that are not as evident. These include unexplored archaeological sites, old trails and historic geologic formations.

New information about these sites can either be obtained by commissioning a consultant to perform a formal investigation (the preferred approach for potentially sensitive archaeological sites) or it can be performed by volunteers in the field.

As described in the Needs section of the Wakefield Preservation Plan, there are areas where new investigations are necessary to assure the protection of the town's archaeological historic resources. A formal investigation by a consultant is recommended to identify and confirm the locations of Native American settlement sites.

DEM's Historic Landscapes Program

Information about historic landscapes can be funded through the Historic Landscapes Program administered by the Massachusetts Department of Environmental Management. Properties must be on the National or State Registers to qualify for funding.

7.6 Educational Tools

It is difficult to protect historical resources if few individuals in a community know that they are important. The more residents are aware of the value of the historical resources in their community, the more likely those resources will be preserved. Educational activities are an extremely important protective tool for historic preservation, particularly in those communities where the value of protecting historic resources may not be widely appreciated.

Municipal Surveys of Historic Structures

Perhaps the most focused and effective educational tool available to local historical commissions is their local surveys of historic resources. When distributed to owners of properties and to realtors, this information can be enormously effective in influencing the actions of owners in preserving their properties.

Forms are effective in the information that they convey---especially where an owner may not have been cognizant of the full historical or architectural value of their property---and for the opportunity that the distribution of the forms gives to local commissions in reminding owners that they are stewards of the community's history. However, the degree of effectiveness of the survey forms is in direct relationship to owners receiving copies of them. Therefore, a system must be created to assure that the surveys are distributed, that owners receive new information about their properties and that they are requested to become partners with the Historical Commission in adding to this information.

Slide Programs/Speakers Bureau

Slide programs are especially effective educational tools because of their visual character and flexibility. Every community should have slide programs on the following topics:

- The historical progression of architectural styles in the community.
- An overview of the history of the community, as told through images of its historic sites.
- The evolution of the economic base of the community and the role that the landscape played in the development of the economy.
- A history of the people and culture of the community, as told through the places where residents have lived and worked.
- A narrative history of special events in the community.
- A history of the development of the landscape, described using surficial geologic terms, and the influence that this geologic history has had on the use of the land.
- Narrative/visual summaries of reports, such as preservation plans.

Slide programs can also be videotaped and kept on file at the proposed preservation resource center at the Lucius Beebe Memorial Library for public access and use.

The Wakefield Preservation Plan has generated a substantial collection of slides that can be used to develop such programs.

House Tours

House tours are excellent educational programs because they place individuals personally within an historical context. Because of this, they have a "realness" to them that can't be replicated by other means. They also have the personal touch that other educational approaches do not have.

House Plaques

House plaques are simple plaques placed on historic properties that identify the historic name of the structure and the date of construction of the original part. House plaques have an intangible but nonetheless very effective result in protecting a structure from demolition or major alteration. Their preventive power lies in their visibility and the prominence that they give to the

structure's history. In effect a plaque says "this place is a valuable historic resource and should be protected."

The Wakefield Preservation Plan recommends that a house plaque program be initiated in the town.

Walking and Bus Tours

Historic walking tours can focus either on urbanized neighborhoods or integrated into environmental hiking tours. Walking and bus tours are an excellent way of addressing the "big picture" of historic preservation. Such tours bring residents out-of-doors where they can experience the relationships between buildings and the surrounding landscape. Outdoor tours provide an opportunity to familiarize citizens with the need to protect historic landscapes and archeological sites, not only buildings.

Interpretive Monuments

When historical structures disappear, one way to preserve the memory of the significance of a site is to place a commemorative marker within public view. These monuments provide an opportunity for the public to know that something significant occurred or existed at this location. When a significant structure or site is gone, that may be the best that can be done.

However, the significance of commemorative markers should not be minimized. Where a marker is placed on open land, it has the same effect as an historic plaque placed on a structure: it has a tendency to protect the site from being defiled. For example, if a subdivision was proposed for an open site that had a marker near the road that identified the site as having some historical significance, the marker would have notified the public that the site has historical value and that options to conventional development should be explored.

These options could include purchase of a full fee interest in the property; the purchase of a conservation restriction; reservation of the most historical part of the site through the development of the site in an open space or cluster subdivision; or development of the site at a less density that would preserve part of the site. Had the marker not existed, the significance of the site would be known to only a few persons in the community and the momentum to develop as a conventional subdivision would be insurmountable.

School Curriculums

The integration of historical components into school curriculums received an impetus from the Massachusetts Education Reform Act. The Social Studies Frameworks that developed out of the act require the integration of Massachusetts history into the teaching of history. This requirement provides an opportunity to include local history into the curriculum as a way of illustrating larger state and national concepts.

The Wakefield Preservation Plan recommends the creation of "history units" that would parallel and complement school curriculum frameworks and be integrated with current local history initiatives. Historic preservation needs to be emphasized in these school programs.

News Articles

Newspaper articles provide a readily available source for reaching a wide local audience on issues related to local history and historic preservation. Articles can originate from a reporter covering an event (a lecture, a house tour, a bus tour or a walking tour); a controversy (the projected demolition or spoiling of an historic site); a dedication of a site that has been saved; an historical anniversary date (for example, the 200th anniversary of the groundbreaking for a local engineering project); an accomplishment (the acceptance of a National Register nomination or the receipt of a funding grant); or the publication of a report on local preservation efforts. Feature articles can also be suggested about events that occurred at local sites.

Articles can also be written by local preservationists and submitted to community newspapers as op ed pieces. Letters to the editor are excellent for focusing on specific issues of topical concern or for following up on a news article.

Preservationists frequently assume that local newspapers are too pro-development and that they therefore do not support the goals of historic preservation. However, community newspapers are always looking for news stories and topics of interest to relay to their readers and they know that the general public is supportive of preservation objectives.

Exhibits

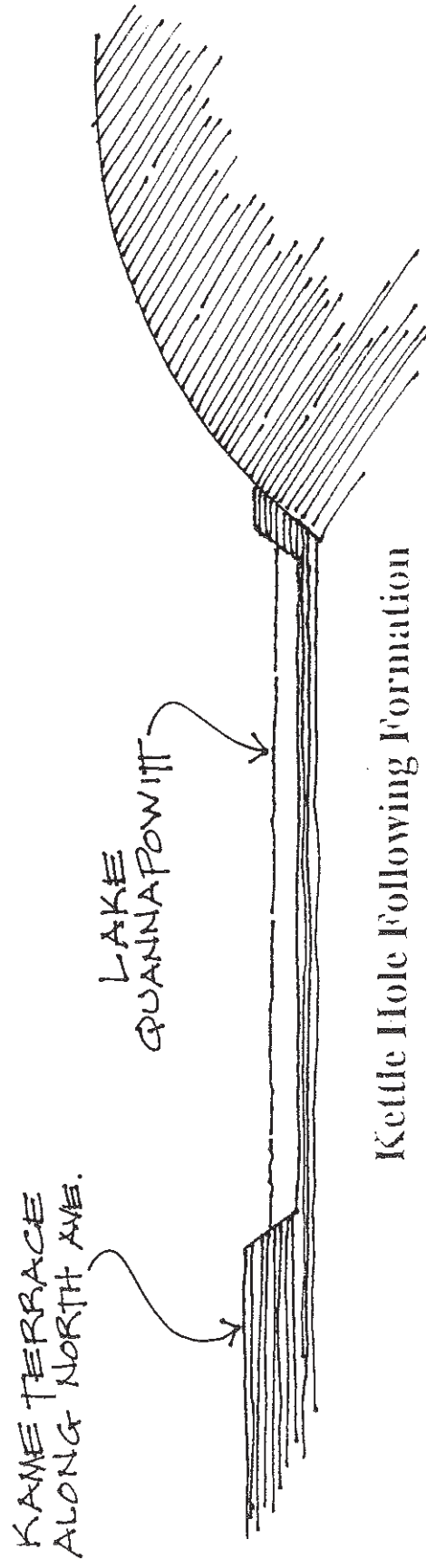
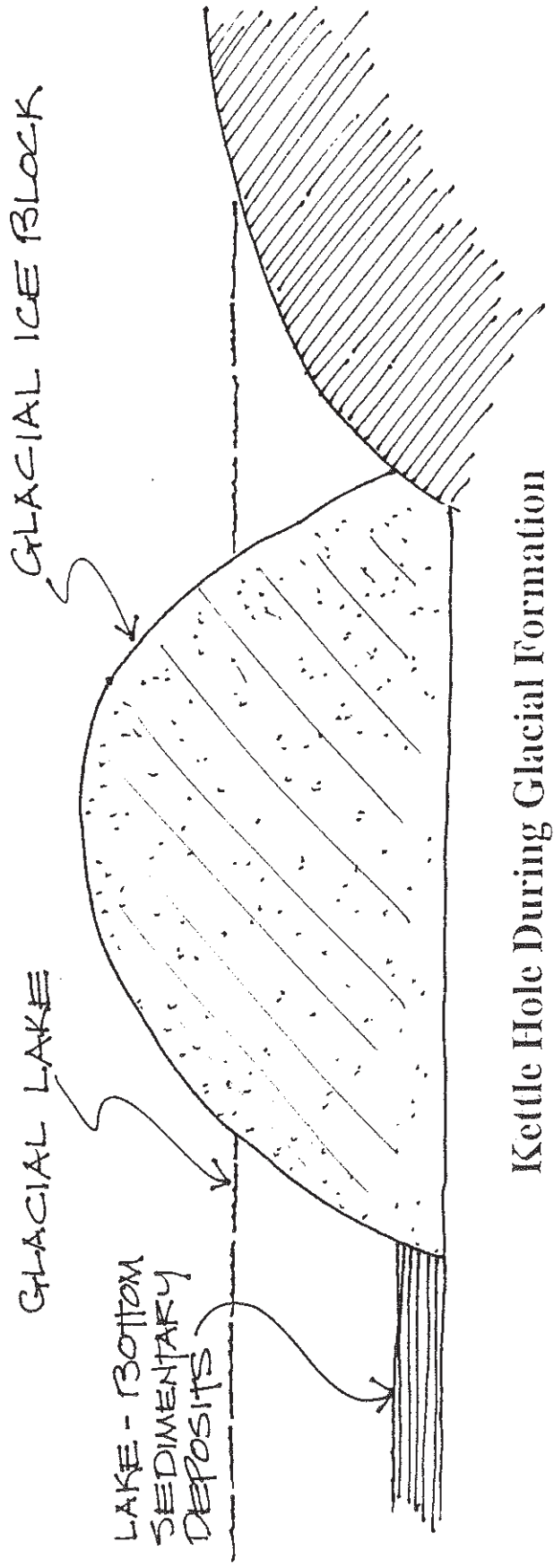
Exhibits in well-traveled areas provide the opportunity to reach residents that may not attend special events related to historic preservation. Exhibits have the disadvantage of being passive but have the advantage of being able to remain in one location for an extended period.

Exhibits are most effective when they interact with a related event, for example, a photo competition that has an historic preservation theme or an exhibit that commemorates an anniversary of an historic event. The opening of an exhibit is usually accompanied by an article in the local newspaper.

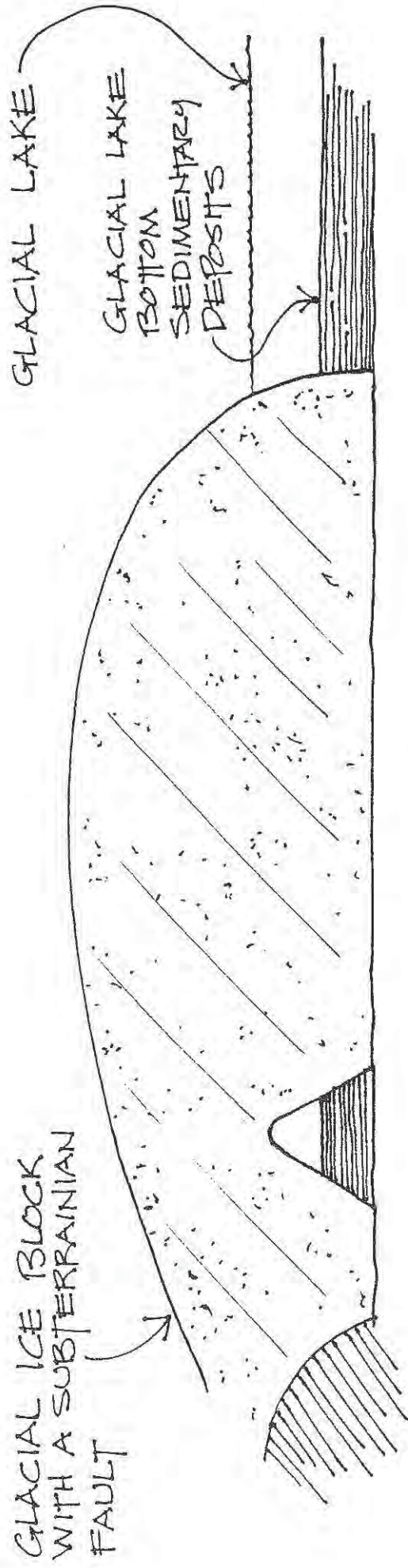
In Wakefield, an annual photo competition sponsored by the Wakefield Historical Commission might be an excellent opportunity for residents to see the beauty of their historic structures and historic landscapes.

Appendix A

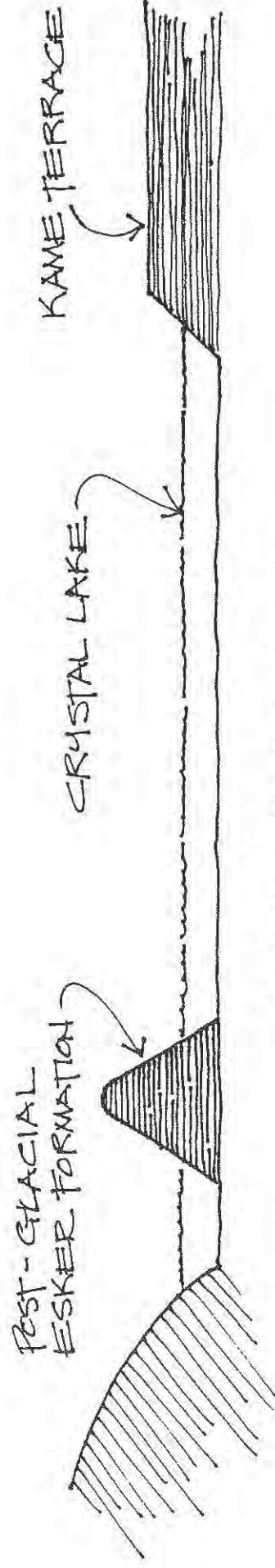
**Illustrations of how Lake Quannapowitt
and Crystal Lake were formed.**



Glacial Origins of Kettle Holes



Glacial Action Forming an Esker



Post-Glacial Esker Formation

Glacial Origins of Esker Formations

Appendix B

Listing of Historic Properties Inventoried in Wakefield

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
		WAK.913		World War II Memorial	E	Wakefield	O	*
					B			
		WAK.914		Korean and Vietnam Memorial	E	Wakefield	O	*
					B			
		WAK.916			C	Wakefield	S	*
					E			
		WAK.A		Church - Lafayette Streets Historic District	A	Wakefield	A	
		WAK.B		Common Historic District	B	Wakefield	A	
		WAK.C		Wakefield Park Historic District	C	Wakefield	A	
		WAK.D		Yale Avenue Historic District	D	Wakefield	A	
		WAK.E		Wakefield Multiple Resource Area	E	Wakefield	A	
						Greenwood Montrose		
		WAK.F		First Period Buildings of Eastern Massachusetts	F	Wakefield	A	
		WAK.G		Wakefield Rattan Company	G	Wakefield	A	
		WAK.H		Metropolitan Park System of Greater Boston	H		A	*
Aborn St	18A-20	WAK.62		Aborn Street, 18A-20	E	Wakefield	B	
Adams St	6	WAK.253		Adams Street, 6	E	Wakefield	B	
Albion St	13-15	WAK.250				Wakefield	B	
Albion St	18	WAK.227		Quannapowitt House		Wakefield	B	
Albion St	26	WAK.224		Item Building	E	Wakefield	B	
Albion St	45	WAK.249		Wiley, John House		Wakefield	B	
Albion St	63	WAK.248		Williams, Francis House		Wakefield	B	
Albion St	68	WAK.223		Hartshorne, Charles F. House		Wakefield	B	
Albion St	178	WAK.222		Harvard Knitting Mills		Wakefield	B	
Albion St	335	WAK.238		Gould, Abraham House		Wakefield	B	
Albion St	371	WAK.237		Paine, Stephen House		Wakefield	B	
Albion St	379	WAK.228		Tilton, D. Horace House	E	Wakefield	B	
Albion St	380	WAK.221		Albion Street, 380	E	Wakefield	B	
Albion St		WAK.373	250a	U. S. Post Office - Wakefield Branch		Wakefield	B	
Avon St	10-10A	WAK.297				Wakefield	B	
Avon St	23	WAK.293		Avon Street, 23	E	Wakefield	B	
Avon St	25	WAK.296		Avon Street, 25	E	Wakefield	B	
Avon St	29	WAK.294				Wakefield	B	
Avon St	30	WAK.295		Greenough, William S. House		Wakefield	B	
B and M Railroad		WAK.905		Boston and Maine Railroad		Wakefield	S	

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name..... St No... MHCN..... Loc Nbr... Historic Name..... Ar Code Places..... Type NF

Street Name	St No	MHCN	Loc Nbr	Historic Name	Ar Code	Places	Type NF
Bartley St	48	WAK.206		Bridge Sherry Wine Bitters Production Facility		Wakefield	B
Beacon St		WAK.343		Beacon Street Tomb	E	Wakefield	B
Bennett St	5	WAK.145		Boit, E. E. Home for Aged Women	E	Wakefield	B
Bennett St	60	WAK.146		Gaffey, John B. and Frank T. House		Wakefield	B
Broadway	72	WAK.213		Wakefield Waterworks Filter House		Wakefield	B
Broadway	108	WAK.210		Wakefield Waterworks Pumping Station		Wakefield	B
Broadway	135	WAK.205				Wakefield	B
Broadway	144	WAK.204		Kimball, Cyrus House		Wakefield	B
Broadway	152	WAK.203		Kenniston, J. W. House		Wakefield	B
Bryant St	2	WAK.93				Wakefield	B
Bryant St	5	WAK.11		Emmanuel Parish Episcopal Church	B	Wakefield	B
Bryant St	5	WAK.94		E Emanuel Episcopal Church Rectory		Wakefield	B
Butler St	81	WAK.115		Butler, Aaron House		Montrose	B
Cedar Ct	6	WAK.277		Downes, John W. House		Wakefield	B
Cedar Ct	8	WAK.276		Davis, Augustus A. House		Wakefield	B
Cedar Pl	1	WAK.278		Frye, Walter H. House		Wakefield	B
Cedar St	39	WAK.280				Wakefield	B
Cedar St	65	WAK.279				Wakefield	B
Chestnut St	7	WAK.289		Perkins, A. C. House		Wakefield	B
Chestnut St	11	WAK.288		Perkins, A. C. House		Wakefield	B
Chestnut St	15	WAK.286		Chestnut Street, 15	E	Wakefield	B
Chestnut St	21	WAK.287		Chestnut Street, 21	E	Wakefield	B
Chestnut St	39	WAK.285		Mooney, Amos W. House		Wakefield	B
Chestnut St	72	WAK.274				Wakefield	B
Chestnut St	94	WAK.272		Killorin, George W. House		Wakefield	B
Chestnut St	95	WAK.270		Chestnut Street, 95	E	Wakefield	B
Chestnut St	120	WAK.269		Thayer, Harry I. House	E	Wakefield	B
Chestnut St	122	WAK.268			C E	Wakefield	B
Chestnut St	127	WAK.252		Boit, Elizabeth House	E	Wakefield	B
Chestnut St	128	WAK.267		Perkins, Oliver House		Wakefield	B
Church St	1	WAK.369		First Parish Congregational Church	E	Wakefield	B
Church St	10	WAK.368		Adams House	B	Wakefield	B
Church St	12	WAK.367				Wakefield	B

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Church St	16	WAK.366		Hart, Henry J. House		Wakefield	B	
Church St	18	WAK.365		Upton, Edward A. House		Wakefield	B	
Church St	24	WAK.364		Atwell, S. B. House		Wakefield	B	
Church St	34	WAK.363		Deadman, William House	E	Wakefield	B	
					A			
Church St	36	WAK.362		Hartshorne House	E	Wakefield	B	
					A			
Church St	38	WAK.361		Hay, Francis House	E	Wakefield	B	
					A			
Church St	40	WAK.360		Wiley, Ebenezer House	E		B	
					A			
Church St	41	WAK.359		Hartshorne, Col. James House	E	Wakefield	B	
					A			
Church St	42	WAK.358		Stacy, Samuel House	E	Wakefield	B	
					A			
Church St	44	WAK.357		Cowdrey, Nathaniel House	E	Wakefield	B	
					A			
Church St	46	WAK.356		Emerson, William House	E	Wakefield	B	
					A			
Church St		WAK.801		Old Burial Ground	E	Wakefield	BG	
					B			
Clarina St	1-3	WAK.400			C	Wakefield	B	*
					E			
Clarina St	8	WAK.266		Wilkins, Edward House		Wakefield	B	
Common St	1	WAK.355			E	Wakefield	B	
					B			
Common St	3	WAK.354			E	Wakefield	B	
					B			
Common St	5	WAK.383			E	Wakefield	B	*
					B			
Common St		WAK.353		First Baptist Church	E	Wakefield	B	
					B			
Converse St	30	WAK.242		Warren, H. M. Public School	E	Wakefield	B	
Converse St	39	WAK.241		Converse Street, 39	E	Wakefield	B	
Converse St	70	WAK.240				Wakefield	B	
Cooper St	11-13	WAK.185		Gould, Capt. Thomas Homestead		Greenwood	B	
Cooper St		WAK.917		Cooper Street Bridge over B & M Railroad		Greenwood	S	
Cordis St	6	WAK.51		Nicols House		Wakefield	B	
Cordis St	12	WAK.52				Wakefield	B	
Cordis St	16	WAK.53		Clark, Sylvanus House		Wakefield	B	
Cordis St	28	WAK.54		Cordis Street, 28	E	Wakefield	B	
Cordis St	47	WAK.56				Wakefield	B	

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type NF
Cordis St	49	WAK.57		Brown, John House		Wakefield	B
Cordis St		WAK.55		Hurd, Francis P. Public School		Wakefield	B
Cottage St	2	WAK.156				Greenwood	B
Court St	48	WAK.58				Wakefield	B
Crescent Hill St	5	WAK.106				Wakefield	B
Crescent St	10	WAK.98		Eaton, Lilley House		Wakefield	B
Crescent St	17	WAK.100		Hart, Dr. John House		Wakefield	B
Crescent St	19	WAK.99		Crocker House		Wakefield	B
Crescent St	26	WAK.102		Lincoln Elementary School		Wakefield	B
Crescent St	30	WAK.101				Wakefield	B
Crescent St	37	WAK.103		Wakefield Fire Station		Wakefield	B
Crescent St	40	WAK.104		Crescent Street, 40	E	Wakefield	B
Crescent St	51A-51B	WAK.105		Chapman, A. W. House		Wakefield	B
Dell Ave	2	WAK.264			E	Wakefield	B
					C		
Eaton St	6	WAK.107		Cutter, Nathaniel Everett House		Wakefield	B
Eaton St	15	WAK.108		Eaton, Zenas House		Wakefield	B
Eaton St	21	WAK.109		Kingman, Samuel House		Wakefield	B
Eaton St	23	WAK.110		Upham, E. S. House		Wakefield	B
Elm Sq	4-6	WAK.332				Wakefield	B
Elm St	1	WAK.337		Goodwin, Capt. - Eustis, James House	E	Wakefield	B
Elm St	53	WAK.336		Hay, Dr. John House		Wakefield	B
Elm St	72-74	WAK.331		Winn, Maj. Suell House	E	Wakefield	B
Elm St	80	WAK.330		Nichols, Richard House		Wakefield	B
Emerald St	12	WAK.112		Connell, Joseph House		Wakefield	B
Emerson St	17	WAK.284				Wakefield	B
Emerson St	29	WAK.283				Wakefield	B
Emerson St	40	WAK.282				Wakefield	B
Emerson St	48	WAK.281				Wakefield	B
Eustis Ave	22	WAK.333				Wakefield	B
Eustis Ave	53	WAK.335				Wakefield	B
Eustis Ave		WAK.334				Wakefield	B
Fairmount St	14	WAK.275				Wakefield	B
Fairmount St	35	WAK.273		White, Samuel House		Wakefield	B
Farm St	75	WAK.131				Greenwood	B
Farm St		WAK.132		Woodville School	E	Wakefield	B
Fitch Ct	11	WAK.50				Wakefield	B
Forest St		WAK.195				Greenwood	B
Foster St	7	WAK.226		South Reading Academy	E	Wakefield	B
Foster St	9	WAK.225		Volunteer Hose No. 2 Company Firehouse		Wakefield	B
Foundry St	29	WAK.211		Massachusetts Oilless Bearing Company Machine		Wakefield	B

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name..... St No... MHCN..... Loc Nbr... Historic Name..... Ar Code Places..... Type NF

Street Name	St No	MHCN	Loc Nbr	Historic Name	Ar Code	Places	Type	NF
Foundry St	88	WAK.212		Shop Smith and Anthony Foundry Power House		Wakefield	B	
Francis Ave	26	WAK.177		Francis Avenue, 26	E	Greenwood	B	
Franklin St	9	WAK.154				Wakefield	B	
Franklin St	34	WAK.155				Greenwood	B	
Gould St	24	WAK.244				Wakefield	B	
Gould St		WAK.245		Saint Joseph's School	E	Wakefield	B	
Green St	21	WAK.159				Greenwood	B	
Greenwood Ave	5	WAK.171		Hitchinson, Robert House		Greenwood	B	
Greenwood Ave	33	WAK.172				Greenwood	B	
Greenwood Ave	34	WAK.173		Evans, George T. House		Greenwood	B	
Greenwood Ave	56	WAK.174		Varndon, Ross House		Greenwood	B	
Greenwood Ave	68	WAK.175		Hodgedon, Charles House		Greenwood	B	
Greenwood Ave	101	WAK.176		Marble, Matthew A. House		Greenwood	B	
Greenwood St	7-9	WAK.194		Walton, Thomas House		Greenwood	B	
Greenwood St	13	WAK.193		Locke, Joseph J. House		Greenwood	B	
Greenwood St	83	WAK.192				Greenwood	B	
Greenwood St	118	WAK.188		Greenwood Street, 118	E	Greenwood	B	
Greenwood St	133	WAK.189		Green - Brown - White House		Greenwood	B	
Greenwood St	146	WAK.187		Morse, Henry R. House		Greenwood	B	
Grove St	3	WAK.184				Greenwood	B	
Grove St	7	WAK.183				Greenwood	B	
Hancock Rd	20	WAK.30		Hancock Road, 20	E	Wakefield	B	
High St	2	WAK.179		Hogg, Wilton P. House		Greenwood	B	
High St	16	WAK.180		Jordan, Leon E. House		Greenwood	B	
Hillis St	4	WAK.169		McKee, William U. House		Greenwood	B	
Hillis St	6	WAK.170		Chadwick, Gilbert House		Greenwood	B	
Hopkins St	42	WAK.307		Hopkins Street, 42	E	Wakefield	B	
Jordan Ave	9	WAK.230		Jordan, Dr. Charles House	E	Wakefield	B	
Jordan Ave	41	WAK.232				Wakefield	B	
Jordan Ave	48	WAK.233				Wakefield	B	
Jordan Ave	48	WAK.404	233			Wakefield	B	*
Jordan Ave	56	WAK.234				Wakefield	B	
Karl Rd	4	WAK.243				Wakefield	B	
Kendrick St	65	WAK.181				Greenwood	B	
Lafayette St	1	WAK.352	5	Wakefield High School - Wakefield Town Hall	E	Wakefield	B	
Lafayette St	19	WAK.351			B	Wakefield	B	
Lafayette St	21	WAK.350		Russell, Samuel House		Wakefield	B	
Lafayette St	23	WAK.349		Lambert, John House	E	Wakefield	B	
Lafayette St	28	WAK.348			E	Wakefield	B	
Lafayette St	29	WAK.384			A	Wakefield	B	*

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Lafayette St	32	WAK.385			E A	Wakefield	B	*
Lafayette St	33	WAK.386			E A	Wakefield	B	*
Lafayette St	34	WAK.347			E A	Wakefield	B	
Lafayette St	36	WAK.387			A E	Wakefield	B	*
Lake St	44-440	WAK.207				Wakefield	B	
Lake St	47	WAK.208		O'Connell, Michael House		Wakefield	B	
Lakeview Ave	4	WAK.1				Wakefield	B	
Lakeview Ave	26	WAK.2				Wakefield	B	
Lawrence St	15	WAK.67		Lawrence Street, 15	E	Wakefield	B	
Lawrence St	16	WAK.68		Evans, Arthur House		Wakefield	B	
Lawrence St	20	WAK.69		Lawrence Street, 20	E	Wakefield	B	
Lawrence St	23	WAK.70		Lawrence Street, 23	E	Wakefield	B	
Lawrence St	34	WAK.71		Gould, Joseph House		Wakefield	B	
Lawrence St	44	WAK.72				Wakefield	B	
Linden Ave	5	WAK.197		Lynnwood	E	Wakefield	B	
Lowell St	222	WAK.20				Montrose	B	
Lowell St	234	WAK.21				Montrose	B	
Lowell St	458	WAK.23		Sweetser, Daniel House	E	Montrose	B	
Lowell St	467	WAK.22		Burditt House - Larsen Poultry Farm		Montrose	B	
Lowell St	486	WAK.24				Montrose	B	
Lowell St	502	WAK.25				Montrose	B	
Lowell St	503	WAK.26		Marshall, Alonzo L. House		Montrose	B	
Lowell St	524	WAK.27		Brown, John House		Montrose	B	
Lowell St	550	WAK.28				Montrose	B	
Lowell St	556	WAK.29		Lowell Street, 556	E	Montrose	B	
Main St	17	WAK.371		Woodward Homestead	E	Wakefield	B	
Main St	40	WAK.3				Wakefield	B	
Main St	52	WAK.4		Bayrd's Indian Trading Post		Wakefield	B	
Main St	114	WAK.5		Simpson, Dr. Thomas House	E	Wakefield	B	
Main St	142	WAK.9		Beebe Homestead	E	Wakefield	B	
Main St	190	WAK.6		Young, William F. House	E	Wakefield	B	
Main St	194	WAK.7		White, William House		Wakefield	B	
Main St	196	WAK.8		Eaton, Hiram House	E	Wakefield	B	
Main St	202	WAK.10		Wright, A. J. House		Wakefield	B	
Main St	252	WAK.12		Eaton - Emerson - Wiley House	B	Wakefield	B	
Main St	254	WAK.374			E B E	Wakefield	B	*

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Main St	258	WAK.375			E	Wakefield	B	*
					B			
Main St	266	WAK.377			E	Wakefield	B	*
					B			
Main St	270	WAK.378			E	Wakefield	B	*
					B			
Main St	272	WAK.379			E	Wakefield	B	*
					B			
Main St	282	WAK.380			E	Wakefield	B	*
					B			
Main St	284	WAK.381			E	Wakefield	B	*
					B			
Main St	294-298	WAK.13		Crystal Apartments	B	Wakefield	B	
					E			
Main St	306	WAK.15		Wiley, Benjamin Shoe Manufacturing Factory	B	Wakefield	B	
					E			
Main St	310	WAK.382			E	Wakefield	B	*
					B			
Main St	316	WAK.16		Wiley, Benjamin Brown House	B	Wakefield	B	
					E			
Main St	317	WAK.305			E	Wakefield	B	
					B			
Main St	321	WAK.299		U. S. Post Office - Wakefield Branch	E	Wakefield	B	
					B			
Main St	326	WAK.14		First Universalist Church	B	Wakefield	B	
					E			
Main St	349-353	WAK.292		Flanley's Block	E	Wakefield	B	
Main St	356	WAK.17				Wakefield	B	
Main St	369	WAK.251		Kingman Block		Wakefield	B	
Main St	371	WAK.290		Wakefield Trust Company	E	Wakefield	B	
Main St	380	WAK.18		Butler Block - Boothby's Block		Wakefield	B	
Main St	405	WAK.220		Richardson, Solon O. Building		Wakefield	B	
Main St	414-416	WAK.19		Wakefield Block - Taylor Block		Wakefield	B	
Main St	450-458	WAK.134		Hodgdon, Charles W. Building		Wakefield	B	
Main St	694	WAK.135		Richardson, Dr. Solon O. House	E	Wakefield	B	
Main St	695	WAK.202		Shea, William House		Wakefield	B	
Main St	701	WAK.201				Wakefield	B	
Main St	705	WAK.200		Heath, Elroy House		Wakefield	B	

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type NF
Main St	711	WAK.199				Wakefield	B
Main St	757	WAK.198		Green, Dea. Daniel House	E	Greenwood	B
Main St	758	WAK.136		Evans, Jonathan House		Greenwood	B
Main St	824	WAK.137		Kendrick, Rufus House		Greenwood	B
Main St	984	WAK.138				Greenwood	B
Main St	1068-1070	WAK.141		Green House		Greenwood	B
Main St	1102-1104	WAK.140				Greenwood	B
Main St		WAK.214		Massachusetts State Armory	E	Wakefield	B
Main St		WAK.298		Beebe, Lucius Memorial Library	E	Wakefield	B
					B		
Main St		WAK.900	377	Civil War Monument	E	Wakefield	O
					B		
Main St		WAK.901	378	World War I Memorial	E	Wakefield	O
					B		
Main St		WAK.902	379	Rockery, The	E	Wakefield	O
					B		
Main St		WAK.904	380	Historic Lynn Village Monument	E	Wakefield	O
					B		
Main St		WAK.906		Crystal Lake		Wakefield	S
Main St		WAK.907	291	Wakefield Savings Bank Clock	E	Wakefield	O
Main St		WAK.908	373	Wakefield Bandstand	E	Wakefield	S
					B		
Main St		WAK.909	374	Lake Quannapowitt		Wakefield	S
Main St		WAK.910	375	Wakefield Common	E	Wakefield	S
					B		
Main St		WAK.912	902	Spanish American War Monument	E	Wakefield	O
					B		
Mansion Rd	13	WAK.231		Winship, Charles House	E	Wakefield	B
Margin St	3	WAK.338				Wakefield	B
Meriam St	48	WAK.196		Gould, Samuel House	E	Greenwood	B
Meriam St		WAK.918		Meriam Street Bridge over B and M Railroad			S
Montrose Ave	106	WAK.116		Edmands, Rodney and Jesse C. House		Montrose	B
Morrison Ave	1	WAK.255		Morrison Avenue, 1	E	Wakefield	B
Morrison Rd	20	WAK.257		Morrison Road, 20	E	Wakefield	B
Morrison Rd	32	WAK.256		Morrison Road, 32	E	Wakefield	B
Myrtle Ave	8	WAK.186		Kimball, Sam House		Greenwood	B
Nahant St	15	WAK.147		Sweetser, Michael House	E	Wakefield	B

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type NF
Nahant St	75	WAK.148				Wakefield	B
Nahant St	100	WAK.149		Franklin School		Wakefield	B
Nahant St	101	WAK.150		Cooper, Jacob T. House		Wakefield	B
New Salem St	102	WAK.113				Montrose	B
Newell Rd	2-2A	WAK.236				Wakefield	B
Newell Rd	10-12	WAK.235				Wakefield	B
Newhall Ct	6	WAK.123		Newhall, James William and William House		Wakefield	B
Newhall Ct	7	WAK.124				Wakefield	B
Nichols St	2	WAK.324		Nichols Street, 2	E	Wakefield	B
North Ave	231-233	WAK.341				Wakefield	B
North Ave	504	WAK.344				Wakefield	B
North Ave	509	WAK.345		North Avenue, 509	E	Wakefield	B
North Ave	610	WAK.346				Wakefield	B
North Ave		WAK.342		Lakeside Cemetery Chapel	E	Wakefield	B
North Ave		WAK.800		Temple Israel Cemetery	E	Wakefield	BG
North Ave		WAK.915		Veterans Field Park	A	Wakefield	S *
					E		
Oak Ave	10	WAK.161		Savage, Henry H. House		Greenwood	B
Oak St	14	WAK.162				Greenwood	B
Oak St	24	WAK.163				Greenwood	B
Oak St	52	WAK.164		Oak Street, 52	E	Greenwood	B
Oak St	58	WAK.165		Oliver, Dea. Ezekiel House		Greenwood	B
Oak St	68	WAK.166		Oliver, Dea. Ezekiel House		Greenwood	B
Oak St	220	WAK.167		Levi, Thomas House		Greenwood	B
Oak St	230R	WAK.168				Greenwood	B
Oak St		WAK.139		Greenwood Union Church	E	Greenwood	B
Old Nahant Rd	3	WAK.151		Smith, John House		Greenwood	B
Old Nahant Rd	42	WAK.152				Greenwood	B
Otis St	16	WAK.111				Wakefield	B
Park Ave	2	WAK.391			C	Wakefield	B *
					E		
Park Ave	4	WAK.392			C	Wakefield	B
					E		
Park Ave	5	WAK.393			C	Wakefield	B *
					E		
Park Ave	6	WAK.394			C	Wakefield	B *
					E		
Park Ave	7	WAK.395			C	Wakefield	B *
					E		
Park Ave	8	WAK.396			C	Wakefield	B *
					E		
Park Ave	18	WAK.265			E	Wakefield	B
					C		

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Park Ave	19	WAK.397			C	Wakefield	B	*
					E			
Park Ave	20	WAK.398			C	Wakefield	B	*
					E			
Park Ave	21	WAK.399			C	Wakefield	B	*
					E			
Park Ave	24	WAK.263			E	Wakefield	B	
					C			
Park Ave	25	WAK.262			E	Wakefield	B	
					C			
Park Ave	30	WAK.261				Wakefield	B	
Park Ave	34	WAK.260		MacKay, John House		Wakefield	B	
Park Ave	35	WAK.259				Wakefield	B	
Park Ave	36	WAK.258				Wakefield	B	
Park Ave	99	WAK.308		Cook, Marjorie House		Wakefield	B	
Park St	8	WAK.95		Park Street, 8	E	Wakefield	B	
Park St	16	WAK.96		Pinkham, Henry House		Wakefield	B	
Park St	18	WAK.97		Park Street, 18	E	Wakefield	B	
Parker Rd	22	WAK.318		Parker Road, 22	E	Wakefield	B	
Parker Rd	23	WAK.317		Ricker, Edward J. House		Wakefield	B	
Parker Rd	35	WAK.316				Wakefield	B	
Pine St	17	WAK.178		Chamberline, A. B. House		Greenwood	B	
Pitman Ave	7	WAK.182				Greenwood	B	
Pleasant St	6	WAK.39		Anderson, Otto House		Wakefield	B	
Pleasant St	15	WAK.38		Waterman, Otis W. House		Wakefield	B	
Pleasant St	28	WAK.37		Batchelor, John House		Wakefield	B	
Pleasant St	54	WAK.36		Boardman House		Wakefield	B	
Pleasant St	55	WAK.35		Boswell, James O. House		Wakefield	B	
Pleasant St	56	WAK.34		Boardman, M. House		Wakefield	B	
Pleasant St	58	WAK.33		Bradford, Francis and Sarah House		Wakefield	B	
Pleasant St	129	WAK.32		Floyd, Stephen House		Wakefield	B	
Pleasant St	142	WAK.31				Wakefield	B	
Prospect St	1	WAK.329		Kendall, Dea. Thomas Homestead	E	Wakefield	B	
Prospect St	16	WAK.328		Stimpson, William House #2		Wakefield	B	
Prospect St	22	WAK.327		Stimpson, William House	E	Wakefield	B	
Prospect St	24	WAK.326		Atwell, William House #2		Wakefield	B	
Prospect St	39	WAK.325		West Ward School	E	Wakefield	B	
Prospect St	61	WAK.323		Cowdrey, Jonas House	E	Wakefield	B	
Prospect St	71	WAK.322		Cowdrey, Nathaniel House	E	Wakefield	B	
Prospect St	75	WAK.321				Wakefield	B	
Prospect St	88	WAK.320		Boit, Elizabeth House	E	Wakefield	B	
Prospect St	90	WAK.319		Boit, Elizabeth House	E	Wakefield	B	
Prospect St	98	WAK.315		Cowdry, Aaron House		Wakefield	B	

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Prospect St	106	WAK.314				Wakefield	B	
Prospect St	107	WAK.313				Wakefield	B	
Prospect St	180	WAK.309				Wakefield	B	
Prospect St	211	WAK.306				Wakefield	B	
Renwick Rd	49	WAK.254		Reed, George W. House		Wakefield	B	
Richardson Ave	8	WAK.142				Wakefield	B	
Richardson Ave	24	WAK.143				Wakefield	B	
Richardson Ave	35-37	WAK.219		Richardson Avenue, 35-37	E	Wakefield	B	
Richardson Ave	38-49	WAK.218		Richardson Avenue, 38-49	E	Wakefield	B	
Richardson Ave	47	WAK.144		Pennell, Sumner House		Wakefield	B	
Rt 128		WAK.903		Route 128 Bridge over North Avenue			S	*
Salem St	1	WAK.376			E	Wakefield	B	*
					B			
Salem St	7	WAK.73		Salem Street, 7	E	Wakefield	B	
Salem St	12	WAK.74		Swett, Daniel House		Wakefield	B	
Salem St	19-21	WAK.75		Salem Street, 19-21	E	Wakefield	B	
Salem St	23	WAK.76		Emerson - Poole, Franklin House	E	Wakefield	B	
Salem St	26	WAK.77		Gould, Mary and Nancy House		Wakefield	B	
Salem St	33	WAK.79		Swain, Samuel O. House		Wakefield	B	
Salem St	34	WAK.78		Boardman, Elias House	E	Wakefield	B	
Salem St	38	WAK.80		Salem Street, 38	E	Wakefield	B	
Salem St	52	WAK.81		Turnbull, Alexander House		Wakefield	B	
Salem St	55	WAK.82				Wakefield	B	
Salem St	113	WAK.83		Salem Street, 113	E	Wakefield	B	
Salem St	162	WAK.84				Montrose	B	
Salem St	168	WAK.85				Montrose	B	
Salem St	269	WAK.86		Burditt, Michael House		Montrose	B	
Salem St	281	WAK.87				Montrose	B	
Salem St	292-294	WAK.88		Montrose Chapel		Montrose	B	
Salem St	339	WAK.90		Swain, Capt. John House		Montrose	B	
Salem St	354	WAK.91		Pond, C. House		Montrose	B	
Salem St	361	WAK.92				Montrose	B	
Sheffield Rd	13	WAK.312		Sheffield Road, 13	E	Wakefield	B	
Sheffield Rd	30	WAK.311		Sheffield Road, 30	E	Wakefield	B	
Sherman Rd	15	WAK.160				Greenwood	B	
Sidney St	4	WAK.158				Greenwood	B	
Spaulding St	5	WAK.405				Wakefield	B	*
Spaulding St	7	WAK.372				Wakefield	B	
Spaulding St	8	WAK.370				Wakefield	B	
Spring St	43	WAK.191		Green, Reuben House		Greenwood	B	
Spring St	54	WAK.190		Spring Street, 54	E	Greenwood	B	
Spruce St	5	WAK.114				Montrose	B	
Stark Ave	8	WAK.153		Harper House		Greenwood	B	

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type NF
Strathmore Rd	14	WAK.310				Wakefield	B
Summer St	30	WAK.157				Wakefield	B
Sweetser St	17	WAK.59				Wakefield	B
Sweetser St	22A	WAK.60		Burditt, H. House		Wakefield	B
Sweetser St	39	WAK.61		Whitney, George N. House		Wakefield	B
Tuttle St	27-29	WAK.247		Wakefield Upper Depot	E	Wakefield	B
Tuttle St	49	WAK.246		Boston and Maine Railroad Freight Building		Wakefield	B
Valley St	14	WAK.129		Wakefield - Stoneham Street Railway Co. Car Barn		Wakefield	B
Valley St	22	WAK.130				Wakefield	B
Vernon St	121	WAK.49				Wakefield	B
Vernon St	125	WAK.48				Wakefield	B
Vernon St	131	WAK.47		Turnbull, Alexander House		Wakefield	B
Vernon St	193	WAK.46		Vernon Street, 193	E	Wakefield	B
Vernon St	196	WAK.45				Wakefield	B
Vernon St	220	WAK.44		Skinner, G. F. House		Wakefield	B
Vernon St	232	WAK.43		Robbins, Dexter House		Montrose	B
Vernon St	323	WAK.42		Elk Spring Bottling Plant		Montrose	B
Vernon St	391	WAK.40		Green, Capt. William House	E	Montrose	B
					F		
Walton St	30	WAK.117				Montrose	B
Water St	16	WAK.216		Murkland, Robert L. House		Wakefield	B
Water St	27	WAK.125		Evans, L. B. Shoe Manufacturing Factory		Wakefield	B
Water St	57	WAK.126		Wakefield Center Depot	E	Wakefield	B
Water St	134	WAK.118		Wakefield Rattan Company - Building #10	E	Wakefield	B
					G		
Water St	134	WAK.401	118	Wakefield Rattan Company - Building #11	E	Wakefield	B *
					G		
Water St	134	WAK.402	118	Wakefield Rattan Company - Building #12	E	Wakefield	B *
					G		
Water St	134	WAK.403	118	Wakefield Rattan Company - Building #13	E	Wakefield	B *
					G		
Water St	278	WAK.119				Wakefield	B
Water St	288	WAK.120				Wakefield	B
Water St	427	WAK.121		Wiley, Nathaniel House		Wakefield	B
Water St	502	WAK.122				Wakefield	B
Water St		WAK.127		Italian Baptist Chapel		Wakefield	B
Wave Ave	11	WAK.64		Wave Avenue, 11	E	Wakefield	B

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type NF
Wave Ave	15	WAK.65		Wave Avenue, 15	E	Wakefield	B
Wave Ave	37	WAK.66		Emerson, F. H. House		Wakefield	B
West Park Dr	4	WAK.229		Buck, J. House		Wakefield	B
West St	6	WAK.239				Wakefield	B
West Water St	12	WAK.217		West Water Street, 12	E	Wakefield	B
West Water St	20	WAK.215		Sweetser, Paul House		Wakefield	B
White Ave	9	WAK.63		White Avenue, 9	E	Wakefield	B
Whittemore Terr	6	WAK.271		Coon, John Lewis House		Wakefield	B
Wiley St	28	WAK.133		Wiley Street, 28	E	Wakefield	B
Winn St	9	WAK.340				Wakefield	B
Winn St		WAK.911	339	Winn Street Railroad Bridge	E	Wakefield	S
Woodcrest Dr	1	WAK.41		Woodcrest Drive, 1	E	Montrose	B
Yale Ave	16	WAK.388			D	Wakefield	B *
					E		
Yale Ave	18	WAK.304			E	Wakefield	B
					D		
Yale Ave	20	WAK.389			D	Wakefield	B *
					E		
Yale Ave	21	WAK.303			E	Wakefield	B
					D		
Yale Ave	22	WAK.390			D	Wakefield	B *
					E		
Yale Ave	23	WAK.302			E	Wakefield	B
					D		
Yale Ave	24	WAK.301			E	Wakefield	B
					D		
Yale Ave	25	WAK.300			E	Wakefield	B
					D		

[405] 429 items listed out of 429 items.

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

Appendix C

**Listing of Properties in Wakefield
on the
National Register of Historic Places**

PREFACE

The Massachusetts Historical Commission (MHC) was established in 1963 to encourage preservation of the rich cultural heritage of the Commonwealth's cities and towns. That heritage manifests itself in thousands of buildings, structures, objects, landscapes, archaeological sites and historic districts, which are unique and non-renewable resources. Preservation of important historic resources gives a sense of orientation to our society, using physical elements of the past to help establish contemporary values to time and place. Preservation is integral to the maintenance of community character and the quality of life in Massachusetts.

The demands for new construction in areas undergoing industrial, commercial, and residential development often pose a threat to significant historic and archaeological properties. The conservation of these properties is a legitimate concern of public policy and has been recognized as such by a full body of state and federal legislation. MHC's preservation programs seek to integrate a systematic consideration of historic properties into current management and planning decisions.

The **State Register of Historic Places** was created in 1982 to enhance MHC's ability to identify, evaluate and protect the Commonwealth's varied historic and prehistoric traditions. The State Register creates a single, easy-to-use master list of properties designated under several specific local, state, and federal statutes. Additionally, it establishes a comprehensive and timely system of review for state governmental bodies whose actions may affect designated properties. Thus, the State Register provides a clear and workable framework to ensure that the Commonwealth's cultural heritage is not inadvertently damaged by public action.

ORGANIZATION

The State Register, which includes districts, sites, buildings, structures, objects, and landscapes, is a compilation of several different types of local, state, and federal designations. The State Register list is arranged alphabetically by city or town. Within each community, properties are arranged alphabetically by their historic name. Properties named after people are listed with the surname first (*i.e.*, Smith, John House). Properties known only by their address are arranged alphabetically by the street name with the street number following. Multiple Resource Area (NRMRA), Thematic Resource Area (NRTRA), and Multiple Property Submission (NRMPS) properties are identified under Designations. In addition to community and property names, street addresses or approximate boundaries are provided. Specific locational information is not provided for archaeological sites to protect them from possible harm. Following the name and locational information are the designation type and date, and the number of properties or resources included in the designation.

ADDITIONS TO THE STATE REGISTER

The State Register of Historic Places is updated weekly in the Massachusetts Register, available from the State Bookstore, State House, Room 116, Boston, MA 02133 (617-727-2834). Please contact Michael Steinitz at the Massachusetts Historical Commission with further questions.

This publication has complete listings through December 31, 1999.

ABBREVIATIONS

NHL: National Historic Landmark (36 CFR 65)

Includes properties of outstanding national significance designated directly by the Department of the Interior.

NR: National Register of Historic Places (36 CFR 60)

Includes properties of local, state, or national significance designated by the Department of the Interior through the State Historic Preservation Officer. Codes that indicate National Register designations include:

NRDIS: National Register District

NRIND: National Register Individual property

NRMRA: National Register Multiple Resource Area

Refers to a communitywide or areawide designation that includes nomination of both individual and district properties. If a property has been designated as part of a Multiple Resource Area, "NRMRA" will be listed directly below the NRDIS or NRIND designation.

NRTRA: National Register Thematic Resource Area

Consists of properties related by theme; these resources may be located over a much wider geographical area than those of an NRMRA.

NRMPS: National Register Multiple Property Submission

NRDOE: Determination of Eligibility (36 CFR 63)

Includes properties of local, state, or national significance determined eligible for listing in the National Register of Historic Places by the Secretary of the Interior during the course of a federal undertaking. Determinations of Eligibility may also occur if a property owner objects to listing, or if a majority of property owners in a district object to listing.

MA/HL: Massachusetts Archaeological/Historic Landmarks (M.G.L., Ch. 9 ss. 27)

MAL: Massachusetts Archaeological Landmark

MHL: Massachusetts Historic Landmark

Includes sites (MAL) and structures (MHL) of state significance designated by the Massachusetts Historical Commission; all are subject to the Standards for the Care and Management of Certified Historic Landmarks which are recorded with the property's deed.

LL: Local Landmark (various local ordinances)

Includes properties of local, state and/or national significance designated by local governments.

LHD: Local Historic District (M.G.L., Ch. 40C and special legislative acts)

Includes properties of local, state, and/or national significance designated by local governments. Designation date and number of properties reflect the last amendment made to the district, and do not always represent the initial date of establishment or original property count.

RHD: Regional Historic District (special legislative acts)

Includes properties of local, state, and/or national significance designated by special act of the legislature. At this time, the only designated regional historic district is Old King's Highway Historic District, Barnstable County, Cape Cod (M.G.L., Ch. 470 of the Acts of 1973).

PR: Preservation Restriction (M.G.L., Ch. 184, ss. 31-33)

Includes properties of local, state, and/or national significance; restrictions run with the deed in perpetuity or for a specified number of years. If there is an expiration date, it will be indicated below the PR date. Restrictions are held by any governmental body or charitable corporation.

Props: Number of Properties

Indicates the number of properties or resources included in the listing. "D/#" is used to indicate properties that have received Preservation Restrictions (PR) and are also located within a historic district. Properties and districts that cross town lines are listed under the corresponding towns, with the property count divided accordingly. A property or resource located directly on a town line is counted once in each corresponding town.

The regulations that protect properties listed in the State Register are cited as 950 CMR 71.00.

Town/Name/Address -----	Designation -----	Date ----	# Props -----
Uxbridge (cont.)			
Thomson, C. R. House	NRIND	10/07/1983	1
795 Chockalog St	NRMRA	10/07/1983	1
Uxbridge Common District	NRDIS	01/20/1984	15
Main, Court and Douglas Sts	NRMRA	01/20/1984	15
Uxbridge Multiple Resource Area	NRMRA	10/07/1983	122
6 districts and 30 individual properties within the incorporated town limits of Uxbridge			
Uxbridge Passenger Depot	NRIND	10/07/1983	1
30 South Main St	NRMRA	10/07/1983	1
Uxbridge Town Hall	NRIND	10/07/1983	1
21 South Main St	NRMRA	10/07/1983	1
Waucantuck Mill Complex	NRDIS	01/20/1984	8
Mendon and Patrick Henry Sts	NRMRA	01/20/1984	8
Wheelockville District	NRDIS	01/20/1984	25
Mendon and Henry Sts	NRMRA	01/20/1984	25
Whipple, A. House	NRIND	10/07/1981	1
398 Sutton St	NRMRA	10/07/1981	1
Williams, N. House	NRIND	10/07/1981	1
7 Rawson St	NRMRA	10/07/1981	1
Wakefield			
Aborn Street, 18A-20	NRIND	07/06/1989	2
18A-20 Aborn St	NRMRA	07/06/1989	2
Adams Street, 6	NRIND	07/06/1989	1
6 Adams St	NRMRA	07/06/1989	1
Albion Street, 380	NRIND	07/06/1989	2
380 Albion St	NRMRA	07/06/1989	2
Avon Street, 23	NRIND	07/06/1989	2
23 Avon St	NRMRA	07/06/1989	2
Avon Street, 25	NRIND	07/06/1989	2
25 Avon St	NRMRA	07/06/1989	2
Beacon Street Tomb	NRIND	07/06/1989	1
Beacon St	NRMRA	07/06/1989	1

Town/Name/Address -----	Designation -----	Date -----	# Props -----
Wakefield (cont.)			
Beebe Homestead 142 Main St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Boardman, Elias House 34 Salem St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Boit, E. E. Home for Aged Women 5 Bennett St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Boit, Elizabeth House 127 Chestnut St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Boit, Elizabeth House 90 Prospect St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Boit, Elizabeth House 88 Prospect St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Chestnut Street, 15 15 Chestnut St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Chestnut Street, 21 21 Chestnut St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Chestnut Street, 95 95 Chestnut St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Church - Lafayette Streets Historic District Roughly Church St from Lafayette St to North Ave	NRDIS	07/06/1989	25
	NRMRA	07/06/1989	25
Common Historic District Roughly bounded by Lake Quannapowitt, Main, Common and Church Sts and Lake Ave	NRDIS	03/02/1990	48
	NRMRA	03/02/1990	48
Converse Street, 39 39 Converse St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Cordis Street, 28 28 Cordis St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Cowdrey, Jonas House 61 Prospect St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Cowdrey, Nathaniel House 71 Prospect St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Crescent Street, 40 40 Crescent St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1

Town/Name/Address -----	Designation	Date	# Props -----
Wakefield (cont.)			
Eaton, Hiram House 196 Main St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Emerson - Poole, Franklin House 23 Salem St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
First Period Buildings of Eastern Massachusetts Thematic Resource Area, 113 properties in 46 towns	NRTRA	03/09/1990	1
Flanley's Block 349-353 Main St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Francis Avenue, 26 26 Francis Ave	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Goodwin, Capt. - Eustis, James House 1 Elm St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Gould, Samuel House 48 Meriam St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Green, Capt. William House First Period Buildings of E. Mass., 391 Vernon St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
	NRTRA	03/09/1990	1
Green, Dea. Daniel House 757 Main St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Greenwood Street, 118 118 Greenwood St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Greenwood Union Church Oak St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Hancock Road, 20 20 Hancock Rd	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Hopkins Street, 42 42 Hopkins St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Item Building 26 Albion St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Jordan, Dr. Charles House 9 Jordan Ave	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Kendall, Dea. Thomas Homestead 1 Prospect St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1

Town/Name/Address -----	Designation -----	Date ----	# Props -----
Wakefield (cont.)			
Lakeside Cemetery Chapel	NRIND	07/06/1989	1
North Ave	NRMRA	07/06/1989	1
Lambert, John House	NRIND	07/06/1989	1
23 Lafayette St	NRMRA	07/06/1989	1
Lawrence Street, 15	NRIND	07/06/1989	2
15 Lawrence St	NRMRA	07/06/1989	2
Lawrence Street, 20	NRIND	07/06/1989	2
20 Lawrence St	NRMRA	07/06/1989	2
Lawrence Street, 23	NRIND	07/06/1989	2
23 Lawrence St	NRMRA	07/06/1989	2
Lowell Street, 556	NRIND	07/06/1989	2
556 Lowell St	NRMRA	07/06/1989	2
Lynnwood	NRIND	07/06/1989	2
5 Linden Ave	NRMRA	07/06/1989	2
Massachusetts State Armory	NRIND	07/06/1989	1
Main St	NRMRA	07/06/1989	1
Morrison Avenue, 1	NRIND	07/06/1989	1
1 Morrison Ave	NRMRA	07/06/1989	1
Morrison Road, 20	NRIND	07/06/1989	2
20 Morrison Rd	NRMRA	07/06/1989	2
Morrison Road, 32	NRIND	07/06/1989	2
32 Morrison Rd	NRMRA	07/06/1989	2
Nichols Street, 2	NRIND	07/06/1989	2
2 Nichols St	NRMRA	07/06/1989	2
North Avenue, 509	NRIND	07/06/1989	1
509 North Ave	NRMRA	07/06/1989	1
Oak Street, 52	NRIND	07/06/1989	2
52 Oak St	NRMRA	07/06/1989	2
Park Street, 18	NRIND	07/06/1989	1
18 Park St	NRMRA	07/06/1989	1
Park Street, 8	NRIND	07/06/1989	2
8 Park St	NRMRA	07/06/1989	2
Parker Road, 22	NRIND	07/06/1989	1
22 Parker Rd	NRMRA	07/06/1989	1

Town/Name/Address -----	Designation -----	Date -----	# Props -----
Wakefield (cont.)			
Richardson Avenue, 35-37	NRIND	07/06/1989	2
35-37 Richardson Ave	NRMRA	07/06/1989	2
Richardson Avenue, 38-49	NRIND	07/06/1989	1
38-49 Richardson Ave	NRMRA	07/06/1989	1
Richardson, Dr. Solon O. House	NRIND	07/06/1989	1
694 Main St	NRMRA	07/06/1989	1
Saint Joseph's School	NRIND	07/06/1989	1
Gould St	NRMRA	07/06/1989	1
Salem Street, 113	NRIND	07/06/1989	1
113 Salem St	NRMRA	07/06/1989	1
Salem Street, 19-21	NRIND	07/06/1989	2
19-21 Salem St	NRMRA	07/06/1989	2
Salem Street, 38	NRIND	07/06/1989	1
38 Salem St	NRMRA	07/06/1989	1
Salem Street, 7	NRIND	07/06/1989	1
7 Salem St	NRMRA	07/06/1989	1
Sheffield Road, 13	NRIND	07/06/1989	1
13 Sheffield Rd	NRMRA	07/06/1989	1
Sheffield Road, 30	NRIND	07/06/1989	2
30 Sheffield Rd	NRMRA	07/06/1989	2
Simpson, Dr. Thomas House	NRIND	07/06/1989	2
114 Main St	NRMRA	07/06/1989	2
South Reading Academy	NRIND	07/06/1989	2
7 Foster St	NRMRA	07/06/1989	2
Spring Street, 54	NRIND	07/06/1989	2
54 Spring St	NRMRA	07/06/1989	2
Stimpson, William House	NRIND	07/06/1989	1
22 Prospect St	NRMRA	07/06/1989	1
Sweetser, Daniel House	NRIND	07/06/1989	1
458 Lowell St	NRMRA	07/06/1989	1
Sweetser, Michael House	NRIND	07/06/1989	1
15 Nahant St	NRMRA	07/06/1989	1
Temple Israel Cemetery	NRIND	07/06/1989	1
North Ave	NRMRA	07/06/1989	1

Town/Name/Address -----	Designation -----	Date -----	# Props -----
Wakefield (cont.)			
Tilton, D. Horace House 379 Albion St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
U. S. Post Office - Wakefield Branch 321 Main St	NRIND	10/19/1987	1
	NRMRA	03/02/1990	1
	NRDIS	03/02/1990	1
Vernon Street, 193 193 Vernon St	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Wakefield Center Depot 57 Water St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Wakefield Multiple Resource Area 4 districts and 98 individual properties within the incorporated town limits of Wakefield	NRMRA	07/06/1989	248
Wakefield Park Historic District Roughly Park Ave, between Summit Ave and Chestnut St	NRDIS	03/02/1990	27
	NRMRA	03/02/1990	27
Wakefield Rattan Company 134 Water St	NRDIS	07/06/1989	5
	NRMRA	07/06/1989	5
Wakefield Savings Bank Clock Main St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Wakefield Trust Company 371 Main St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Wakefield Upper Depot 27-29 Tuttle St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Warren, H. M. Public School 30 Converse St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
Wave Avenue, 11 11 Wave Ave	NRIND	07/06/1989	2
	NRMRA	07/06/1989	2
Wave Avenue, 15 15 Wave Ave	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
West Ward School 39 Prospect St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1
	PR	01/06/1999	1
	Exp:		
West Water Street, 12 12 West Water St	NRIND	07/06/1989	1
	NRMRA	07/06/1989	1

Wakefield

- 318 -

Town/Name/Address -----	Designation -----	Date ----	# Props -----
Wakefield (cont.)			
White Avenue, 9	NRIND	07/06/1989	1
9 White Ave	NRMRA	07/06/1989	1
Wiley Street, 28	NRIND	07/06/1989	2
28 Wiley St	NRMRA	07/06/1989	2
Winn Street Railroad Bridge	NRIND	07/06/1989	1
Winn St	NRMRA	07/06/1989	1
Winn, Maj. Suell House	NRIND	07/06/1989	2
72-74 Elm St	NRMRA	07/06/1989	2
Winship, Charles House	NRIND	07/06/1989	2
13 Mansion Rd	NRMRA	07/06/1989	2
Woodcrest Drive, 11	NRIND	07/06/1989	1
1 Woodcrest Dr	NRMRA	07/06/1989	1
Woodville School	NRIND	07/06/1989	1
Farm St	NRMRA	07/06/1989	1
Woodward Homestead	NRIND	07/06/1989	2
17 Main St	NRMRA	07/06/1989	2
Yale Avenue Historic District	NRDIS	07/06/1989	13
16-25 Yale Ave	NRMRA	07/06/1989	13
Young, William F. House	NRIND	07/06/1989	2
190 Main St	NRMRA	07/06/1989	2
Walpole			
Lewis, Dea. Willard House	NRIND	10/29/1975	1
33 West St			
Walpole Town Hall	NRIND	10/08/1981	1
Main St			
Waltham			
American Waltham Watch Company Historic District	NRDIS	09/28/1989	3
185-241 Crescent St	NRMRA	09/28/1989	3
American Watch Tool Company	NRIND	09/28/1989	1
169 Elm St	NRMRA	09/28/1989	1
Andrews, Joseph House	NRIND	09/28/1989	1
258 Linden St	NRMRA	09/28/1989	1

Appendix D

Text of the National Register Nomination Report for Wakefield Properties

Guide to the MRA FILES

Multiple Resource Areas (MRAs) exist in 27 Massachusetts communities, and consist of a number of buildings and districts within the same community that were nominated and listed at the same time. MRAs are based upon townwide surveys identifying many historic resources in a community. The MRA does not represent a complete and final list of every eligible property within the community, but can be amended with future efforts.

MRAs include all types of properties—buildings, structures, sites, objects, and districts. In Massachusetts, MRAs are nominated based upon the context of community development patterns. (Related properties in different communities nominated collectively are called thematic nominations.)

As of 1999, MRA nomination files are arranged in a uniform system. Accordingly, **properties are organized by geography, alphabetically by street name for individual properties and alphabetically by district name for districts. An index to each town is included at the front of each MRA file, locating which properties are included in the MRA and where the information is kept within the file.**

The MRA nomination consists of an overview for the community and amended MHC inventory forms. The overview includes a description section (section 7) summarizing the general characteristics of the community, its topographic features and political boundaries; this section reports when and how events occurred, and describes what remains to reflect them. The overview includes a significance section (section 8), containing an assessment of the importance of the historical and architectural development patterns of the community, identifying major periods and themes of significance, and evaluating historic resources. The overview also contains a methodology statement, a bibliography, and a discussion of historic and prehistoric archaeological potential. The inventory forms contain specific information on the individual property or National Register district, including site maps and photographs.

In addition, a base map, located in flat filing cabinets near the National Register files, identifies the location of each resource nominated as part of the MRA.

If you have any questions, please see MHC National Register staff.

WAKEFIELD MRA FOLDER

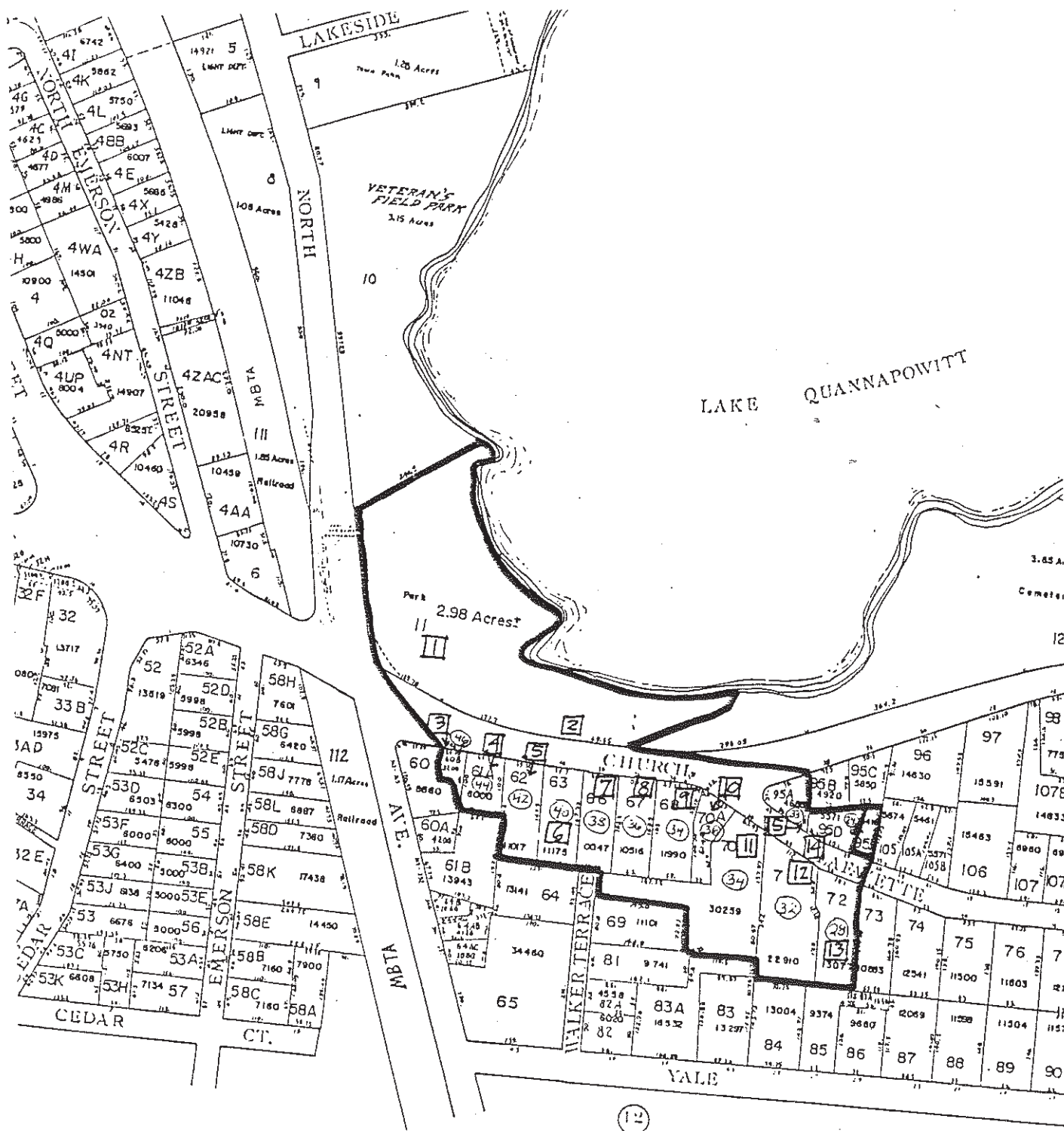
Folder 1	Nomination, correspondence	Folder 4	Indiv. Properties , O-W
Folder 2	Indiv. Properties by street, A-L	Folder 5	Districts, areas
Folder 3	Indiv. Properties by street, M-N	Folder 6	Index, returns

Lake Quannapowitt



Map of Common Historic District

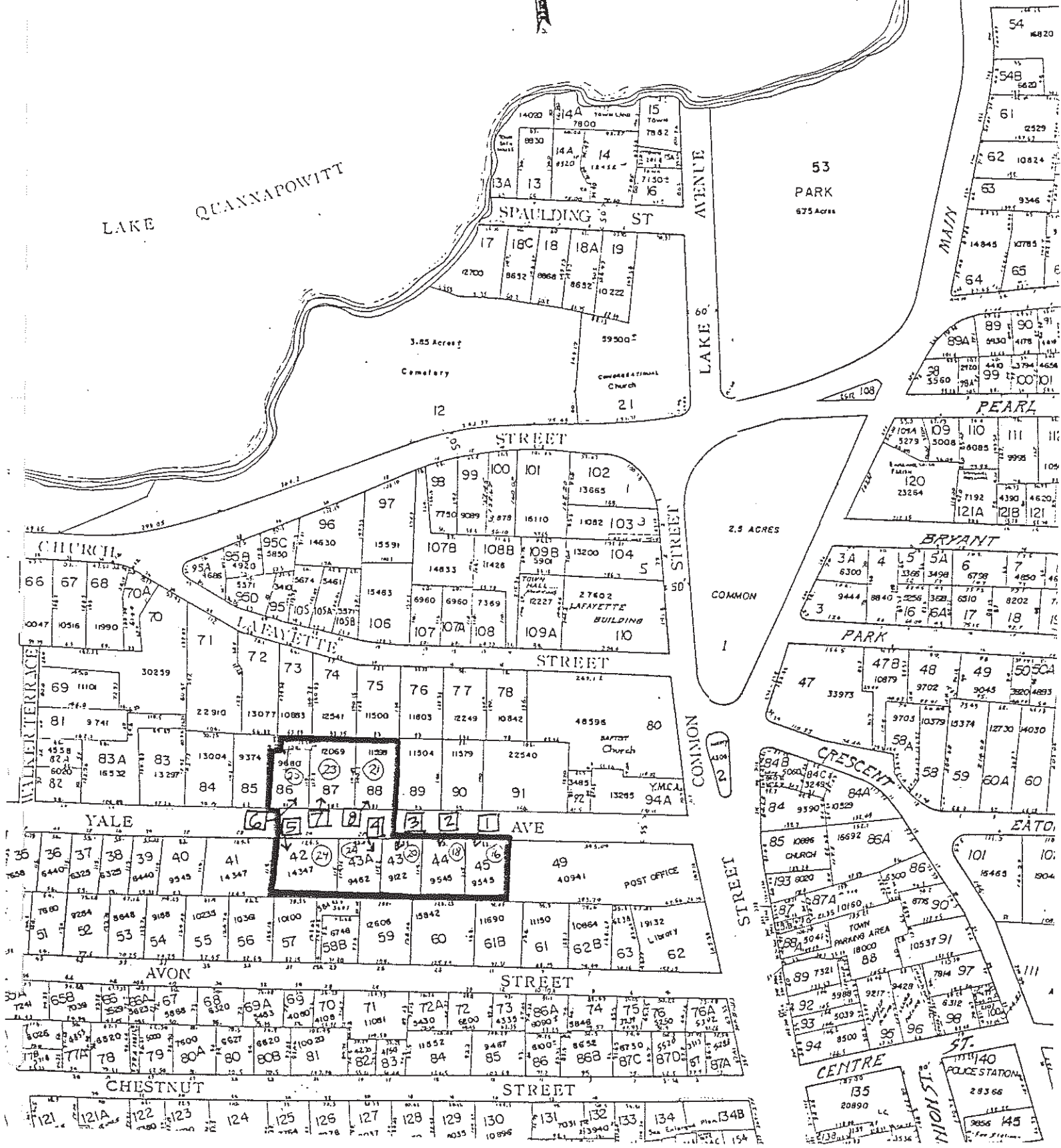
Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner



Map of Church-Lafayette Streets Historic District

Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner

LAKE QUANNAPOWITT



Map of Yale Avenue Historic District

Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner



Map of Wakefield Park Historic District

Wakefield Preservation Plan / Wakefield Historical Commission / Alfred J. Lima, Consulting Planner

WAKEFIELD MULTIPLE RESOURCE AREA

July 6, 1989 and March 2, 1990

The Salem MRA consists of 4 districts and 98 individual properties. There is no difference in listing, rights or benefits between district and individual listing.

Properties marked with a two-letter designation are located within a district; all unmarked properties are individual listings.

WAKEFIELD MRA DISTRICTS

CL Church - Lafayette Streets Historic District
CO Common Historic District (1990)
WP Wakefield Park Historic District (1990)
YA Yale Avenue Historic District

<u>Street Address</u>	<u>MHC #</u>	<u>Historic Name</u>
18A-20 Aborn St.	62	
6 Adams St.	253	
26 Albion St.	224	Item Building
379 Albion St.	228	D. Horace Tilton House
380 Albion St.	221	
23 Avon St.	293	
25 Avon St.	296	
Beacon St.	343	Beacon Street Tomb
5 Bennett St.	145	E.E. Boit Home for Aged Women
5 Bryant St.	11	Emmanuel Parish Episcopal Church CO
15 Chestnut St.	286	
21 Chestnut St.	287	
95 Chestnut St.	270	
120 Chestnut St.	269	Harry I. Thayer House WP
122 Chestnut St.	268	WP
127 Chestnut St.	252	Elizabeth Boit House

WAKEFIELD MRA, p. 2

1 Church St.	369	First Parish Congregational Church CL
34 Church St.	363	William Deadman House CL
36 Church St.	362	Hartshorne House CL
40 Church St.	360	Ebenezer Wiley House CL
41 Church St.	359	Col. James Hartshorne House CL
42 Church St.	358	Samuel Stacy House CL
44 Church St.	357	Nathaniel Cowdrey House CL
46 Church St.	356	William Emerson House CL
Church St.	801	Old Burial Ground CL
1-3 Clarina St.	400	WP
1 Common St.	355	CO
3 Common St.	354	CO
5 Common St.	383	CO
Common St.	353	First Baptist Church CO
30 Converse St.	242	H.W. Warren School
39 Converse St.	241	
28 Cordis St.	54	
40 Crescent St.	104	
2 Dell Ave.	264	
1 Elm St.	337	Goodwin - Eustis House
72-74 Elm St.	331	Maj. Winn House
Farm St.	132	Woodville School
7 Foster St.	226	South Reading Academy
26 Francis Ave.	177	
Gould St.	245	St. Joseph's School
118 Greenwood St.	188	
20 Hancock Rd.	30	
42 Hopkins St.	307	
9 Jordan Ave.	230	Dr. Charles Jordan House

WAKEFIELD MRA, p. 3

1 Lafayette St.	352	Wakefield High School/Town Hall	CL
23 Lafayette St.	349	John Lambert House	
28 Lafayette St.	348	CL	
29 Lafayette St.	384	CL	
32 Lafayette St.	385	CL	
33 Lafayette St.	386	CL	
34 Lafayette St.	347	CL	
36 Lafayette St.	387	CL	
15 Lawrence St.	67		
20 Lawrence St.	69		
23 Lawrence St.	70		
5 Linden Ave.	197	Lynnwood	
458 Lowell St.	23	Daniel Sweetser House	
556 Lowell St.	29		
17 Main St.	371	Woodward Homestead	
114 Main St.	5	Dr. Thomas Simpson House	
142 Main St.	9	Beebe Homestead	
190 Main St.	6	William F. Young House	
196 Main St.	8	Hiram Eaton House	
252 Main St.	12	Eaton - Emerson - Wiley House	CO
254 Main St.	374	CO	
258 Main St.	375	CO	
266 Main St.	377	CO	
270 Main St.	378	CO	
272 Main St.	379	CO	
282 Main St.	380	CO	
284 Main St.	381	CO	
294-298 Main St.	13	Crystal Apartments	CO
306 Main St.	15	Benj. Wiley Shoe Manufacturing Factory	CO
310 Main St.	382	CO	
316 Main St.	16	Benjamin Brown Wiley House	CO
317 Main St.	305	CO	
321 Main St.	299	U.S. Post Office	
326 Main St.	14	First Universalist Church	CO
349-353 Main St.	292	Flanley's Block	
371 Main St.	290	Wakefield Trust Company	
694 Main St.	135	Dr. Solon Richardson House	
757 Main St.	198	Deacon Daniel Green House	
Main St.	214	Massachusetts State Armory	
Main St.	298	Beebe Memorial Library	CO
Main St.	900	Civil War Monument	CO
Main St.	901	World War I Memorial	CO

WAKEFIELD MRA, p. 4

Main St.	902	The Rockery CO
Main St.	904	Historic Lynn Village Monument CO
Main St.	907	Wakefield Savings Bank Clock
Main St.	908	Wakefield Bandstand CO
Main St.	910	Wakefield Common CO
Main St.	912	Spanish American War Monument CO
13 Mansion Rd.	231	Charles Winship House
48 Merriam St.	196	Samuel Gould House
1 Morrison Ave.	255	
20 Morrison Rd.	257	
32 Morrison Rd.	256	
15 Nahant St.	147	Michael Sweetser House
2 Nichols St.	324	
509 North Ave.	345	
North Ave.	342	Lakeside Cemetery Chapel
North Ave.	800	Temple Israel Cemetery
North Ave.	915	Veterans Field Park CL
52 Oak Ave.	164	
Oak St.	139	Greenwood Union Church
2 Park Ave.	391	WP
4 Park Ave.	392	WP
5 Park Ave.	393	WP
6 Park Ave.	394	WP
7 Park Ave.	395	WP
8 Park Ave.	396	WP
18 Park Ave.	265	WP
19 Park Ave.	397	WP
20 Park Ave.	398	WP
21 Park Ave.	399	WP
24 Park Ave.	263	WP
25 Park Ave.	262	WP
8 Park St.	95	
18 Park St.	97	
22 Parker Rd.	318	

WAKEFIELD MRA, p. 5

1 Prospect St.	329	Deacon Thomas Kendall Homestead
22 Prospect St.	327	William Stimpson House
39 Prospect St.	325	West Ward School
61 Prospect St.	323	Jonas Cowdrey House
71 Prospect St.	322	Nathaniel Cowdrey House
88 Prospect St.	320	Elizabeth Boit House
90 Propsect St.	319	Elizabeth Boit House
35-37 Richardson Ave.	219	
38-49 Richardson Ave.	218	
1 Salem St.	376	
7 Salem St.	73	
19-21 Salem St.	75	
23 Salem St.	76	Emerson - Poole House
34 Salem St.	78	Elias Boardman House
38 Salem St.	80	
113 Salem St.	83	
13 Sheffield Rd.	312	
30 Sheffield Rd.	311	
54 Spring St.	190	
27-29 Tuttle St.	247	Wakefield Upper Depot
193 Vernon St.	46	
391 Vernon St.	40	Capt. William Green House
57 Water St.	126	Wakefield Center Depot
134 Water St.	118	Wakefield Rattan Co., Bldg. #10
134 Water St.	401	Wakefield Rattan Co., Bldg. #11
134 Water St.	402	Wakefield Rattan Co., Bldg. #12
134 Water St.	403	Wakefield Rattan Co., Bldg. #13
11 Wave Ave.	64	
15 Wave Ave.	65	
12 West Water St.	217	
9 White Ave.	63	
28 Wiley St.	133	
Winn St.	911	Winn St. Railroad Bridge
1 Woodcrest Dr.	41	

WAKEFIELD MRA, p. 6

16 Yale Ave.	388	YA
18 Yale Ave.	304	YA
20 Yale Ave.	389	YA
21 Yale Ave.	303	YA
22 Yale Ave.	390	YA
23 Yale Ave.	302	YA
24 Yale Ave.	301	YA
25 Yale Ave.	300	YA

United States Department of the Interior
National Park ServiceOFFICE COPY
DO NOT REMOVENational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name WAKEFIELD MULTIPLE RESOURCE AREA
other names/site number _____

2. Location

street & number MULTIPLE not for publication
city, town WAKEFIELD vicinity
state MASSACHUSETTS code 025 county MIDDLESEX code 017 zip code 01880

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>159</u>	<u>10</u> buildings
<u>5</u>	<u>0</u> sites
<u>18</u>	<u>41</u> structures
<u>1</u>	<u>0</u> objects
<u>183</u>	<u>51</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

James A. Swoboda OSHEO 5/3/99
EXECUTIVE DIRECTOR OF MASSACHUSETTS HISTORICAL COMMISSION,
STATE HISTORIC PRESERVATION OFFICER

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

RELIGION: PARISH CHURCHES

SOCIAL: MEETING HALL

DOMESTIC: SINGLE & MULTIPLE DWELLINGS

INDUSTRIAL: MANUFACTURING

AGRICULTURAL: DAIRY FARMS

FUNERARY: CEMETERY

7. Description

Architectural Classification

(enter categories from instructions)

QUEEN ANNE

GEORGIAN

FEDERAL

ITALIANATE

SHINGLE

Current Functions (enter categories from instructions)

RELIGION: PARISH CHURCHES

SOCIAL: MEETING HALL

DOMESTIC: SINGLE & MULTIPLE DWEL

INDUSTRIAL: MANUFACTURING

FUNERARY: CEMETERY

Materials (enter categories from instructions)

foundation MULTIPLE

walls MULTIPLE

roof MULTIPLE

other MULTIPLE

Describe present and historic physical appearance.

INTRODUCTION

Boundaries for the Wakefield Multiple Resource Area are the incorporated town limits, an area of 7.9 square miles. Located on the eastern edge of Middlesex County, approximately ten miles north of Boston, Wakefield is bounded on the northeast by the town of Lynnfield, on the east by Saugus, on the south by Melrose, on the west by Stoneham, and on the northwest by Reading. Parts of the northern (Lynnfield) and eastern (Saugus) boundaries are defined by the Saugus River.

Wakefield is situated on the coastal lowlands of eastern Massachusetts, mostly within the watershed of the Saugus River, which originates in Wakefield at Lake Quannapowitt. A tributary of the Saugus River, the Mill River, flows out of Wakefield's other major body of water, Crystal Lake. Local elevations generally extend between 70 and 200 feet above sea level, rising above 200 feet on a few hilltops in the southern part of town. The northern and eastern peripheral areas of the town are characterized by the low-lying, poorly drained lands of the Saugus River floodplain. The relatively level, upland areas east and southeast of Lake Quannapowitt are notable for their fertile, sandy loams, as is a smaller area to the east at the junction of Lowell and Salem Streets. South of Lake Quannapowitt is situated an area of easily cultivated glacial terrace soils. Both these areas, east and south of the lake, attracted early native and colonial settlers. The historic central village, the focus of the original 17th-century colonial settlement of Reading, is located on the terrace plain between Wakefield's two lakes and extends up the slopes of Shingle Hill to the east and Cowdry's Hill to the west. The southern and southeastern areas of Wakefield, particularly east of Crystal Lake, contain rocky lands, part of the northern edge of the belt of rough, stony terrain that makes up the Middlesex Fells. This area of hill and marshland is tributary to the Mystic River via Spot Pond Brook and the Malden River.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1

WAKEFIELD (MRA), MASS

What is now Wakefield was part of the large, old town of Reading (spelled Redding in the 17th century), established in 1644 from the western part of Lynn (1638) and Lynn Village (1639) land grants, which covered much of the area of the present towns of Wakefield and Reading. A 1651 grant to Reading included most of the present town of North Reading. Another addition came in 1729, when the Greenwood section was annexed from Malden. In 1812, the southern, First Precinct of Reading separated from the rest of the town and incorporated as the new town of South Reading. In 1868, the name of South Reading was changed to Wakefield, in honor of Cyrus Wakefield, the leading local industrialist, and a major benefactor of the town. A portion of land was annexed from Stoneham in 1889, and minor boundary adjustments with Melrose and Saugus took place during the 20th century.

Today, Wakefield is a suburban, industrial town on the northern axis of metropolitan Boston along the Route 128 corridor. Earliest settlement may have occurred in the Woodland period (2000-400 B.P.), with native sites and possible village concentrations in the lowland areas in the vicinity of the Wakefield lakes. In the mid-17th century, the area developed as a colonial agricultural community, part of the town of Reading, with meetinghouse center at the base of Lake Quannapowitt. Although settlement was dispersed, by the late 18th century a residential focus had developed along Main Street on the lake plain, and modest commercial and civic development in the village center continued through the early 19th century. The mid-19th century location of the Boston and Maine Railroad through the center of Wakefield made the area an important location for new industrial and residential development. The shoe industry, previously a local cottage craft, expanded, and subsequently important new manufacturing facilities were constructed, including a foundry, a rattan works, and a textile mill. Industrial expansion brought an influx of population, and resulted in significant transformations of the local built environment. The development of suburban residential neighborhoods for Boston commuters had an equally important impact. During the mid-19th century, affluent residential districts were built to the west of Lake Quannapowitt on Cowdry's Hill, and to the east of the lake on Shingle Hill. A distinct suburban area grew to the south of the village, focused on the Greenwood Depot. The civic and ecclesiastic center of Wakefield remained located on the south shore of Lake Quannapowitt, while the commercial center moved south, closer to the main depot. Subsequent suburban growth was linked to the electric street railway, and later to the major automobile highways. Wakefield continues to develop as a stable, suburban area, although the industrial core at the railroad junction has declined. There are, however, intense growth pressures along the Route 128 corridor, around Lake Quannapowitt and along the Saugus River axis.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

WAKEFIELD (MRA), MASS

COMMUNITY DEVELOPMENT PATTERNS

LYNN VILLAGE AND READING--INITIAL SETTLEMENT (1639-1713)

The first permanent European colonial settlement of the area that is now Wakefield occurred in 1639. Aboriginal occupation had preceded the coming of the colonials, and native settlements were located in the surrounds of Lake Quannapowitt and Crystal Lake, and the Montrose section of Wakefield to the east. In 1639, the General Court of Massachusetts Bay granted twenty nine inhabitants of Lynn "four miles square at the head of their bounds." Originally called Lynn Village, the new township was renamed Redding (later Reading) when it was incorporated as a distinct entity from Lynn in 1644. The town's territory was expanded by two square miles in 1651, when the area that is now North Reading was added. The proprietors were allotted between 30 and 200 acres in the initial division of lands. In 1647, a second division of local meadowland allocated between ten and twenty acres to each settler, based on a formula that allowed two acres per family member and one acre per beast. Settlement was dispersed, although farmsteads were located in several preferred local neighborhoods. The first inhabitants chose to build their homesteads in the vicinity of the lakes, along the major native American trail (now Main Street), and on the two hills overlooking Lake Quannapowitt--Shingle Hill to the east, and Cowdry's Hill to the west. These areas were chosen for their productive, relatively stone-free soils and their proximity to established transportation routes.

There is evidence for a local agricultural economy that was sustained by extensive cattle raising for the Boston and Salem markets, and by the production of grains. Local streams were quickly tapped for small-scale waterpower sites. As early as 1650, John Poole operated a gristmill on the Mill River, which originates at Crystal Lake. Early on, local craft production supplemented agricultural pursuits. In 1677, Jonas Eaton was given wood rights in the town on the condition that he remain there to make shoes, an activity that a century later had become an important local industry.

Highways were first laid out by the town in the 1650s. The main route south to Chelsea and Boston following Main Street was established in 1651. In 1681, a route of Woburn and Medford (Church Street) was laid out over Cowdry's Hill. By the end of the 17th century, roads had been established to Stoneham (Prospect Street), Saugus (Water Street), and Andover (Vernon Street).

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

WAKEFIELD (MRA), MASS

The land division of 1647 set aside a Common area, the Town Common, Main Street (D375, ca. 1644, Common Historic District), and in 1653 a moratorium was placed on the cutting of trees here. At the end of the 17th century, this area south of Lake Quannapowitt was well established as the community center. The original log meetinghouse built in 1644 stood here at the southern boundary of the Common (near the corner of Main and Albion Streets), and the town's first burial ground was located nearby (near the site of the present bandstand). The second meetinghouse, which was built in 1690, was relocated to a site on the south shore of Lake Quannapowitt, and the Second Burial Ground, Church Street (D801, 1691, Common Historic District) was established adjacent to it and remained in use until the mid-19th century.

Twenty-eight years after the first settlers arrived in 1667, there were fifteen houses in Reading. Most were probably small, one or two-room gable-roofed structures. In 1671, a garrison house, of unknown dimensions, was built to guard against Indian attacks. Two structures from this period remain in Wakefield. The original one-room section of the Hartshorne House, 41 Church Street (D359, ca. 1681) retains a 17th-century door surround, with simple entablature and panelled pilasters. The house was expanded to a full 2 1/2-story, five-bay structure in the Federal Period. An ell at the rear of 391 Vernon Street (A40, ca. 1680-1750) is believed to have been built before 1681. The main block of this was built in ca. 1750, and the building was relocated to its present site ca. 1790.

READING FIRST PARISH--AGRICULTURAL DEVELOPMENT (1713-1812)

The town of Reading underwent little a territorial expansion during the eighteenth century. In 1727, a portion of land south of Crystal Lake (originally South District, now Greenwood) containing nine farmsteads was annexed to Reading from Malden. However, continued development in the town stimulated a series of internal divisions. By the second decade of the 18th century, population growth and expansion into the outlying areas of the large town of Reading had led to complaints from those living in the northern parts of the town that the meetinghouse site south of Lake Quannapowitt was inconvenient. In 1713, these families separated to form a new North Parish within the town. Similar disagreements over access to a newly constructed meetinghouse led families in the western part of Reading to split off as the

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4

WAKEFIELD (MRA), MASS

West Parish in 1769. These developments, while they did not change the town's boundaries or its political structure, did segregate religious and social life and education into three separate communities. A more complete separation did not come until 1812, when the First Parish (now Wakefield) became the town of South Reading.

The town continued to establish new highways during this period. According to town records, a committee was established at a town meeting in 1737 "to lay out necessary ways and watering places and all other conveniences, that shall be thought convenient for all proprietors in the town, through the town common." Pre-existing roads, such as Main Street, were improved. Two highways were laid out from Lake Quannapowitt east toward Salem (now Lowell and Salem Streets). In 1737, a bridge was built over the Saugus River at its outlet from Lake Quannapowitt.

The community grew slowly during the first half of the 18th century, but by 1765 Reading had 1,538 inhabitants. By 1800 the number had risen to over 2,000, and in 1810 it had surpassed 2,200. In 1812, the population of the old First Parish upon its incorporation as South Reading was approximately 800, living in an estimated 125 houses. Farmhouses were scattered along the major arteries--on Church and Prospect Streets to the west, on Salem Street to the east, and along Main Street to the south. The surviving dwellings from the period are predominantly the substantial, two-story houses constructed in the last decades of the period in the town's prime agricultural neighborhoods by its most successful farm families. Examples of these include 196 Main Street, (A8, 1790-1810), the Daniel Sweetser House, 458 Lowell Street (A23, 1780), and 1 Woodcrest Drive (A41, 1789). Few of the more representative, small, one-story dwellings from the mid-18th century survive, but two good examples are the gable-roofed Samuel Gould House, 48 Meriam Street (C196, ca. 1725), and the Daniel Hay House, 379 Albion Street (D228, ca. 1726-1735).

By the late 18th century, the intensity of development at the meetinghouse center began to increase dramatically. The First Parish had enlarged its church and added a steeple in 1727. A new, third meetinghouse, located a little south of the second, was completed in 1768. A brick powderhouse was built on the Common in 1770, and in 1799 a school was built on the common near the southwest corner of Main and Church streets. Separatist Baptists built a meetinghouse on the north side of Salem Street in 1800. To this cluster of

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

WAKEFIELD (MRA), MASS

civic structures were added a store, a tavern, and the tinware shop established by Burrage Yale in 1802. Moreover, by the early 19th century more than a dozen residences of farmers, merchants, artisans, and professionals clustered around the common, creating a distinct village landscape. Few of the buildings that stood in the central village at the end of this period survive. A good residential example from the village's northeast edge is the two-story, central-hall house at 23 Salem Street (A76, 1795), and a row of substantial period residences survives on the south side of Church Street, the main highway leading into the village from the west. These include 38, 40, 42 and 44 Church Street (#s 361, 359, 358, 357; 1790-1803; Church and Lafayette Street HD).

SOUTH READING--SHOE TOWN AND COMMERCIAL VILLAGE (1812-1845)

In 1812, a split occurred between the largely Federalist North and West parishes of Reading and the Republican South Parish. The more populated North and West parishes retained the name of Reading, while the South Parish separated as South Reading, establishing the basic boundaries of the area that would later be renamed Wakefield. Population growth continued at a steady pace. Population of the new town of South Reading in 1820 was approximately 1,000. By 1830 it had reached 1,311, and in 1840 it was 1,517.

Outside the central village, the town continued to be characterized by dispersed farmsteads, with the most densely occupied rural neighborhood probably Salem Street as it approached the Saugus River crossing. Surviving period dwellings include the substantial two-story houses of the town's most successful farmers, who were prospering from dairy production for nearby urban markets. These include houses of traditional 18th-century central-chimney plan, such as 193 Vernon Street (A46, 1840), the Jonas Cowdry House, 61 Prospect Street (D323, ca. 1833), and the more stylish, central-hall Suell Winn House, 72-74 Elm Street (D331, 1813-1814). While many farm families prospered, at the same time the town found it necessary to build a poor house for the less fortunate on Farm Street in the Woodville neighborhood in the southeast.

However, while agriculture remained an important activity, the economy of South Reading increasingly focused on manufacturing activities, with shoemaking the principal industry. Small shops were located throughout the

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 6

WAKEFIELD (MRA), MASS

town. The structure at 113 Salem Street (A83, 1840-1857) is a rare, surviving local example. By 1832, shoe production employed 350 men and 100 women in town, and the annual output was valued at \$225,000. Five years later, 260 men and 186 women were producing 175,000 pairs of shoes valued at \$142,000. In addition, the manufacture of shoe tools, tinware, and razor straps added to the prosperity of the town and stimulated the growth of the center village area.

The establishment of regular stage service to Boston after 1817 further solidified the village's role as a transportation node and a commercial center. By the 1830s, Congregational and Baptist churches faced each other across the common, separated by the 1834 town houses sited on the Common itself. Substantial residences faced the Common on the east (Main Street) and west (Common Street). One of these survives at One Common Street (D355, 1812-1820, Common Historic District). Residential development also extended south along Main Street, east on Salem Street to Vernon Street, and west on Church Street. Substantial, two-story period houses, of both traditional and more popular Federalist plans survive in two houses on Main Street (Common Historic District). To the southeast of the Common, an industrial focus continued to develop at the Water Street mill on the Mill River.

New streets and residential subdivisions were laid out in the village from the 1820s on, but new houses were not built on these lots until after 1830. Lafayette Street was laid out in 1824, and Greenwood Street in 1828. In 1835, Moses Sweetser subdivided the Cordis Farm on the eastern shore of Lake Quannapowitt, and laid out Cordis, Sweetser, and School (now Upper Pleasant) Streets. In the late 1830s, Crescent Street was laid out, Salem Street was extended eastward to meet Lowell Street, and Albion Street was extended westward. In the 1840s Eaton and Chestnut streets were laid out.

At the end of the period, the center village remained the town's civic and social focus. The Baptist Church, moved from Salem Street to the east side of the common (Main at Crescent Street) in 1820, was rebuilt at that site after it burned in 1835. The Baptists also built an academy nearby, east of Crescent Street, in 1829. A new Greek Revival town house was constructed in 1834. Still standing from the period is the Universalist Church, 326 Main Street (A14, 1839, Common Historic District). Later period residential

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 7

WAKEFIELD (MRA), MASS

survivals in the village area include the Greek Revival houses built at 28, 29, 34, and 36 Lafayette Street (Church and Lafayette Street Historic District) in the 1830s. Stylish town houses were also built by the town's prosperous manufacturing, merchant, and professional elite, such as the Dr. S. O. Richardson House, 694 Main Street (B135, 1837-1841), and 28 Cordis Street (A54, 1835-1845), originally owned by tavernkeeper Joseph W. Vinton. Village residences also included the more modest cottages of local shoemakers, like the Abel Hutchinson House, 40 Crescent Street (A104, 1839).

SOUTH READING AND WAKEFIELD--FACTORY TOWN AND EARLY SUBURB (1845-1873)

The arrival in Wakefield of the Boston and Maine Railroad in 1844-1845 was the catalyst for significant changes in almost every aspect of the community. This branch of the Boston and Maine line was located through Malden, South Reading, and Reading to Wilmington, where it connected with a line to Haverhill and the north. The addition of branch lines made South Reading an important junction point in the regional rail network. In 1850, the South Reading Branch was completed to Salem, and four years later the Georgetown Line was opened. The Winn Street Railroad Bridge (D339, 1844), although renovated in the 20th century, is a survival from this early period of local railroad development. Most importantly, the railroad provided a fast, direct link to the Boston metropolis to the south. The location of the main depot of North Avenue altered the growth patterns of the town, stimulating the development of industrial activity along the rail corridor and shifting the central village focus away from the common and Lake Quannapowitt to the southern end of Main Street. Expanded opportunities for employment and residential expansion meant considerable population growth in Wakefield during this period, to 2,758 in 1855, 3,245 in 1865, and 4,135 in 1870.

Significant new development, both residential and industrial, resulted from the new railroad connections. Between 1845 and 1873, thirty new streets were laid out. By the end of the period, the built-up area of Wakefield Center extended across the area south of Lake Quannapowitt between the Boston and Maine line and the Georgetown Branch, reaching as far north as Lawrence Street on the east side of Main Street, and extending west of the Boston and Maine line to Cedar Street. North of the village, less dense development extended along the east and west shores of the lake. South of the village, two

CONTINUED

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

WAKEFIELD (MRA), MASS

distinct residential clusters developed along the rail corridor. One of these was located at Wakefield Junction east of Crystal Lake, the other further south at Greenwood, where an early suburban residence built for an affluent Boston commuter survives on the south shore of Crystal Lake at 5 Linden Avenue (C197, ca. 1858).

Many of the neighborhoods that were developed within and around the village were built to house affluent families who could now afford to live in the new suburbs and commute the ten miles to work in Boston. Other streets in the village contained single- and two-family residences built to house the many native and immigrant families who came to work in local industries. In 1845, for example, Railroad Avenue (now North Avenue) along the rail corridor was built up with worker housing. The one-story Greek Revival cottage at 509 North Avenue (D509, 1860) is typical of the local worker residences from this period. Typical examples of the much larger, new houses built for professionals around the edge of the pre-railroad village are two 2 1/2 story Greek Revival residences. The house at 7 Salem Street (A73, 1855-1857) was originally owned by John S. Eaton, a railroad ticket agent. The dwelling at 8 Park Street (A95, 1852-1857) was occupied by Dr. Josiah Poland.

Another new, stylish location in the village was Chestnut Street, laid out in 1845 to connect Main Street with Railroad Street to the west. It was quickly developed with large, single-family homes, such as the two-story Italianate residence at 21 Chestnut Street (D287, 1865), designed by Wakefield architect John Stevens. Another major residential development occurred with the laying out of the Avon Street subdivision on land owned by the heirs of Lemuel Sweetser, a local shoe manufacturer. Avon Street was also developed as a high-income area, as evidenced by 23 Avon Street (D293, ca. 1855), a 2 1/2-story, high-style Italianate house. A third fashionable neighborhood was developed just north of Avon Street on the estate of Burrage Yale. Here, on Yale Street, at least four fine period examples of Italianate and Second Empire residences survive in the Yale Avenue Historic District. The westward direction of development established by these early efforts set the pattern for a sector of high-income residential neighborhoods that continued to expand west of Main Street for the next seventy years.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 9

WAKEFIELD (MRA), MASS

If the direction of affluent neighborhoods was toward the town's western hills, industrial development remained concentrated along the lowland railroad corridors. By the end of the period, the two main complexes were the Wakefield Rattan Works at the southeast edge of the village along Water Street, and the Franklin Foundry, located along Foundry Street west of the Boston and Maine line. Worker housing like that which developed along North Avenue was constructed near the Foundry and Albion Street, near the Rattan Works on Water Street, and in the old East Ward (Montrose).

While commercial and industrial development focused on the rail corridor, the town undertook major improvements to the old civic center area south of Lake Quannapowitt. The common was drained and graded in 1859, and the next year it was fenced. In 1869, the town enlarged and improved the Square on the upper part of Main Street, and in 1871 it began acquiring land along the lake shore to add to the Common. The area around the Common remained the main civic focus, with the Congregational Church, a new Baptist Church (353, 1872, Common Historic District), a Universalist Church that was enlarged and remodelled in 1859, and a new High School (352, 1871, Common Historic District). But the shift in commercial activity was well signaled by the construction of the new town hall in 1871 further south on Main Street at Water Street, near the depot. The location of the first (1854) and second (1871) Roman Catholic churches on the west side of the Boston and Maine tracks on Albion Street marked another division in the community with the emergence of a distinct focus for the town's growing Irish Catholic population.

In addition to stimulating manufacturing and residential development, the extension of the rail corridor past Crystal Lake and Lake Quannapowitt generated two new lakeside land use zones. The new transport link quickly led to a major expansion of the local ice industry. By the 1850s, extensive ice storage houses had been constructed on the western shore of Lake Quannapowitt and on the northern shore of Crystal Lake. At the same time, the fringe zone between the rail line and Lake Quannapowitt was soon transformed into a suburban cemetery belt. Within a year of the coming of the railroad, a private group established Lakeside Cemetery, recognizing the local need for more extensive facilities than were provided by the existing burial ground. Within several decades, the original cemetery was extended to North Avenue, several houses were removed, and a street closed off. A granite and limestone Cemetery Tomb, Beacon Street (D343, ca. 1860), of classical Greek temple form,

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 10

WAKEFIELD (MRA), MASS

stands on a lane that leads from North Avenue to the lake. A second cemetery, the Temple Israel Cemetery (D801, 1859), was established by Boston's first synagogue. Situated just south of Lakeside Cemetery, the layout of Temple Israel Cemetery is distinguished by a more regular, gridlike arrangement, in contrast to the picturesque, curving paths and naturalistic landscaping of neighboring Lakeside.

WAKEFIELD--INDUSTRIAL CENTER AND BOSTON SUBURB (1873-1905)

From 1873 to 1905, Wakefield experienced considerable industrial growth and suburban development. Rapid population growth continued, as the number of inhabitants doubled during the period. The introduction of electric street railway service provided a new set of cheap and convenient transportation routes. All these trends led to a tremendous growth in the size of the housing stock, built to accommodate an increasing number of suburban commuters and local factory workers.

Between 1870 and 1880, Wakefield's population increased by over 1,400, with the number of residents reaching 5,547. By 1890, the population had reached 7,000, and by 1905 it had topped 10,000, as both Boston commuters and local employees relocated to the town. At the end of the period, 26% of the population was foreign born, with half of this group immigrants from Ireland and Nova Scotia, and smaller numbers from Canada, England, Sweden, and Italy.

Electric street railway service was established in 1892 with the opening of the Wakefield and Stoneham Street Railway Company. Early streetcar lines extended along Main, Albion, and Water Streets. Service to Woburn and Winchester was soon followed by the extension of lines to Melrose (1893), Reading (1894), and Saugus. In 1898, service was extended to Peabody and Salem, and in 1902 a branch line was opened to Wakefield Park. The new lines extended the distance that Wakefield commuters could live from local railroad depots, and from workplaces in Wakefield and nearby towns, and helped generate a new round of local suburban development.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 11

WAKEFIELD (MRA), MASS

While these improved transportation facilities greatly aided economic and residential growth in Wakefield, the established railroad connections, particularly to Boston, remained central to the town's development. By 1893, the Boston and Maine Railroad had six passenger stations in Wakefield and 1,500 commuters rode on the sixty trains that ran daily to Boston. Intensive use required the improvement of local freight and passenger facilities. Two survivals from this period are the Center Depot, Water Street (B126, ca. 1874), a one-story, clapboard structure, and the Upper Depot, 27-29 Tuttle Street (D247, ca. 1889), one of the main commuter stations near the town center, notable for its cross-gable plan and elaborate work in the end wall chimneys.

The town saw continued industrial diversification in the last quarter of the 19th century. The shoe industry, while still important, never recovered its local preeminence in the post-Civil War period. Through the end of the 19th century, the Wakefield Rattan Company, Water Street (A118, 1856-1930), continued to be the major local employer. The company rebuilt much of its facility on Water Street after an extensive fire in 1881. An important new industry along the Water Street manufacturing corridor was the Henry Miller and Sons Piano Company, which relocated to Wakefield in 1882, bringing a large number of highly skilled craftsmen and their families as new residents of the town. A second important new industrial development was the relocation of the Harvard Knitting Mills of the Winship, Boit Company to Wakefield in 1889. In 1896, the firm opened a new mill in the established industrial district along the Boston and Maine corridor on Foundry Street. By the early 20th century, the company surpassed the Rattan Works as the largest local employer.

Most of those employed by these local manufacturing firms appear to have continued to live within walking distance of their jobs. The neighborhoods along Water Street and to the south of the Rattan Works in the Junction District continued to be built up with modest single- and multi-family residences, as was the area west of the foundry and knitting mill along North Avenue, Albion Street, and Broadway. To the east, worker housing also extended along Vernon Street. At the end of the period, most of the residents of these neighborhoods appear to have been Irish immigrants and their descendents.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 12

WAKEFIELD (MRA), MASS

The most dramatic transformation of the local landscape in the period was the conversion of former farmsteads into suburban residential neighborhoods, as major subdivisions were developed in the western and southern parts of the town. An early period development was Eustis Street, laid out over the Eustis Farm on Cowdry Hill in 1880, and the first of several subdivisions west of the village created for high-income commuters. However, the development of Eustis Street was apparently stunted by other subdivisions that were advertised more aggressively.

A much more successful subdivision was Wakefield Park, a planned garden suburb established in 1888 on 100 acres south of Cowdry's Hill, which had been fields and orchards until the mid-19th century. Jacob S. Merrill and Charles S. Hanks, a Boston lawyer and real estate developer, laid out houselots along Dell Avenue, Park Avenue, Summit Avenue, and Morrison Road. The houselots were sold with deed restrictions to ensure that the area would remain an exclusive, high-income neighborhood. By the 1890s, Wakefield Park had become the area's most prestigious garden suburb. The eclectic Tudor/Colonial Revival house at 1 Morrison Avenue (D255, ca. 1890), and the Shingle Style residence at 8 Park Avenue (D266, ca. 1900, Wakefield Park Historic District) are representative of the homes of the neighborhood. The Wakefield Park Historic District includes eight period residence that retain the integrity of the original plan.

In the southern part of Wakefield along the Boston and Maine Railroad corridor, the Greenwood area experienced a dramatic transformation from a rural farmland with picnic groves and a few summer residences to a commuter neighborhood. Greenwood Park, a planned subdivision, was initially laid out in 1873. Early development was sporadic, but a fine example from this phase is the Stick Style house at 118 Greenwood Street (C188, ca. 1875), one of the best examples of this style in Wakefield. A second subdivision in 1889 was the catalyst for increased development. Managed by the Wood-Harmon Company, Greenwood Park included the area bounded by Babson and Pine Streets, and Maple, Pitman and Greenwood Avenues. The Colonial Revival residence at 52 Oak Street (B164, ca. 1890) is representative of a number of houses built here during the later decades of the period. Development intensified after 1892, when the Main Street streetcar line improved access to the area. Two years later, the neighborhood had enough affluent residents to support the construction of the Greenwood Union Church (B139, 1884).

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 13

WAKEFIELD (MRA), MASS.

A third important subdivision area in this period was Lakeside on Shingle Hill on the east side of Lake Quannapowitt. The earliest residential conversion here occurred on Lawrence Street, laid out in the 1850s, and subdivided in 1874 by James Emerson, a shoe manufacturer whose home was on the northeast corner of Main and Lawrence Streets. North of Lawrence Street, Wade Avenue was also subdivided in 1874. Later Lakeside subdivisions included White and Aborn Avenues, developed by the families of John Aborn and John White, both also affluent local shoe manufacturers. Fine examples of the residences constructed in this area are the Queen Anne/Colonial Revival house at 23 Lawrence Street (A70, ca. 1887), and the Queen Anne house with Stick Style detailing at 11 Wade Avenue (A64, ca. 1874-1889). The largest, most elaborate Queen Anne house in the neighborhood, with porte cochere and carriage barn, was built on the summit of Shingle Hill, at 18a-20 Aborn Street (A62, ca. 1883-1888).

In Wakefield Center, Main Street north of the depot remained the local retailing district, with the addition of commercial blocks like the three-story brick Flanley's Block, 349-353 Main Street (D292, ca. 1895). Further north, the Common area remained an important institutional focus through the period, with the relocation here of the Emmanuel Episcopal Church, 5 Bryant Street (D11, 1881, Common Historic District), and the construction of a new First Parish Congregational Church (369, 1890-1892, Common Historic District). The Common itself became the focus of a town beautification movement sparked by a \$10,000 bequest by Cornelius Sweetser. In 1884-1885, the northern section of the Common to the lake shore was graded for use as a park. An ornate Bandstand on the Town Common (D737, 1884-1885, Common Historic District), was constructed of dressed fieldstone and wood. The Rockery, Main Street (D379, 1884-1885), designed by Ernest Bowditch, is a semi-circular fieldstone wall that encloses a terrace and Spanish-American War Monument (1926). An Historical Lynn Village Monument, Main Street (D380, 1888, Common Historic District), was erected near the Rockery. The Civil War Monument, Town Common (D377, 1902, Common Historic District) is a 100-foot-high granite and limestone column topped by a soldier and eagle with spread wings.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 14

WAKEFIELD (MRA), MASS.

Other municipal improvement came with economic development and population growth. In 1894 the town purchased the Citizen's Gas and Light Company, and in 1903 added the Quannapowitt Water Company, which had been established as a private water supply enterprise in 1883. In addition, the growing town built six new schools between 1880 and 1900. The Warren School, 30 Converse Street (D242, 1895-1897), a two-story, brick Renaissance Revival structure, is the best example of this form of civic construction in the period.

WAKEFIELD--METROPOLITAN COMMUNITY (1905-1938)

The importance of Wakefield as a diversified industrial town, a regional commercial center, and an affluent Boston suburb stimulated growth through the 1920s, although the town population stabilized during the depression years of the 1930s. The number of inhabitants rose from 10,268 in 1905 to 16,318 in 1930, falling slightly to 16,223 in 1940.

Street railways continued to operate to ca. 1920, when they were replaced by bus service and the increasing use of the automobile. Commuter rail service to Boston continued to play an important role for Wakefield suburbanites. By the end of the period, the town was also served by two regional automobile highways, both of which routed traffic through Wakefield Center. The east-west (old) Route 128 extended along Albion Street, North Avenue, West Water Street, Water Street, and New Salem Street (along the former branch railroad route to Salem) to Montrose. The north-south Route 129 extended along Main Street, Water Street, and Farm Street.

Main Street continued as the institutional and commercial focus for a growing community. New civic structures were built at the south end of the common area, including the YMCA, 317 Main Street (D305, 1918) the Lucius Beebe Memorial Library, Main Street (D298, 1922) and the Wakefield Post Office, Main Street (D299, 1936), (all in the Common Historic District). New commercial buildings located just south of this new civic focus included a new bank building for the Wakefield Trust Company, 371 Main Street (D290, 1924), and a new building for the local newspaper, the Item Building, 26 Albion Street (C224, 1912), built just west of Main Street. At the same time, the new Massachusetts State Armory, Main Street (C214, 1913), another civic landmark, was located much further south on Main Street, closer to the depot.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 15

WAKEFIELD (MRA), MASS.

While Wakefield's character was increasingly that of an affluent Boston suburb, industry continued to be the important local source of employment. Continued enlargement of the town's industrial base resulted in the relocation here of firms from other Massachusetts towns, including the Middlesex Knitting Company (1912) and the Neveroil Bearing Company (1922). By the end of the 1920s, local manufacturing included a number of chemical, metal fabricating, and diversified light manufacturing companies.

The Harvard Knitting Mills of the Winship, Boit Company remained the major local employer. Continued expansion of its workforce was reflected in the construction nearby of new multi-family rowhouse apartments at 35-37 Richardson Avenue (C219, ca. 1912-1915), and 38-48 Richardson Avenue (C218, ca. 1912). The success of the company's principal owners was also reflected locally, in the estate complexes that they built on Wakefield's west side. These include the Charles Winship House, 13 Mansion Road (D231, 1901-1906), a massive Colonial Revival residence, and the complex of three English Cottage Style residences built by Elizabeth Boit for her family, the Elizabeth Boit House, 127 Chestnut Street (D252, ca. 1911), 90 Prospect Street (D319, ca. 1913), and 88 Prospect Street (D320, ca. 1913).

The extension of local streetcar lines and subsequently the introduction of the automobile led to even further dispersal of suburban residences to the outer borders of the town. The new growth of population in the southeastern part of Wakefield was reflected in the construction of the Woodville School, Farm Street (B132, 1920). The Craftsman Style bungalow at 380 Albion Street (C221, 1910) represents the residential growth stimulated by the street railway at Wakefield's western border with Stoneham. While more modest middle-class residences were built throughout much of the town, the location of the Winship and Boit houses nearby secured for Wakefield Park a continued place as the local high-status suburban area, and new high-income residential development continued on subdivisions in this area. Representative from the period are five Colonial Revival residences on Park Avenue (Wakefield Park Historic District), and the Colonial Revival house at 32 Morrison Road (D256, 1906-1908). Late attempts to develop the area northwest of Wakefield Park are reflected in the Craftsman Style home at 30 Sheffield Road (D311, ca. 1917) and 13 Sheffield Road (D312, 1918).

CONTINUED

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

WAKEFIELD (MRA), MASS.

ARCHITECTURE

INTRODUCTION

This section on Wakefield's architecture is organized by building type. Its first and largest subsection examines the residential structures that form the bulk of Wakefield's historic building stock. Nonresidential structures, including ecclesiastical, commercial, municipal, and industrial buildings are then discussed. Parenthetical numerals refer to inventory number and construction date. Portions of this section are based on the Wakefield Survey Completion Report submitted by Architectural Planning Associates, Cambridge, Massachusetts, in 1985.

RESIDENTIAL BUILDINGS

The majority of the housing stock in Wakefield was constructed between 1880 and 1930, although new, suburban tract housing was built in the post-World War II era. Wakefield's diversity of residential architecture includes scattered pre-1850 farmhouses, streetscapes and clusters of mid 19th-century houses, and more recent subdivisions. Single-family, wood-frame dwellings predominate, followed by two-family houses. Larger multi-family houses are much less numerous, although some wood-frame and masonry apartment blocks were built. Broadly speaking, Wakefield's residential areas are geographically distributed as follows: neighborhoods of large, single-family, mid-19th to early-20th century houses on the hills west and north of the town center; more modest single- and multi-family houses to the southwest and southeast; and a distinct area of late-19th to mid-20th century, single family houses to the south at Greenwood.

Wakefield's surviving 18th and early 19th-century dwellings reflect local and regional vernacular building traditions. Some examples with Georgian and Federal design influences are evident, particularly in the vicinity of the historic parish meetinghouse center, and in the town's most prosperous agricultural districts. The best-preserved examples from this period, including buildings with possible 17th-century structural components, are included in this nomination.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 17

WAKEFIELD (MRA), MASS

The mid 19th-century arrival of the railroad marked the beginning in Wakefield of a century of more or less continuous residential subdivision. The earliest suburban neighborhoods were laid out on streets extending westward from Main Street in Wakefield Center. In general, most residential subdivisions in Wakefield were built up of relatively small landholdings developed over several decades by different individuals and groups of promoters. New streets plans extended from the pre-existing colonial-era road network, but tended toward regular, gridlike patterns, rather than following the contours of local topography. Most of the town's subdivisions were platted out in the last quarter of the 19th century, although some of these remained relatively undeveloped until after 1920. Wakefield's highest status residential district extended in a sector to the west of the town center, culminating in the estates of the Wakefield Park area. Subdivisions to the north and south of the center, while by no means uniform, were generally characterized by more modest lot sizes, and somewhat less ambitious architecture.

Wakefield's suburban residences constructed from the mid-19th century to the 1930s are comfortable houses built for prosperous Wakefield residents. Built in a number of 19th-century styles, most commonly the Colonial Revival, these residences include a number of finely crafted examples, although most houses remain relatively conservative in plan and in architectural detail. Shingle and clapboard remained the most common sheathing, and masonry construction was rare.

THE GEORGIAN PERIOD (1735-1775)

Most, if not all, houses built in Wakefield through the third quarter of the 18th-century were modest 1 1/2 and 2 1/2-story dwellings. Only a small proportion of the most substantial of these survive, and many of these were enlarged or otherwise altered in subsequent periods. Building in Wakefield followed local and regional vernacular traditions. All construction was in abundant local wood, with stone and brick used only for foundation and chimney material. Houses were built using the well-established techniques of heavy timber framing, with members mortised and pegged together. Rubblestone was used for foundations until late in the period when granite or dressed fieldstone became more common. Surviving houses suggest the prevalence of asymmetrical, three- and four-bay plans, with rooms arranged around massive interior chimney stacks, and with the principal facade oriented to the light and heat of the southern sun.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 18

WAKEFIELD (MRA), MASS.

Although conclusions based on the small sample of survivals are difficult, particularly without careful structural examination, it appears that three-bay, gable roof houses with doors set in the end bay were much more common than the better known five-bay form. Period examples of this form include the two-story dwelling at 114 Main Street (A5, ca. 1750), which saw major Federal-period additions; and the two-story Nathanial Cowdry House, 71 Prospect Street (D322, ca. 1764), subsequently enlarged to five bays. In particular, the Cowdry House represents a well-preserved example from the period, with Georgian window frames and later Federal door surround. Representative of the five-bay form is the two-story Michael Sweetser House, 15 Nahant Street (B147, pre-1775). A more modest survival from the period is the four-bay, 1 1/2-story Daniel Hay House, 379 Albion Street (D228, ca. 1726-1735). While the boxed cornice, cornerboards, water table, and stud height indicate a Federal period remodeling, the structure retains its off-center interior chimney and asymmetrical plan.

The survival of gambrel roofs on several period houses suggests the local popularity of this form. These include the 1 1/2-story, five-bay Samuel Gould House, 48 Meriam Street (C196, ca. 1735), a fine early example, although its original interior chimney stack has been removed. The 2 1/2-story, gambrel house at 19 Salem Street (A75, ca. 1765-1795), subsequently joined to a gable roof building, has been linked to local carpenter Joseph Gould, who left account books that suggest he may have built at least five local houses. A third gambrel example is the William Green House, 391 Vernon Street (A40, 1960, ca. 1750), a 2 1/2-story structure from the mid 18th century, with an ell that may date from the last decade of the 17th century.

FEDERAL PERIOD (1775-1830)

As Wakefield came to share in the agricultural, commercial, and early manufacturing prosperity of the region, particularly in the 1790s and again in the 1820s, many local residents built or rebuilt larger, more substantial houses. Most of these probably differed little in plan from the earlier, Georgian period houses, with their gable roofs and central interior chimney stack. A tendency toward greater stud height and the use of classically inspired Federal details, particularly on door and window surrounds, often distinguishes these structures from their predecessors. At the same time, the prosperity that led to the construction of larger, two-story houses and the

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 19

WAKEFIELD (MRA), MASS.

greater use of more expensive brick in some or all of the load-bearing walls, also found expression in the adoption of center hall plans and in a shift from single to multiple chimney stacks, often placed in the exterior walls. Fashion also appeared in the adoption of the hip roof, and in a greater attention paid to symmetry, particularly on the principal facade. While a number of stylish residences were built in Wakefield, few were probably architect-designed. Local carpenters were, however, influenced by the illustrations of building plans and decorative elements that appeared in widely circulated building manuals like Asher Benjamin's American Builders Companion. Houses of the Federal style continued to be built locally through the third decade of the 19th century.

The persistence of local vernacular building traditions is evident in the survival of several two-story Federal-period houses that retained a three bay form and interior chimney plan. A row of these houses was built in the growing center village on the south side of Church Street. One of these buildings, 42 Church Street (D358, ca. 1800), Church and Lafayette Streets Historic District), was subsequently enlarged to five bays, but those at 40 Church Street (D360, ca. 1804, Church and Lafayette Historic District), and 44 Church Street (D357, ca. 1790, Church and Lafayette Historic District) retained their original plans. Outside the center, the three-bay Jonas Cowdry House, 61 Prospect Street (323, ca. 1833) is a later example with Federal-period entry surround. The asymmetrical facade and chimney location of the five-bay house at 22 Prospect Street (D327, pre-1795) suggest that this structure also originally followed the popular three-bay plan.

But by the last decades of the 18th century, prosperous farmers were also adopting the more stylish, multiple chimney plans. Fine representative examples survive in the Daniel Sweetser House, 458 Lowell Street (A23, 1780), at 23 Salem Street (A73, 1795), and in the Suell Winn House, 72-74 Elm Street (D331, 1813-1814). All of these are 2 1/2-story houses of one room depth, with two rearwall chimneys. The Sweetser House retains a period door surround featuring fine pilasters, heavy cornice, and flanking 3/4-length sidelights. The Winn House features an architrave door surround with oval fanlight and narrow half-length sidelights. A more massive example is the Captain Aaron Foster House, 1 Woodcrest Drive (A41, ca. 1789), a five-bay house, two rooms deep, with two interior chimney stacks.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 20

WAKEFIELD (MRA), MASS.

Brick made its first appearance as a structural material for residential houses in this period. In several structures, it was used in the construction of entire end walls that incorporated chimney stacks, while the other two structural walls were built of wood. Two hip roof houses of single room depth survive with this configuration at 38 Salem Street (A80, ca. 1810-1835) and 38 Church Street (D361, ca. 1803, Church and Lafayette Street Historic District). A third local example, 46 Church Street (D356, 1814, Church and Lafayette Historic District), has a rear wall of brick that incorporates two chimney stacks. Two period survivals fully built of brick also survive in the center village: 252 Main Street (A12, ca. 1818, Common Historic District), and 316 Main Street (A16, 1822, Common Historic District), with paired end wall chimneys, which was built for successful shoemaker Benjamin Wiley.

Among surviving Federal period houses, two local examples stand out for their size and elaboration of stylish detail. The Lucius Beebe House, 142 Main Street (A9, 1818), may be a Federal period remodelling of an earlier house. It is a large, two story, central-hall house of two-room depth, with two interior chimneys that pierce a hip roof featuring a balustrade and octagonal cupola. A prominent site overlooking Lake Quannapowitt and its elaborate detailing make the Beebe House one of Wakefield's most imposing landmarks. The second example, the Elias Boardman House, 34 Salem Street (A78, ca. 1819-1820), is notable for its three-story height. It features a hip roof, interior spiral staircase, and elegantly carved door surround, with thin pilasters supporting an ornate entablature, an elliptical fanlight, and 3/4-length sidelights.

INDUSTRIAL PERIOD (1830-1880)

The single-family house remained the predominant local dwelling during the middle decades of the 19th century, most often in the form of a 1 1/2- or 2 1/2-story, wood frame buildings with gable roof and clapboard siding. Some traditional, central interior chimney plan houses continued to be built in the town's rural areas up to the mid-19th century. However, central hall plan houses remained the dominant local form, giving way at mid-century to the sidehall plan, in which the gable end of the house was presented to the street and became the principal facade. Ornamental details on most houses usually derived from the popular Greek Revival and Italianate styles, depending upon

CONTINUED

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 21

WAKEFIELD (MRA), MASS.

date of construction. Wakefield's railroad-related building boom of the 1860s assured that of these two styles, the Italianate is particularly well represented.

The arrival of the railroad also stimulated the construction of larger and more elaborate houses as residences for the town's first commuters. Local builders followed the shift in taste from classically inspired forms to the more irregular forms of the Romantic Revival styles. Gothic Revival cottages and Italian Villas became the models for picturesque Italianate, Gothic Revival, and Stick Style plans for suburban residences. Other residences were inspired by the French Second Empire style.

GREEK REVIVAL (1830-1860)

While the Greek Revival style is strongly associated with sidehall entry houses, which present their gable ends to the street, few sidehall houses with Greek Revival details survive in Wakefield. Local examples of the Greek Revival style are more commonly articulated in a well-established building type: the five bay, central entry plan house of 1 1/2- or 2 1/2-stories, with gable roof ridge oriented parallel to the street. To this house form, there was often added a portico on the entry facade, or the cornerboards were widened to support a simple frieze, while the major entry was elaborated with a classical surround, usually trabeated, but sometimes fluted.

Examples of this house form in Wakefield include 34 Lafayette Street (D120, 1812, Church/Lafayette Street Historic District), 196 Main Street (A8, 1836), 28 Cordis Street (A54, 1835-1845), and 40 Crescent Street (A104, ca. 1839-1840), all of which were built with stylish verandas with four fluted Doric columns, and with fluted architrave entry surrounds. The last example on Crescent Street differs in that it is only 1 1/2 stories in height, with an inset veranda that is sheltered under the gable roof. Its windows, which extend to the floor on the first floor, also have fluted surrounds.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 22

WAKEFIELD (MRA), MASS.

Surviving Greek Revival residences with gable ends facing the street include the Captain Goodwin House, 1 Elm Street (D337, ca. 1830), and the Solon O. Richardson House, 694 Main Street (BT35, 1837-1841). The former is a 2 1/2-story house with four bays in the gable end. The latter, a 2 1/2-story structure with a gable end facade with five bays, is the most fully developed local example of the Greek Revival style. The door surround has a thinly carved architrave with bossed corner blocks and a four-light transom. The flushboard gable field holds a shuttered window topped by an elliptical dummy fan.

ITALIANATE (1850-1875)

One result of the timing of the railroad-inspired construction boom in Wakefield is that there are many houses with Italianate design elements that survive locally. The Italianate style appears much more frequently than the earlier Greek Revival, and was preferred locally to the Gothic Revival style. Italianate elements were incorporated into several different house forms in Wakefield, including the traditional, central-hall plan, the side-entry plan, and the more asymmetrical L- and T-shaped plans associated with the picturesque Tuscan villa. In general, typical Italianate features include arched windows, bay windows, cornice lintels, bracketed eaves, double doors, doors with inset arched panes, and stock door hoods of milled parts.

A common local modification of the traditional, center entry form was to introduce a wide gabled dormer into the roof in the same plane as the entry facade. A fine example of this feature at 21 Chestnut Street (D278, ca. 1850) contains a pair of narrow arched windows. The house also has a one-story veranda, supported by paired colonettes, across the principal facade, elongated first-floor windows, and paired brackets on the porch and eave. Similar basic forms are found on the farmhouse at 42 Hopkins Street (D307, ca. 1850-1860).

Many of the town's early Italianate suburban residences were of three bay forms with gable end presented to the street. A good 2 1/2-story example of this type survives at 15 Wave Avenue (A65, ca. 1875-1883), which retains its porch with elaborately detailed cut rails, brackets, and turned drops. Other features include shell carvings on the paired roof brackets, rope moldings, double arched gable field windows, and footed sills. Another three-bay,

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 23

WAKEFIELD (MRA), MASS.

side-hall house at 7 Salem Street (A73, 1855-1857) features an eared architrave surround and long first-floor windows. An elaborate example survives at 25 Yale Avenue (D300, ca. 1865), with quoins, paired brackets, and a highly decorated porch. Other notable local examples include 8 Park Street (A95, 1856) and 190 Main Street (A6, ca. 1840-1856), with its jerkinhead roof and robust portico.

Cross-gabled and L-shaped plans were selected both for larger, more elaborate houses and for more modest examples, and include some of Wakefield's most outstanding houses of the period. A fine example is the John F. Hartshorne House, 3 Common Street (D127, ca. 1855, Common Historic District), with its gable end presented to the street. The full-length windows on the first floor have hooded, bracketed surrounds, while those on the second floor have eared surrounds and footed sills. The entry portico features a Palladian window motif. A second T-shaped house at 18 Yale Avenue (D304, ca. 1863, Yale Avenue Historic District) has quoins, bracketed eaves, and a porch with chamfered pillars on plinths. A third, high-style T-plan house stands on a hilltop site at 23 Avon Street (D293, ca. 1855). This 2 1/2-story house features windows with cornice lintels and footed sills and wide eave overhangs that are supported on paired scrolled brackets.

SECOND EMPIRE (1860-1880)

The Second Empire style probably represents Wakefield in its mid 19th-century heyday. It appeared on civic and commercial buildings, mansions, and cottages. Unfortunately, it is also the style that may have suffered the greatest number of losses and alterations, so that today its importance is difficult to discern. The Second Empire style, with its characteristic Mansard roof, was popular throughout the northeast in the 1860s, where the taste for current European culture took architectural form in the adoption of the popular French roof style. In Wakefield, the style was introduced on a grand scale by Cyrus Wakefield, with the construction of his Main Street mansion in the late 1850s, followed in 1871 by the new town hall. These buildings, both now demolished, were the work of local architect John Stevens. Surviving examples include the house at 12 West Water Street (C217, ca. 1860), with its patterned slate roof with a bell-cast profile, pedimented dormers, and wide brackets under the eaves. Another example is the building at 23 Yale Avenue (D302, 1863, Yale Avenue Historic District), with its fish-scale mansard roof.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 24

WAKEFIELD (MRA), MASS.

STICK STYLE (1850-1870)

In the 1850s, invention of the jigsaw and use of lathe allowed builders to incorporate incised brackets, scrolls, consoles, bosses, and a myriad of other decorative devices to add richness to the surfaces of houses. The Stick Style used these elements to emphasize the wall surface and to mimic internal structural members such as plates, sills, and beams with purely decorative exterior pieces. Three outstanding Stick Style houses remain in Wakefield today. The earliest stands at 5 Linden Avenue (C197, ca. 1858). The building's Italianate roots are visible in the tower, bays, and eaves overhang; Gothic characteristics appear in the drip moldings around the windows; but the extravagant braces at the broad eaves are clearly Stick Style elements. Fully developed Stick Style motifs appear on the house at 24 Yale Avenue (D301, 1863, Yale Avenue Historic District). The gable-end cross bracing is filled with an incised floral design. Other characteristic features are the board and batten gable fields and the cross-braced bay panels. At 118 Greenwood Street (C188, 1875), platelike board and batten siding, bracing in the gable, and string course representing exterior plates, are joined by a sunburst motif and sawtooth patterns.

SUBURBAN PERIOD (1870-1938)

The majority of Wakefield's housing stock was built during this period. The subdivision of farms, which had begun on a modest scale in the 1860s and continued through the 1880s, accelerated in the 1890s after the arrival of the electric street railway. Subdivisions were developed in proximity to train and streetcar stations. Developers of high-status subdivisions sought out prominent hilltop sites, particularly on Cowdry's Hill to the west of Wakefield Center and Shingle Hill to the north. Wakefield's stylish, substantial residences of this period were built for the families of Boston commuters and local businessmen. More modest single and multifamily houses were built southwest and southeast of Wakefield Center for the many employees of local industries. While construction activity extended through the period, the greatest number of additions probably came in the 1920s and concentrated in the southern areas of town, which were most accessible for the Boston automobile commute. The houses built in the early part of the period were influenced by the asymmetrical forms of the Queen Anne and Shingle styles, which emphasized ornament, texture, and complex shape. By the first decade of

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 25

WAKEFIELD (MRA), MASS.

the 20th century, the Colonial Revival style was dominant, bringing a return of interest in classical symmetry and rectilinear plans. While the use of stucco and bricks increased over the period, shingle and clapboard remained the most common building materials. Prairie and Craftsman-style bungalows were also being built in Wakefield by 1910.

QUEEN ANNE (1870-1900)

The Queen Anne style, which was widely used during Wakefield's late 19th-century phase of prosperity and growth, attempted to attain a picturesque form by emphasizing complexity in a building's volumes and on its surfaces. The basic rectangular plan was embellished with bays, oriels, towers, porches, cross gables, dormers, pavilions, and porte cocheres.

Perhaps the best example of complex volume in Wakefield is the Queen Anne house at 25 Avon Street (D296, ca. 1880). Beneath a truncated hip roof are most of the features in the repertoire of Queen Anne designers, including arched entry porches, triangular dormers, round and polygonal bays, floral reliefs, sunburst motifs, and stained glass. At the summit of Shingle Hill, 18A/20 Aborn Avenue (A62, ca. 1883-1888), is another fine Queen Anne residence. The house is made up of two major elements: a cross gable, 2 1/2-story structure entered through an extended porte cochere, and a two-story gable-roofed structure entered through a high porch linking the two. A second-story overhang, porch oriels, bays, and jogs are all used to create distinctive volume. The lively exterior surface features a narrow board-and-batten frieze, ornamented bargeboards, gable ornaments of flowers and thistles, brackets, an exterior chimney, and multipaned windows.

Often, the gable roof was altogether set aside for a broader hip roof such as at 9 Jordan Avenue (D230, ca. 1885). Here dormers, cross and transverse gables are all appended to the ample hip roof. On the Queen Anne house at 39 Converse Street (D241, ca. 1880), the peak of the hip roof has a louvred opening and shed dormer projecting to the side.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 26

WAKEFIELD (MRA), MASS.

Porches, an important Queen Anne design element, first appeared on the street facade only, but then wrapped around the side of the house. An example of this is 15 Lawrence Street (A67, 1870-1874), with its jerkinhead roof, patterned shingles, and multipaned windows. Another fine example at 556 Lowell Street (A29, 1894) features a three-story, copper turreted bay. Here the porch has a central pediment decorated with a floral design. The porch on 24 Park Avenue (A263, ca. 1890) marks its entry with an octagonal roof. Porch posts, balusters, and railings were also expressions of the picturesque intent of the Queen Anne style, and on the most modest Queen Anne houses, the turned porched balusters and railings were often the only ornament. A stylish example at 21 Yale Avenue (D303, ca. 1880) has turned railings, matched by a row of turned spindles on the porch fascia, and sunburst spindles at the corners. This house also features a polygonal corner tower with bellcast roof.

COLONIAL REVIVAL (1880-1930)

The Colonial Revival style emerged in the late 1880s and dominated residential architecture through the first half of the 20th century. Balustrades, pilasters, quoins, and elaborate friezes from the Georgian period and fanlights from the Federal period were all taken up again on an enlarged scale. Palladian window compositions were used everywhere from gable fields to dormers. The Colonial Revival also marked a return of interest in rectilinear forms and symmetry in design. While the simplicity of its form lent itself to use on many modest 20th-century single and multifamily houses, in Wakefield's affluent residential neighborhoods, substantial, sophisticated versions of the Colonial Revival were built. Examples survive in suburban developments at Wakefield Park, the Eustis subdivision on Cowdry's Hill, the Lakeside area, and around the town center.

Early Colonial Revival houses often retained many Queen Anne elements. The house at 25 Oak Street (B164, ca. 1890-1896) has a Queen Anne tower paired with a bay on the main facade, but also features a balustraded hipped roof porch with paired columns on high plinths, and hipped roof dormers. The hip roof was a popular Colonial Revival form, often marked by symmetrically placed dormers. Local examples are 20 Morrison Road (D257, ca. 1890), and 22 Parker Road (D318, ca. 1890), where a central dormer with swan's neck motif is flanked by two pedimented dormers. Gambrel roofs were also popular, particularly on smaller houses. The house at 32 Morrison Road (D256, ca. 1906-1908) has a transverse gambrel roof and a Tudor-style tower.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 27

WAKEFIELD (MRA), MASS.

Many Wakefield Park residences exhibited an eclectic combination of Colonial Revival with Shingle and Craftsman-style elements. At 2 Dell Avenue (D264, 1905, Wakefield Park Historic District), a garrison overhang extends via a second story oriel to provide a Craftsman-style entry with paired half-columns at each side. At 25 Park Avenue (D262, 1889, Wakefield Park Historic District), Colonial Revival features create a formal facade, while on a side elevation, a long gable roof flows into a polygonal porch, creating a Shingle-style massing.

Two Colonial Revival mansions survive in Wakefield. The residence at 15 Chestnut Street (D286, ca. 1885) has a hip roof with central pavilion behind a column-supported porch. Other elements include corner pilasters, modillion block-ornamented frieze, porch balustrades with urns, and semi-circular, bow-front bays. The Charles Winship House, 13 Mansion Road (D231, 1901-1906), features a two-story pedimented portico supported on paired composite columns. The first-floor windows are Palladian compositions. Details are multiplied to the classical limits, and the elaborate elements such as the cornice and column capitals are inflated to their limits as well.

Perhaps more representative are two relatively modest examples from the Lakeside area. The house at 23 Lawrence Street (A70, ca. 1896-1899) still contains an array of details: a front porch resting on paired colonettes, Palladian window in the gable, carved swags applied as a window spandrel, and an exterior brick chimney. Another example at 9 White Avenue (A63, ca. 1903) is much more spare in its form and detail.

SHINGLE STYLE (1880-1910)

Developed out of the Queen Anne style, the Shingle Style was often chosen by affluent families for the design of seaside resorts or country residences. The style is characterized by the distinctive shingle-clad exterior, smooth rounded forms, more open planning, horizontal emphasis, and a picturesque complexity of composition. Most surviving Shingle Style houses in Wakefield are clustered in the Wakefield Park area. Here, 6 Adams Street (D253, ca.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 28

WAKEFIELD (MRA), MASS.

1907) is a small version, but the prominent roofline geometry and smooth shingle surface of wave and sawtooth patterns capture the essence of the style. The shingle house at 122 Chestnut Street (D268, ca. 1885, Wakefield Historic District) retains a Queen Anne form in its varied plan and elevations, which include a circular tower, transverse gable, bays, and veranda. But the house also has Colonial Revival details, and the curves at the gable windows clearly follow Shingle Style precepts. Shingle characteristics of the house at 18 Park Avenue (D265, ca. 1908, Wakefield Park Historic District) include recessed windows with curved sides, a round shingle-covered tower, and shingle-covered porch supports. Also on Wakefield's west side, 2 Nichols Street (D324, ca. 1890-1900) has a steep hip roof with transverse gable, and a round bay with a smooth shingled surface. This residence was designed by local builder Berndt Heirlin, who built an identical house at Cedar Place.

PRAIRIE AND CRAFTSMAN BUNGALOW STYLES (1910-1925)

During the early decades of the 20th century, the works of the midwestern Prairie School and the designs of the California Craftsman bungalow were popularized in patternbooks and magazines. In particular, plans for the versatile Craftsman bungalow were published in patternbooks and catalogs, and often marketed in complete, pre-cut packages with lumber and decorative details. Both Prairie and Craftsman bungalow styles stressed broad, horizontal forms with wide roof overhangs. Although never as popular as the prevailing Colonial Revival, bungalows and Prairie-influenced houses were built in Wakefield in the early 20th century.

Three particularly fine local examples survive in Wakefield. The stucco house at 30 Sheffield Road (D311, ca. 1917), has a rectangular central block of 1 1/2 stories from which project two deep porch pavilions resting on substantial columns. A Japanese-style frieze above the capitals extends around the house. Craftsman motifs include the pergola between the two pavilions, and the deep roof overhang. More influenced by the Prairie style is the house at 13 Sheffield Road (D312, ca. 1918). This house follows the bungalow form, with its broad, low gable and deep porch. The designer has, however, added geometric banding in the gable field window, which recalls stained glass patterns of Prairie style architects. Another Craftsman bungalow example survives at 380 Albion Street (C221, ca. 1910), with its broad, horizontal

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 29

WAKEFIELD (MRA), MASS.

form, deep porches, and battered posts on plinths. Latticework design fills the gables on all facades, which are ornamented with vegetalike roof beam extensions.

More modest, popular versions of the bungalow style also were built in Wakefield. The house at 180 Prospect Street (D309, 1920) is constructed of fieldstone, clapboard, and shingle, and has an angled stairway that rises to a deep porch with a gabled entry. The house at 18 Park Street (A97, ca. 1922) is a fine example of a very popular house form, with its porch supported by squat, battered pillars resting on tall, rock-faced ashlar bases.

ENGLISH COTTAGE STYLE (1910-1920)

The work of Wakefield architect Harland Perkins in designing the three residences of the Elizabeth Boit family was heavily influenced by the work of a number of contemporary English architects. These in turn were reinterpreting a number of medieval English architectural forms, in reaction to the picturesque Romantic revival styles. The Boit houses, 88 Prospect Street, 90 Prospect Street, and 127 Chestnut Street (D320, D319, D252, 1910-13) are fine examples of the style. A fourth Wakefield example survives at 119 Chestnut Street (D269, ca. 1915-1920). This stucco house has a hip roof of green tile. The entry has a Georgian-style segmental arch with a Craftsman pergola, supported on heavy columns.

TUDOR REVIVAL (1890-1910)

Relatively few Tudor Revival houses were built in Wakefield, compared to the dominant Colonial Revival. Two good examples survive. The house at 1 Morrison Avenue (D255, ca. 1890) has a hip roof with copper cresting and a wide veranda wrapping around the south and west facades. A shallow transverse gable, a dormer, a gabled entry porch, and a two-story bay give this house the asymmetrical volumes popular in this style. Bargeboards and half timbering on the porch are additional Tudor Revival details. The second example is the Rectory of the Emmanuel Episcopal Church, 5 Bryant Street (A94, 1903, Common HD). This house has a steeply pitched roof with a slight flare. Tudor Revival details include the exposed rafters, Gothic arch dormer windows, and diamond pane sash.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 30

WAKEFIELD (MRA), MASS.

MULTIFAMILY HOUSING

The rapid growth of Wakefield's population in the first three decades of the 20th century resulted in the construction of a number of large, multi-unit residential buildings in the Wakefield Center area. While this nomination does not fully address the patterns of development of the various forms of more modest multifamily housing in Wakefield from the mid-19th century onward, three good examples of 20th-century apartment complexes survive locally. Two of these survive on Richardson Avenue, near the Harvard Knitting Mills, which was expanding its workforce during this period. The multifamily rowhouses at 38-48 Richardson Avenue (C218, ca. 1912) were designed with an eclectic mix of details, including Colonial Revival porches, Tudor Revival gables with strapwork, and Craftsman hip roof with exposed purlins. The multifamily rowhouses at 35-27 Richardson Avenue (D219, 1912-1915) have Craftsman-style details such as hip roofs with wide eave overhangs, and exposed purlins. The focal points of ornament are the paired porches with lattice supports under hip roofs. A high fieldstone foundation and one-story bays add texture and volume to the rowhouses. The three-story, brick multifamily Crystal Apartments, 294-98 Main Street (A13, 1924, Common Historic District) were built in the heart of the town's civic and business district. The Colonial Revival building has oversize detailing, such as applied wooden pilasters, and pediments on its projecting wings.

NONRESIDENTIAL BUILDINGS

The processes of historical change that brought about Wakefield's growth from an agricultural town to a suburban-industrial center also involved increasing needs for a greater variety of specialized, nonresidential structures used as places for work and business, as well as for civic and institutional functions. The scale of population growth and changing demands meant that few of the nonresidential structures built before the mid-19th century survive. Moreover, many buildings erected in the late 19th and early 20th centuries have also seen alteration as needs changes. This is particularly true among the town's commercial and industrial structures. Public buildings make up the largest group of nonresidential structures included in this nomination.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 31

WAKEFIELD (MRA), MASS.

COMMERCIAL AND INDUSTRIAL BUILDINGS

Wakefield's central commercial district was located north of the common at the beginning of the 19th century. It shifted south toward the depot area after the arrival of the railroad in the mid-19th century. Multistory commercial blocks were built along Main Street in the late 19th century, and the business district gradually extended north, reaching the southern end of the common by the early 20th century. Most of the surviving commercial buildings in this commercial area have undergone subsequent alterations, but a fine surviving example is the Flanley Block, 349-353 Main Street (D292, ca. 1895), a brick, three-story, Renaissance Revival structure built by furniture dealer John Flanley, and used as the local Odd Fellows Building after 1918. Two other commercial buildings from the early 20th-century survive in the northern end of the business district. The Item Building, 26 Albion Street (C224, ca. 1912), built to house the offices and presses of the major local paper, is a fine representative example of period commercial architecture, with its cast-stone cornice and large window bays. The classically inspired, limestone Wakefield Trust Company, 371 Main Street (D290, 1924), is representative of Wakefield's commercial boom of the 1920s, and mirrors the neo-historical styles of the nearby buildings of the town's institutional district.

Two examples of the town's six railroad depots survive from the late 19th century. A depot on the Boston and Maine line south of the two branch lines to Salem and Danvers was in place by the mid 1870s. The Center Depot, 57 Water Street (B126, ca. 1900), probably replaced an earlier structure. Further north, but still adjacent to downtown, is the Wakefield Upper Depot, 27-29 Tuttle Street (D247, ca. 1889), a brick building that also served the Boston commuters who resided in the affluent neighborhoods west of Wakefield Center.

Many of the buildings directly associated with Wakefield's industrial past no longer stand, and most of those that survive have been heavily altered. Two important properties are included in this nomination. The building at 113 Salem Street (A83, ca. 1840-1857) was the "ten footer" shoe shop of cordwainer David Nichols, the best surviving structure related to Wakefield's most important pre-Civil War industry. The brick complex of the Wakefield Rattan Company, 134 Water Street (A118, 1889), represents the only intact surviving local component of what was the largest producer of reed and rattan products

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 32

WAKEFIELD (MRA), MASS.

in the world, and the major Wakefield employer in the late 19th century. The complex also comprises the only surviving buildings associated with the most important 19th century figure in the town, Cyrus Wakefield.

RELIGIOUS BUILDINGS

Only one of Wakefield's pre-1850 churches survives. However, several architecturally noteworthy buildings constructed to serve the town's growing congregations during the second half of the 19th century remain intact. Four of these are clustered in the area around the town's common. The earliest surviving local church is the First Universalist Church, 326 Main Street (A14, 1839, 1859, Common Historic District). This structure was originally built in the Greek Revival style, with column-supported portico across the main facade. In 1859 the church was raised a story and remodeled in the Italianate style, the portico was removed, and a spire was added. Also at the southern end of the common is the First Baptist Church, Main Street (D353, 1872, Common Historic District). Designed by the Boston architectural firm of Hartwell and Richardson, the church was rebuilt in 1912 after a major fire. Outside Wakefield Center, new churches were also built to serve the growing suburban neighborhoods. The best surviving example of these is the Greenwood Union Church, Main and Oak Streets (B139, 1884), an eclectic mix of Stick, Shingle, and Queen Anne styles, with banded windows, turreted tower, fancy shingles, and decorated bargeboards.

CEMETERIES

The Old Burying Ground, Church Street (D376, 1688-89, Common Historic District) served the needs of the community through the mid-19th century. After that, a growing population created a need for new cemetery space. Lakeside Cemetery was developed on Lake Quannapowitt. The Greek Revival Cemetery Tomb, Beacon Street (D342, 1932) is a fine example of early 20th-century construction here. The Temple Israel Cemetery (800, 1860) was created adjacent to Lakeside Cemetery as a suburban burial place for Boston's Jewish congregation.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 33

WAKEFIELD (MRA), MASS.

PUBLIC BUILDINGS

Wakefield's two oldest surviving public buildings are schools. The Greek Revival West Ward School, 329 Prospect Street (D325, 1847), is the only survivor of four identical district schools built in 1847. An earlier building, the South Reading Academy, 7 Foster Street (C226, ca. 1828-1829), was originally built by the Baptist Society as a school, in which capacity it served until 1871. At that time, the town built a new Second Empire style high school at One Lafayette Street (D352, 1871), designed by architect John Stevens, who also designed two other late 19th-century Wakefield landmarks (neither of which survive): the Cyrus Wakefield Mansion, and the Wakefield Town Hall. The high school building was extensively remodeled in 1938 when it was converted to use as the town hall. Its mansard roof no longer survives.

With the population growth of the late 19th and early 20th centuries, a significant proportion of Wakefield's municipal building efforts went into new schools. Fine examples are the Renaissance Revival H. M. Warren School, 30 Converse Street (C242, 1895-1897), and the neo-Colonial Woodville School, Farm Road (B132, 1919-1920). Local prosperity in the 1920s helped stimulate the construction of the Lucius Beebe Memorial Library, Main Street (A16, 1922, Common Historic District), a neo-Renaissance building of brick and cast stone, designed by the firm of Cram and Ferguson. Public funds were also responsible for the Massachusetts Armory, 465 Main Street (C214, 1913), with its monumental, two-story portico, and for the Wakefield Post Office, 321 Main Street (D299, 1936, Common Historic District), designed to harmonize with the nearby Beebe Library.

PRIVATE INSTITUTIONAL BUILDINGS

A number of buildings associated with private institutions also survive in Wakefield. The earliest of these, after the South Reading Academy (see Public

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 34

WAKEFIELD (MRA), MASS.

Buildings), is the Elizabeth Boit Home for Aged Women, 5 Bennet Street (B145, 1875-1881). Originally a residence, the building was purchased in 1894 by the Wakefield Home for Aged Women, a corporation organized by representatives of local Protestant churches. A second institutional building is the neo-Colonial YMCA Building, 317 Main Street (D305, 1908), part of the civic and institutional cluster that developed south of the common in the early 20th century. The 2 1/2-story brick building has limestone trim and a hip roof with hipped dormers. Finally, early 20th-century population growth led to private as well as public school construction. The neo-Gothic St. Joseph's School, Gould Street (C245, 1924), was built to serve the town's growing Roman Catholic community. It was designed by the Boston architectural firm of Maginnis and Walsh, designers of many Catholic institutional buildings, including several at Boston College.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 35

WAKEFIELD (MRA), MASS.

Archaeological Description

Despite intense industrial-suburban growth during the 19th and 20th centuries, Wakefield retains a potential for significant prehistoric sites. At present, twenty-one sites are recorded within the town. The majority of these are located in the Saugus River drainage along the margins of the Saugus River and its local tributary, the Mill River. Other sites are present along the shores of Crystal Lake and near Lake Quannapowitt. Current evidence indicates that native Americans have occupied sites in the Saugus drainage from the early Archaic times (ca. 8,000 B.P.) until European contact early in the 17th-century. A possible Paleo Indian component has also been recognized as a site along the Saugus River which could push back the date for human habitation of this area to ca. 10,000 B.P. Site potential still exists in four areas: on banks and elevated knolls/terraces along the Saugus and Mill Rivers, undeveloped lands east of Harts Hill and north of Greenwood, north of the Mill River and east of the town center, and the western portion of town west of the town center and the Boston and Maine Railroad. Significant potential also remains around Crystal Lake and Lake Quannapowitt as well as some interior areas of the town where sites have been reported. Thus far, the range of site types found in Wakefield includes quarries, rock shelters and larger habitation sites.

There is also a potential for significant historical archaeological sites. Archaeological survey and testing could assist in documenting the location and extent of early settlement as well as provide confirmation on the location and site of significant buildings no longer extant (such as the First Meeting House [ca. 1645], or the 1644 Water Street/Mill River mill). In addition to documenting the presence of buildings no longer standing and the construction sequences for extant buildings, archaeological investigation can also recover occupation related features (trash pits, privies, wells) likely around most residences built prior to 1850. Such features are also likely around commercial/industrial structures such as early mills along the Mill and Saugus Rivers and institutional buildings such as the second meetinghouse (ca. 1750).

CONTINUED

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 36

WAKEFIELD (MRA), MASS.

METHODOLOGY

The Wakefield Multiple Resource Area nomination is based on the comprehensive community-wide inventory of Wakefield conducted in 1984-1985 by Architectural Preservation Associates, and submitted to the Massachusetts Historical Commission in 1985. Primarily architectural and historical in scope, this survey identified more than 350 properties. The inventory includes resources dating from 17th-century European colonial settlement through 1940, and does not attempt to identify potential archaeological sites. The consultants prepared a preliminary list of recommendations for both individual and district nominations to the National Register of Historic Places.

Preservation consultant Carol Huggins was hired by the town in January 1986 to evaluate the survey findings and to prepare a Multiple Resource Area nomination. Properties previously recommended for nomination were reviewed, and a final list of proposed properties was developed, through consultation with the Wakefield Historical Commission, and field reconnaissance with staff of the Massachusetts Historical Commission. In addition, the consultant, together with Massachusetts Historical Commission staff, identified periods of significance, and the consultant prepared a draft Multiple Resource Area nomination. District and individual nomination forms were prepared through the efforts of the Wakefield Historical Commission, interns from the Boston University Preservation Studies Program, and the consultants. The final version of the Multiple Resource Area nomination was prepared by Michael Steinitz, National Register consultant for the Massachusetts Historical Commission, with Betsy Friedberg, National Register Coordinator for the Commission.

This nomination includes a total of 159 properties: 98 individual properties and four districts with 61 properties. The criteria for inclusion in this Multiple Resource Area nomination are consistent with the National Register Guidelines. Selections were for the most part determined on the basis of significant local historical associations and architectural merit. Architectural significance was based on representation of characteristic building types and architectural style, on design excellence, and on the retention of original materials. Historical significance was determined by association with important local, state, and national events, patterns, or persons.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 37

WAKEFIELD (MRA), MASS.

Specifically, properties were evaluated in terms of their relationship to the major themes and periods underlying Wakefield's historical development. The periods of significance, which are detailed in the introduction to Section 8, include: Lynn Village and the Town of Reading - Initial Settlement (1639-1713); Reading First Parish - Agricultural Development (1713-1812); South Reading - Shoe Town and Commercial Village (1812-1845); South Reading and Wakefield - Factory Town and Early Suburb (1845-1873); Wakefield - Manufacturing Center and Boston Suburb (1873-1905); and Wakefield - Metropolitan Community (1905-1938).

The rate of attrition of resources from the late-17th, 18th and early-19th century in Wakefield has been high, given the town's subsequent development in the late-19th and 20th-centuries. Buildings constructed before the mid-19th century were evaluated in terms of architectural integrity. They are predominantly of traditional vernacular form and plan. Properties from Wakefield's era of suburban development from the mid 19th century to the 1920s form the primary category within the nomination. By far the most numerous category of properties is that of residential buildings.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 38

WAKEFIELD (MRA), MASS.

PRESERVATION ACTIVITY

Concern for local history and an interest in historic resources have been well articulated in Wakefield for over a century. Lilly Eaton's Genealogical History of the Town of Reading Massachusetts, published in 1874, included a comprehensive discussion of Wakefield history up to that time. Concern for the preservation of local historical knowledge and artifacts led to the formation of the Wakefield Historical Society in 1890. The Beebe Memorial Library, built in 1923, included an exhibition room for the Historic Society's collections. Activities specifically directed toward the identification and preservation of Wakefield's historic buildings were initiated in the 1920s. Concern for the preservation of the Colonel James Hartshorne House, believed to be the oldest surviving dwelling in Wakefield, led to its purchase by the town in 1929, and to its subsequent restoration. The Colonel Hartshorne House Association, formed in 1937, is still active in maintaining the building as an historic site. The occasion of the Reading Tercentenary in 1939 stimulated a more wide-ranging awareness of Wakefield's historic resources. The Tercentenary Commission, in its History of Wakefield, identified 99 local historic sites and buildings, and proposed the placement of local historic markers.

The Wakefield Historical Commission was created in 1984, and since that time has been active in fostering public awareness and in integrating preservation concerns into the local planning process. In 1984, the Commission sponsored a community wide survey of over 350 properties, funded with a matching grant from the Massachusetts Historical Commission, and undertaken by Architectural Preservation Associates. Subsequently, interns from the Boston University Preservation Studies Program prepared an historic preservation master-plan for the town, and the town funded the hiring of a consultant to prepare a draft Multiple Resources Area nomination, which proposed both individual and district nominations to the National Register.

The Commission has also published a walking tour guide to Wakefield Center, as well as a guide to historic architectural styles based on Wakefield examples. The Commission also oversees the management of the town owned Hartshorne House by the non-profit Hartshorne House Association. It successfully promoted a town funded recording and documentation of the last surviving building from

CONTINUED

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 39

WAKEFIELD (MRA), MASS.

the local ice industry by an industrial archaeologist. The Commission has initiated a systematic recording of gravestones in the town's Old Burying Ground, and has also undertaken an oral history project. It recently proposed a demolition bylaw ordinance which was accepted by the town.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

WAKEFIELD (MRA), MASS.

1639. By 1713 the population of the town of Reading had grown large enough for the community to divide into two parishes. By 1812, differences between distinct communities within Reading were great enough for the First Parish to separate completely as the town of South Reading. The establishment of Boston and Maine Railroad service in 1845 marked the beginnings of accelerated local growth in both manufacturing employment and residential development. The panic of 1873 marked the end of an economic era, and the following recovery heralded new patterns of growth in Wakefield. The extension of major electric street railway lines by 1905 signalled the town's greater integration into the Boston metropolitan region, a process carried forward in the early-20th century with the arrival of the automobile. The cut-off date for National Register eligibility for the present nomination is 1938.

Not all the themes and periods outlined here are equally represented in the surviving resources of Wakefield, and similarly properties included in this nomination reflect both differential survival rates, and those historical processes and periods that most radically transformed the town's landscape. Little survives from the community's 17th and early-18th century settlement. Residential survivals from the late-18th and early-19th century strongly favor the best built, substantial houses of the town's most prosperous farmers, merchants, and early industrialists. Overall, the majority of the buildings included in this nomination are the well-preserved residences built from the mid-19th to the early 20th-century for the upper middle and high-income inhabitants of the town. This selection reflects the historic impact of suburbanization on Wakefield, but does not fully address the nature of the more modest surviving 19th and 20th century architecture that sheltered the town's substantial industrial workforce. Also heavily represented are the civic and religious structures associated with the town's social and demographic development. Although their survival is less common, well-preserved examples of Wakefield's commercial and industrial growth are also included. As a whole, the Wakefield Multiple Resource Nomination retains integrity of location, design, materials, association, and workmanship, and meets Criteria A and C of the National Register of Historic Places on the local level.

continued

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

WAKEFIELD (MRA), MASS.

COMMUNITY DEVELOPMENT

LYNN VILLAGE AND READING--INITIAL SETTLEMENT (1639-1713)

The fifty families who came to the coastal Massachusetts Bay town of Lynn in 1630 were granted farms from 10 to 200 acres in size throughout the original town grant. Within ten years, the community had distributed most of its land, and a number of Lynn inhabitants, many from the town's Saugus precinct, petitioned the General Court for a grant of new lands further inland. In response, the General Court in 1639 allowed the establishment of a new settlement at the headwaters of the Saugus River:

The petition of the inhabitants of Linn for an inland plantation at the head of their bounds is granted them 4 miles square, as the place will afford, upon condition that the petitioners shall within 2 years make some good proceeding in planting, so as it may bee a village fit to containe a convenient number of inhabitants, which may in dewe time have a churche there, & so as such as shall remove to inhabit there shall not with all keepe their accomodations in Linn above 2 years after their removall to the said village, upon paine to forfeit their interest in one of them, at their owne election, except this Court shall see just cause to dispense further with them; & this village is to bee 4 mile square at least by just content.

In 1640, the Court added an additional incentive to settlement:

Such as go to Linn Village are for two years exempt from public rates which is to begin when seven houses are built and seven families are settled there.

Settlement of Lynn Village began on 1639, and by 1644 seven families were in residence, a church was established, and the community was recognized by the General Court as the new town of Redding (later Reading). This manner of granting interior lands to the residents of older coastal towns was a common occurrence in the colony of Massachusetts Bay, especially as the region's population swelled with the influx of newcomers who arrived with the Great

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3

WAKEFIELD (MRA), MASS.

Migration of the 1630s and early 1640s. Inhabitants of Charlestown were granted Charlestown Village (later the towns of Winchester and Woburn), and residents of Ipswich received a Village at New Meadows (later Topsfield). Other secondary interior plantations of this type included Cambridge Village (later Newton), Shawsheen Village (later Billerica), and Rowley Village (later Bradford). As used in these 17th-century names, the term "village" refers to a secondary township grant--an area over which settlement might be quite dispersed. It does not specifically denote a compact, clustered settlement form.

The majority of the earliest settlers of Reading did not come from Lynn. Of the thirty six proprietors who shared in the land divisions of 1647 and 1652, only eight were previously Lynn residents. Yet it was this core of Lynn families that most actively promoted the development of the new town of Reading and that became most prominent in its affairs. These leading actors included two men who were granted large, 200-acre farm lots, probably in recognition of their "adventurer" status, that is, as repayment for substantial investments in the Massachusetts Bay Company. John Poole, the town miller, was one of the original proprietors of Cambridge in 1630, and stood out as the wealthiest citizen in the early years of Reading. Nicholas Brown, a wealthy farmer, also served as a local selectman and as representative to the General Court. Other Lynn men were heavily involved in local land speculation and promotion, including Richard Walker, captain of the local militia and surveyor of Reading lots, and Thomas Marshall, who had important business and family connections.

Initially, proprietors were granted 30 to 200-acre lots. In 1647, additional meadowlands were allotted to settlers, in 5 to 30-acre lots based on a formula of 2 acres per person and 1 acre per animal. Five years later, in 1652, a second division of lands along the town's lowland plains was made. In addition, in 1651, the town received a land grant from the General Court of two miles square north of the Ipswich River (now North Reading). In 1658 this was divided among forty five families, and mostly sold off to new settlers from Salem and Danvers.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4

WAKEFIELD (MRA), MASS.

In the late 17th-century, then, the town of Reading consisted of an extensive territory that encompassed the present towns of Wakefield, Reading, and North Reading. The meetinghouse site was early established in what is now Wakefield, south of Lake Quannapowitt, and early settlement also concentrated in the vicinity of the Wakefield lakes. Settlement progressed, and the local population grew through this period. By 1667 there were fifty nine houses, but the position of the town remained sufficiently exposed to frontier attacks for a garrison house to be built in 1671. As was the case with the other towns of Massachusetts Bay, local resources were expended in the defense of the colony during King Phillip's War, and it was not until 1688, after the close of hostilities, that the town was willing or able to replace its first, insubstantial meetinghouse with a new structure. This was located north of the original site, but still in the area immediately south of Lake Quannapowitt. Moreover, it was not until the early 1690s that the town was able to support a school. However, by 1713, settlement in the northern part of Reading had progressed sufficiently for that neighborhood to successfully petition for the establishment of a separate parish.

READING FIRST PARISH--AGRICULTURAL DEVELOPMENT (1713-1812)

The 18th-century saw continued population growth, and eventually, increased agricultural prosperity in the Old (First) Parish of Reading. For the most part, the community remained one of dispersed family farms, although the growing density of houses along Main Street south of the parish meetinghouse by 1750 suggests the beginnings of a commercial center, perhaps related to travel along a major regional highway. By 1765, the population of Reading as a whole had grown to 296 families and 1,537 individuals. Three years later, in 1768, the First Parish built a larger meetinghouse. Yet the next year, the inhabitants of the northwestern neighborhood of the town separated as a new Third Parish, preferring to support their own church rather than pay for a new edifice located at an inconvenient distance from their homes.

Like the inhabitants of other inland communities in Middlesex County, local farm families continued their practice of traditional mixed agriculture of grain production and cattle raising. The nature of surviving dwellings from this period suggests that through much of the 18th-century, most local farmers were only moderately successful in their endeavors. Surviving houses from the second and third quarters of the 18th-century include representative small,

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5

WAKEFIELD (MRA), MASS.

one-story structures, such as the Samuel Gould House, 48 Meriam Street (C196, 1735), and the Daniel Hay House, 379 Albion Street (D228, 1726-1735), or modest two-story buildings, such as the Dr. Thomas Simpson House, 114 Main Street (A4, 1750). Widespread agricultural prosperity did not become evident in the local landscape until the last decades of the 18th-century. By then, the rise of market-oriented dairy farming for the production of butter and cheese for Boston consumption was reflected in a significant building and rebuilding boom of more substantial, two-story houses in many rural neighborhoods. Local examples include the David Sweetser House, 458 Lowell Street (A23, 1780), 1 Woodcrest Drive (A41, 1789), and the William Stimpson House, 22 Prospect Street (D327, pre-1795).

Local wealth was further generated by growth in shoe production. Wakefield's proximity to the early shoe center at Lynn guaranteed that this livelihood would become an important activity. In 1767, Lynn was already producing 80,000 pairs of shoes annually, and shoemakers who had served their apprenticeships there were moving to nearby towns. By 1771, Reading's tax lists included twenty eight freestanding shops, most of them probably the "ten footer" shoe shops of local cordwainers. The establishment of Thomas Eaton's shoe business in 1805 marked the beginnings of larger-scale shoe production. By the early 19th-century, all these developments were reflected in the growth of the First Parish Meetinghouse Center into a small village, containing the substantial two-story residences of more than a dozen farmers, merchants, artisans and professionals, as well as a store, tinware shop, and tavern.

With economic prosperity, the local population as a whole continued to grow, and by 1800 Reading had more than 2,000 residents. Ten years later the number had increased to more than 2,200. Economic and social change also brought dissent and division within the established order of the First Parish Congregational Church. In 1789, about twenty members began looking for a more literal approach to baptism, and by 1794 had begun to separate actively from the church. A Baptist Society was formed in 1797, and in 1800 a meetinghouse was built on the north side of Salem Street. Formal separation from the Congregational Church took place two years later.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6

WAKEFIELD (MRA), MASS

SOUTH READING--SHOE TOWN AND COMMERCIAL VILLAGE (1812-1845)

The first half of the 19th-century marked a period of change in the identity of Wakefield as a community. New independence came with its separation as the distinct town of South Reading in 1812. While the town's proximity to Boston meant continued prosperity for commercial farming, the town's energies increasingly turned to manufacturing. Like many other eastern Massachusetts towns, South Reading came to rely most heavily on shoemaking as a profitable source of livelihood. The local population continued to grow, nearly doubling from an estimated 800 at the time of incorporation to more than 1,500 in 1840.

The 1812 division in Reading occurred between the largely Federalist North and West parishes (now the towns of Reading and North Reading), and the Republican South Parish (now Wakefield). Together, the populations of the North and West parishes outnumbered that of the South, and the latter found themselves without political representation, public office, or influence in local affairs. Dissatisfied with this situation, the residents of the South Parish obtained approval from the General Court to incorporate as a separate town.

The new town's identity was soon caught up in business, as shoe manufacturing expanded in scale as a local activity. By the early 1830s, South Reading had become part of the great band of shoemaking towns that extended across eastern Massachusetts from Brockton in the south to the New Hampshire border. By 1832, 350 men and 100 women were producing shoes in South Reading on a full or parttime basis, and the town's output was worth \$225,000 annually. Shoemaking required relatively low capital investments, except for materials, and large amounts of labor, which was readily available in the off season in agricultural communities. A putting-out system developed in which local families assembled the "uppers," which were then lasted and attached to the sole by more skilled "makers" in central shops. These small shops, or "ten footers," proliferated in the eastern Massachusetts landscape. A rare local survival is the structure at 113 Salem Street (A83, 1840-57). Many makers specialized in relatively low-quality shoes that were destined for the southern and West Indian (i.e. slave) markets, but by the 1830s, South Reading, like many towns in the vicinity of Lynn, were turning to the production of higher quality women's shoes.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7

WAKEFIELD (MRA), MASS

A mark of the possibilities of entrepreneurial success in this industry is the Benjamin Brown Wiley House, 316 Main Street (A16, 1822), a substantial 2 1/2 story Federal-style residence built of waterstruck brick, a building material rarely used until the mid 19th century. Thomas Emerson was probably the leading local shoe manufacturer, and as the expansion of local industry required greater amounts of capital, he formed Wakefield's first savings bank, the South Reading Mechanics and Agricultural Institution, in 1833, with capital of \$10,000.

Other local industries also expanded during this period. Burrage Yale's tinware manufacturing business, located on the corner of Main Street and Yale Avenue, came to employ more than 100 peddlers in the distribution of its products throughout New England. The production of Richardson's Sherry Wine Bitters, a "medicinal" concoction, brought fame and fortune to Dr. Nathan O. Richardson (1781-1837) and his son, Dr. Solon O. Richardson (1809-1873). The S. O. Richardson house, 694 Main Street (B135, ca. 1837-1841) is one of the finest Greek Revival residences in Wakefield, a gable end house with five bays facing the street.

Economic and demographic growth continued to bring changes in social and civic life, most evident in the Center Village. A Town House was constructed here on the Common in 1834. The local Baptist Society remained active, establishing the South Reading Academy, the eighth Baptist academy in the county, in 1829. The Academy Building stood on the hill east of Crescent Street, on the present site of the Lincoln School, and served as the public high school from 1847 to 1871. The building was subsequently moved to 7 Foster Street (C226, 1891). The Baptists also built a church in 1836, at Main and Crescent Streets. This structure burned in 1871. A third religious society, Universalist, was formed in 1813, and built the First Universalist Church, 326 Main Street (A14, 1839, Common Historic District). Originally built in the Greek Revival style, the church was remodeled in 1859, when its portico was removed, an additional story and spire were added, and Italianate embellishments were applied, such as the arched entry and triple arched windows.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 8

WAKEFIELD (MRA), MASS

SOUTH READING AND WAKEFIELD--FACTORY TOWN AND EARLY SUBURB (1845-1873)

The transformation of South Reading, a rural community of farms and small-scale industries, into Wakefield, an industrial center and Boston suburb, began with the arrival of the Boston and Maine Railroad in 1845. Its appearance encouraged new manufacturing development, stimulated residential subdivisions, and put into motion a round of economic growth that led to significant municipal improvements. Suburban neighborhood expansion and industrial growth brought an influx of new residents, between 1850 and 1875, the town's population more than doubled, from 2,407 to 5,349. Growing employment opportunities in manufacturing attracted increased numbers of foreign-born families, dominated by the Irish, with smaller proportions of Canadians and English.

The improved transport connections provided by the railroad led to a rapid expansion of the local economy. An immediate effect was the seasonal exploitation of the town's lake water resources. The export of ice became an important local activity, and large storehouses were built on the western shore of Lake Quannapowitt and northern shore of Crystal Lake. Soon the Boston Ice Company was transporting 75,000 tons of ice per year. Several other firms produced smaller amounts, and the cutting, storing, and transport of this product became an important source of employment. Rail service also meant that farmers could turn to profitable milk production for the Boston market, with secondary concentrations in eggs and apples. The most successful farm families rebuilt large, stylish dwellings in the town's rural areas, such as 42 Hopkins Street (D303, 1850s). Census figures (1875) for male occupations show that by the end of the period, manufacturing was the dominant livelihood, led by shoemaking and the rattan furniture works. However, in terms of capital invested (\$1,000,000) and value of goods produced annually (\$630,000), the rattan business far outdistanced all other local industries. In addition, the growth of the commercial sector was strong enough to support 100 merchants and traders.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 9

WAKEFIELD (MRA), MASS.

The local shoe industry flourished during this period, although the loss of southern (slave) markets during the Civil War caused a significant downturn from which the industry never fully recovered. The introduction of new machine processes brought about a consolidation of manufacturing operations into larger-scale factories. Thomas Emerson and Sons took over the large shop of tinmaker Burrage Yale on Main Street, and after that retained their position as the largest local manufacturer. Other prominent local firms were John G. Aborn and Company and Henry Haskell Shoe Company. In 1868, twelve local factories were still producing \$400,000 worth of shoes annually.

In 1851, Cyrus Wakefield, probably the most significant local figure of the 19th century, came from Boston to South Reading, and five years later established the Wakefield Rattan Company. Initially a manufacturer of reeds used for hoop skirts, Wakefield's innovations in the development of machine processes for splitting reeds and in using the whole of the rattan for various products brought him great success. The firm produced a variety of new rattan products, including chair seatings and furniture, and processed the waste shavings into woven mats, floor coverings, and bailing cloths. By 1865, the Wakefield Rattan Co. employed nearly 300 and was producing goods worth \$357,000. In 1879 a cane-weaving method was introduced for the production of chair bottoms, wicker furniture, and ornate baby carriages, further expanding operations to more than 1,000 workers in 1873. Between 1856 and 1930, the Wakefield Rattan Company, Water Street (A118, 1856-1930), expanded into an extensive complex. Only four significant buildings remain, all brick structures built after 1890.

Cyrus Wakefield was involved in many other local enterprises, both public and private. He purchased the Blanchard Tarbell and Company foundry in 1855, and reorganized it as the Boston and Maine Foundry. This firm produced enameled holloware, such as kettles and saucepans, and became the first company in the country to produce enameled bathtubs. A portion of the original foundry, although greatly altered, is the brick powerhouse at 88 Foundry Street. Not only a successful industrial innovator, Wakefield was the driving force in several other business ventures, including the Wakefield Savings Bank (1869), the Wakefield Real Estate and Building Association (1869), the Quannapowitt Water Company (1872), the National Bank of South Reading (1865), the Citizens Gas and Light Company, and the South Reading Gas Company.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 10

WAKEFIELD (MRA), MASS

Wakefield also built several landmark structures that helped transform the character of Main Street, including two brick business blocks, the Wakefield (Taylor) Block, now severely altered, and the Miller Piano Factory (demolished), as well as his own residential estate on what is now the site of the Junior High School. In the late 1860s, Cyrus Wakefield offered to underwrite the construction of a new town hall, which was to include a Soldiers Memorial Hall. In 1868, the town voted to accept the offer, and at that time changed its name from South Reading to Wakefield, out of a "desire for a name more simple and euphonious identity, more clean and distinctive," and in recognition of the enormous impact one enterprising individual had made on the development of the town. Completed in 1871 at a cost of \$120,000, the new town hall, located on the corner of Main and Water Streets, established a new civic focus south of the common in the heart of the town's growing commercial and industrial district.

Other public and social improvements were stimulated by the momentum of the growing industrial economy. Population increases required the reorganization of the education system and the construction of new local schools. In 1847, four identical outer ward schools were opened, their structural members having been cut on the Common and then moved to their sites and assembled. The Greek Revival West Ward School, 39 Prospect Street (D325, 1847), continues in use as a school today. A high school was established in 1845, and the South Reading Academy Building was purchased in 1847 for its use. In 1871, a new high school was built at One Lafayette Street (D125, 1871), an Italianate structure designed by John Stevens, architect of the house at 21 Chestnut Street (D287, ca. 1850) and the Cyrus Wakefield mansion (demolished). This building continued in use as the high school until 1923, when it was converted to the town hall. A public library was founded in 1856, and was located in the new town hall in 1871. A private school for women, the Greenwood Seminary, opened in 1855 in Greenwood Village.

Wakefield's growing and increasingly heterogeneous population was served by several new churches. The first Catholic Mass was said in Wakefield in 1850, and in 1845, the St. Joseph's Roman Catholic Church was built on Albion Street west of the Boston and Maine rail corridor. As more Irish and French Canadian

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 11

WAKEFIELD (MRA), MASS

immigrants arrived, the Catholic population grew, and in 1871 a new church was built on the same site. Other religious organizations established during the period were the Methodist Episcopal Church (1865) and the Emmanuel Protestant Episcopal Church (1869). Outside the village center, residents of the Montrose neighborhood formed a Chapel Society in 1872, and in the south a Greenwood Congregational Society was established in 1873.

Besides its impact on industrial development, the coming of the railroad in 1845 had an immediate effect on the local real estate market, as speculative subdivisions for suburban residential neighborhoods were almost immediately laid out. Local developers, many of them successful Wakefield manufacturers who owned large tracts of land around the village center, hoped to attract affluent Boston families who could now afford to live in a suburban community and commute the ten miles to work in the city. By the end of the period, a distinct sector of high-income residential development was extending west from Main Street toward the town's western highland, and in the south less successful attempts were under way to develop a subdivision in the Greenwood neighborhood. One of the earliest subdivisions in the village was Avon Street, laid out west of Main Street in 1848 by the heirs of Lemuel Sweetser, a successful local shoe manufacturer. The Italianate residence at 23 Avon Street (D293, ca. 1850) was one of the early houses built here. A second subdivision was made on Chestnut Street, and a fine example of houses built in this area is 95 Chestnut Street (C270, 1849), owned by Joshua Whittemore, a local manufacturer who himself subdivided the western end of the street. Perhaps the most successful of these subdivisions was that on Yale Avenue (Yale Avenue Historic District), on land formerly owned by Burrage Yale, the prominent local tinware manufacturer. This land was subsequently developed by Ebenezer Hoar and John Day, who sold lots to several Boston businessmen who built substantial, stylish residences. The house at 18 Yale Avenue (D304, ca. 1863, Yale Avenue Historic District) was owned by M. Folsom, a manufacturer of rubber cement; 20 Yale Avenue (ca. 1877, Yale Avenue Historic District) was occupied by Edward Mansfield, a senior member of a paper stock business; and residing at 23 Yale Avenue (O302, 1863, Yale Avenue Historic District) was Charles Niles, a real estate developer. All three commuted to their places of business in Boston.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 12

WAKEFIELD (MRA), MASS

While this fashionable residential district extended westward, new, modest housing for the town's growing number of manufacturing employees concentrated near the major local workplaces: on Water Street near the Rattan Works, along Albion Street near the foundry, and along the railroad corridors on North Avenue and Vernon Street.

WAKEFIELD--INDUSTRIAL CENTER AND BOSTON SUBURB (1873-1905)

The trends of industrialization and suburban expansion established in the third quarter of the 19th century accelerated in Wakefield over the next thirty years. By 1905 the town's population had again doubled, reaching 7,000 in 1890 and topping 10,000 in 1905. New inhabitants were both the employees of new and expanding industries and commuters attracted by residential subdivisions with easy access to Boston. By 1905, more than a quarter of the population was foreign-born, with half of this group either from Ireland or Nova Scotia, and smaller numbers from Canada, England, Sweden, and Italy. Development accelerated after 1892 in response to the electric street railway, which stimulated both residential development in Wakefield's outlying areas and commercial development in the town's business center, which now became much more accessible to a larger, regional population. The established commuter rail service remained central to Wakefield's development, but the electric streetcar made easy access to the commuter depots possible from the town's most peripheral neighborhoods. By the early years of the 20th century, a radial system served the Wakefield commercial hub and connected it to neighboring towns.

Although speculators continued to promote real estate subdivisions through the 1880s, the establishment of the streetcar lines helped to stimulate a new round of development and a dramatic transformation of the landscape as former farmsteads were converted into residential suburbs. Although many independent subdivisions were attempted, major local developments were focused in three areas of the town. The primary direction of high-status development continued to be toward the western highlands, particularly Wakefield Park. A second area of new residential expansion was the Greenwood area on the railroad line south of Wakefield Center. A third important subdivision area was the Lakeside area on Shingle Hill on the east side of Lake Quannapowitt.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 13

WAKEFIELD (MRA), MASS

The development of the Wakefield Park area, then at the outer edge of Wakefield's high-income residential district, began in 1886, when J. A. Thompson and Oliver Perkins laid out Adams Street on Thompson's orchard and farm lands. Planned development of Wakefield Park began in 1888 by J. S. Merrill, who developed house lots along Park Avenue west of Dell Avenue, and on Morrison Road and Summit Avenue. Examples of this early development are the Colonial Revival houses at 25 Park Avenue (D262, 1889, Wakefield Park Historic District), and 20 Morrison Road (D257, ca. 1890). In 1892, Merrill joined in partnership with Charles S. Hanks, and the two proceeded to establish the area as the town's most exclusive suburban district, marketing it as a garden suburb that provided a clean and healthful living environment. Development soon accelerated, and lots were sold with deed restrictions to ensure the area's status as a prestigious neighborhood. The result at period end was a landscape of substantial residences, well represented in the Wakefield Park Historic District, most often exhibiting an eclectic mix of Queen Anne, Colonial Revival, and Shingle styles.

In the southern part of town, Greenwood Park was initially laid out in 1873, but development of this subdivision in the 1870s and 1880s was sporadic. A second subdivision in 1889 was the catalyst for increased development, spurred on after 1892 by the extension of street railway service along Main Street. Greenwood Park, managed by the Wood-Harmon Company, extended south of Greenwood Street. A second, ambitious Greenwood development was projected by realtor Henry H. Savage for the area north of Oak Street. Although Savage built his own residence at 52 Oak Street (B164, pre-1896), this subdivision was never fully realized, and in the early 1900s it remained largely undeveloped. Despite this mixed success, the neighborhood established its own Congregational Society in 1873, and a decade later its members were numerous and prosperous enough to begin construction of a stylish Greenwood Union Church (B139, 1884).

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 14

WAKEFIELD (MRA), MASS.

A third subdivision area was the Lakeside district on Shingle Hill east of Lake Quannapowitt. Here a subdivision had been laid out as early as the 1850s on Lawrence Street by the shoe manufacturing Emerson family, who were joined in developing the area by the wine-and-bitters producing Richardson family over the next decades. In part because of the continued location in this area of shoe factories, Lakeside never achieved the same level of exclusive status as the west side of town, but by the 1870s and 1880s, the neighborhood became a fashionable, middle-class area. Examples of this later period of development are the Queen Anne residence at 20 Lawrence Street (A69, 1880s) and the Colonial Revival house at 23 Lawrence Street (A70, 1896-99). Extension of the Main Street street railway line nearby improved access to the depot, and Boston commuters soon joined local businessmen as neighborhood residents. New subdivisions were added to the north on Wave Avenue, White Avenue, and Aborn Street, the latter two named after the local shoe manufacturers whose families were active in promoting their real estate holdings. Fine survivals of the development on these streets are the Queen Anne-style 18a-20 Aborn Street (A62, 1883-1888) and the Colonial Revival-detailed 9 White Avenue (A63, 1903-1904).

In addition to suburbanites, Wakefield continued to attract new industrial firms. Their location in Wakefield, and the expansion of existing industries, drew in an ever-larger workforce, who occupied more modest residences in subdivisions that were developed for the most part to the southwest and southeast of Wakefield Center along the Albion Street corridor and in the Junction District.

Wakefield Rattan continued its local operations, expanding its workforce and constructing new buildings in its Water Street complex. Shoe manufacturing retained a prominent place among employers. In 1885 there were still fourteen factories operating, and a decade later, L. B. Evans had constructed a new wood-frame factory on Water Street. The Franklin Foundry (earlier the Boston and Maine Foundry) was taken over by Smith and Anthony in 1879, and under new ownership employed 200 in the manufacture of stoves, cooking ranges, heaters, and furnaces. The company expanded into the line of brass casting and finishing, and created bathroom fixtures under the name "Sanitas."

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 15

WAKEFIELD (MRA), MASS

In 1882, the prestigious Henry F. Miller and Son Piano Company (organized in 1863) relocated its manufacturing operations from Boston to Wakefield. At its height, the Piano Company sold 1,000 pianos a year and was the leading manufacturer of grand piano-fortes. The company located in a large, six-story Mansard building behind the 1871 town hall. Both these structures are now demolished.

The most significant relocation to Wakefield during this period was that of the Harvard Knitting Mills of the Winship Boit and Company. Formed by Elizabeth Boit, who had worked in the offices of the Dudley Hosiery Mills and the Allston Mills, and Charles N. Winship, who had been foreman at the Allston Mills, the firm first established the Harvard Knitting Mills in Cambridgeport, then relocated to Wakefield in 1889 in search of more space. First located in the Wakefield Block (now greatly altered) on Main Street, the firm began construction of an extensive brick complex on Foundry Street in 1896. The Harvard Knitting Mills manufactured men's, women's, and children's undergarments in cotton and worsted cotton. By the turn of the century, the firm had 160 employees, mostly women, and employed an additional 250 women in neighboring towns to do the crochet work on the finished garments. The company was known for its progressive treatment of employees, which included health care facilities and a bonus plan.

As the town's population increased, civic and ecclesiastic additions were made. A rapidly expanding school-age population meant that a major municipal expenditure was the construction of new schools, six of which were built between 1880 and 1900. A fine example from this period is the H. M. Warren School, 30 Converse Street (D15, 1895-1897). This Renaissance Revival building was designed by Charles E. Parker, known for his town hall designs in Easthampton and Chicopee, Massachusetts. Several growing and more prosperous congregations constructed new church buildings during the period. The Emmanuel Episcopal Church (A11, 1881, Common Historic District) was initially built on Water Street, enlarged in 1891, and moved in 1900 to its present site on the corner of Main and Bryant Streets. The Stick Style clapboarding has been covered with stucco, but the building retains its high pitched roof with exposed rafters, rose and lancet windows and Gothic trefoil rafter ends. The period also saw the removal and replacement of the town's 18th-century meetinghouse with the construction of the new First Parish Congregational Church, 1 Church Street (D142, 1890, 1912, Common Historic District) on the

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 16

WAKEFIELD (MRA), MASS

shore of Lake Quannapowitt. Designed by the Boston architectural firm of Hartwell and Richardson, and reconstructed after a 1909 fire, this Romanesque Revival church is built of noncontrasting shades of grey granite from quarries in Monson, Massachusetts. The L-shaped structure has a steeply pitched slate roof, a battered tower on the east corner, and several asymmetrically placed rounded towers.

WAKEFIELD--METROPOLITAN COMMUNITY (1905-1938)

Along with other Boston suburbs, Wakefield shared in the economic boom years of the teens and twenties, although the pace of population expansion and industrial growth here appears to have been more moderate than in other communities. Wakefield retained its character as both industrial satellite and suburban retreat within the Boston metropolitan area. The character of its industrial base continued to shift. The Harvard Knitting Mills became the major local employer, while the town lost significant industries in the depression years of the 1930s. At the same time, a diverse group of new manufacturing firms continued to find Wakefield an attractive location. Improvements in local streetcar lines and the widespread use of the automobile by the 1920s stimulated a continued housing boom in the town's residential subdivision, and assured a continued importance for the business and municipal center on Main Street.

Between 1905 and 1930, the population of Wakefield grew by nearly 60%, from 10,268 to 16,318. It dropped slightly during the depression years of the 1930s, not surprising given the loss of employment opportunities during that period that left more than 1,900 Wakefield men on relief or jobless in 1934 alone. By 1915, the proportion of foreign-born in Wakefield had risen slightly to 28%, but the distribution of nationalities among the town's immigrants had changed dramatically. While Americans of Irish descent remained numerous in Wakefield, by the second decade of the 20th century the dominance of earlier generations of Irish immigrants had waned, and Canadians (including those from Nova Scotia and New Brunswick) now made up nearly two-thirds of those born outside the country. Irish immigrants were now a distant second. Smaller groups of English, Italians, and Swedes continued to make Wakefield their home, joined now by a number of Poles and Russians.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 17

WAKEFIELD (MRA), MASS

Service on the Newburyport branch line was cut back after 1924, and the Salem branch line ceased operations in 1926, but railroad commuting to Boston continued to be an important means of daily travel for many Wakefield residents through the period. Streetcar lines remained in service until 1920. After this, improved automobile roads made travel to Boston and other nearby towns easier and increased the demand for suburban housing. The Craftsman-style bungalow at 380 Albion Street (C221, 1910) represents the residential growth stimulated by the streetcar line in neighborhoods along Wakefield's western border with Stoneham. In particular, the automobile-based suburban housing boom of the 1920s transformed the southern areas of town that were nearest to Boston. For the town as a whole, building records passed the million-dollar mark for the first time in 1924. In particular, previously undeveloped subdivisions in Greenwood and new streets laid out in Boyntonville filled with middle class housing in this period. This new growth of population in the southern and eastern parts of Wakefield was reflected in the construction of the Woodville School, Farm Road (B132, 1920).

On Wakefield's west side, the Wakefield Park neighborhood continued as the high-status residential district. Representative from the period are the five Colonial Revival residences on Park Avenue (Wakefield Park Historic District) built between 1905 and 1930, and the Colonial Revival House at 32 Morrison Road (D256, 1906-1908). Later attempts to develop the area northwest of Wakefield Park are reflected in the Craftsman-style homes at 30 Sheffield Road (D311, ca. 1917), and 13 Sheffield Road (D132, 1918). Moreover, the exclusive status of the western highland was secured with the construction here of the residential estates of the town's major industrialists. Charles Winship, co-owner of the Harvard Knitting Mills, built the most ambitious Colonial Revival residence in town on a hilltop site near Wakefield Park. The Winship House, 13 Mansion Road (D4, 1901-1906) has a flared hip roof with pedimented dormers, balustrade, and double chimneys. The principal facade features a two-story, pedimented portico, supported by paired composite columns and surrounded by elaborate Palladian windows. Elizabeth Boit, co-founder of the Harvard Knitting Mills, also built on the west side, creating an estate compound on the summit of Cowdry's Hill that included three residences, formal gardens, a playhouse, and greenhouse. All three residences, 88 and 90 Prospect Street, and 127 Chestnut Street (D93, D92, D25, 1910-1913), were designed in the English Cottage Style by Wakefield architect Harland Perkins. The stucco structures have red tile roofs, recessed entries, exposed purlins, and irregular fenestration.

CONTINUED

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 18

WAKEFIELD MRA, MASS

While middle-income and high-income suburban housing continued to boom, demand also increased for housing for employees of Wakefield's expanding industries in the early decades of the 20th century. Expansion of the Harvard Knitting Mills workforce to more than 600 resulted in the construction nearby of new multifamily rowhouse apartments at 35-37 Richardson Avenue (C219, ca. 1912-1915), and 38-48 Richardson Avenue (C218, ca. 1912).

While the Harvard Knitting Mills weathered the depression years of the 1930s to remain Wakefield's major employer, other industries fared less well locally. The Heywood-Wakefield Company, which had already removed some of its rattan manufacturing operations to Gardner, Massachusetts, in 1914, left Wakefield in 1930; two years later, the Miller Piano Company, another important local employer, relocated to Boston. The loss of these major firms was partially offset by the relocation in Wakefield in the 1920s and 1930s of a number of smaller manufacturing firms. A dozen of these moved into the facilities vacated by the rattan works on Water Street, and by the late 1930s local industries included a variety of metal fabricating, chemical, electrical, and machine products companies.

The local boom years of the second and third decades of the 20th century were well reflected in Wakefield's Main Street municipal and commercial center. The area at the southern end of the Common saw major civic developments in these years, including the Colonial Revival Wakefield Y.M.C.A., 317 Main Street (D305, 1908, Common Historic District), and the adjacent Renaissance Revival Lucius Beebe Library (D298, 1922, Common Historic District), designed by Cram and Ferguson. Federal construction programs of the 1930s are reflected in the Renaissance Revival Post Office (D299, 1936, Common Historic District), designed by Louis A. Simon and located next to the library. The area of Main Street just south of these municipal additions also saw commercial development during this period. Representative examples are the bank building of the Wakefield Trust Company, 371 Main Street (D290, 1924), and the new facilities built by the local newspaper, the Item Building, 26 Albion Street (C224, 1912).

CONTINUED

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 19

WAKEFIELD (MRA), MASS

Archaeological Significance

Since patterns of prehistoric occupation in Wakefield are poorly documented, any surviving sites would be significant. Prehistoric sites in this area offer the potential to investigate such topics as the regional and local importance of quarry sites found in the town, the relationship of interior riverine sites in Wakefield to sites along nearby coastal estuaries, and the importance of sites in Wakefield to the late prehistoric/Contact period Mystic Core area.

Historical archaeological remains described above have the potential for providing detailed information on the changing social, cultural, and economic patterns that characterized this Boston area community from the 17th through the late 19th century. With careful recording, sampling, and analysis, archaeological resources can document Wakefield's first period (1620-1675) origins and growth as a Colonial-era agricultural community to its development as a manufacturing town and suburban residential community. Careful study of occupation-related features can provide extremely detailed information on the people who used them. When associated with industrial, commercial, or institutional buildings, these features can go beyond individual families and provide valuable information pertaining to characteristics of socio-economic or ethnic groups in the community.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 9 Page 1

WAKEFIELD (MRA), MASS.

MAJOR BIBLIOGRAPHIC REFERENCES

- 1) Daily Item, "Fires". Vertical File, Beebe Memorial Library
- 2) Daland, Geneva & Mansfield, James S., M.D., Mansfield Genealogy.
- 3) Directory 1869, D.C. Wright, Farmer, Later Milk Dealer .
- 4) Eaton, Chester & Warren, Proceeding of the 250th Anniversary of the Ancient Town of Reading, Reading 1896.
- 5) Eaton, Lilley, Geneological History of the Town of Reading, Boston 1874.
- 6) Eaton, William E. Handbook of Wakefield , Wakefield, MA 1885.
- 7) Eaton, William E. & History Committee, History of Wakefield, Wakefield, 1944.
- 8) Hurd, D., Hamilton, (ed.) History of Middlesex County, Mass., Vol.II, Philadelphia, 1890.
- 9) Hurd, D., Hamilton, Middlesex County, Boston, MA 1890.
- 10) Malden, Maplewood, Wakefield, Reading, Stoneham, Medford, West Medford. NY 1893.
- 11) Merrill, Morrison, "Wakefield's Old Houses," unpublished.
- 12) McGee, Robert & Regis, Donna, Notes, Boston, MA 1978.
- 13) Purrington, Clarence, Research Notes & Personal Recollections, Boston, MA 1903.
- 14) Society for Preservation of New England Antiquities. Wakefield Photo Files.
- 15) Vital Records, Danvers.
- 16) Vital Records, Wakefield.
- 17) Wakefield Expansion Board, Wakefield, MA n.d.
- 18) Wakefield Historical Society, Vertical File.
- 19) "Downtown Wakefield". Vertical File, Beebe Memorial Library
- 20) Wakefield: Its Representative Businessmen and Points of Interest. NY 1893.
- 21) Wakefield Souvenir, Wakefield, MA 1894

CONTINUED

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

WAKEFIELD (MRA), MASS.

- 22) Woodbury, Ruth, "A Driving Tour of Wakefield," Wakefield, MA 1976.
- 23) Woodbury, Ruth, "Wakefield Historical Society: Unpublished Manuscripts."
Wakefield, MA 1978.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 10 Page 1

WAKEFIELD (MRA), MASSACHUSETTS

ITEM'S

USGS QUAD: READING, MASSACHUSETTS

SCALE: 1:25,000

ZONE: 19

329800	4707680	329980	4708380
329440	4709200	329880	4707300
329610	4708680	329800	4707370
329610	4708610	329510	4707310
329590	4709050	329650	4707400
330860	4709000	329750	4707510
331480	4708810	329750	4707490
329650	4709180	329150	4707250
330350	4709730	329400	4707400
330430	4709330	328570	4707530
330200	4708420	328530	4707400
329800	4708540	328410	4707300
329780	4708430	328350	4707230
329860	4708380	328250	4707340
329890	4708385	328810	4707380
329890	4708920	329600	4707560
329950	4708260	329540	4707550
329820	4708080	329800	4707580
329950	4708110	329750	4707640
329980	4708120	329600	4707635
329980	4708120	329530	4707630
330050	4708110	327720	4707620
330080	4708130	328330	4707580
330220	4708380	328470	4707710
329900	4707880	328560	4707580
330010	4707570	328600	4707610
330220	4707480	328640	4707730
330080	4707430	328780	4707820

328860 4707830

329010 4707800

329100 4707800

329100 4707830

329010 4707830

328760 4708300

329040 4708280

329070 4708260

329190 4709850

329100 4708200

WAKEFIELD PARK HISTORIC DISTRICT

328600 4707740

328441 4707160

328800 4707120

328750 4707160

YALE AVE. HISTORIC DISTRICT

329380 4707550

329500 4707480

329440 4707420

329520 4707520

COMMON HISTORIC DISTRICT

A 19/329800 4708140

B 19/329780 4707640

C 19/329520 4707640

D 19/329610 4708140

CHURCH & LAFAYETTE STREETS HISTORIC DISTRICT

329200 4707200

329270 4707740

329320 4707700

329390 4707630

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 2

WAKEFIELD (MRA), MASS.

1M'S

SS QUAD: BOSTON NORTH, MASSACHUSETTS

SCALE: 1:25,000

ONE: 19

31450	4706880
1780	4706800
29960	4706620
0130	4705220
9960	4707120
9950	4706860
0400	4706580
30450	4705300
9840	4704310
29690	4704410
9880	4705600
29690	4706090
9920	4706200
8600	4706300
28580	4706390
8620	4707020
28580	4706900
8600	4707150
28700	4707100

8. Statement of Significance

WAKEFIELD (MRA), MASSACHUSETTS

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

INDUSTRY: MANUFACTURE

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1713-1812

1812-1845

1845-1879

1873-1905

Cultural Affiliation

N/A

1905-1938

Significant Dates

1767

1840

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

INTRODUCTION

The Wakefield Multiple Resources Area includes 98 individually nominated buildings and 4 districts, resulting in a total of 159 properties proposed for nomination to the National Register of Historic Places. The nominated properties are representative of a Colonial-era agricultural community that by the early-19th century increasingly turned to shoemaking and other small-scale, industrial livelihoods, and by the late-19th century had transformed into a diversified manufacturing town and suburban residential community. Historic resources in Wakefield survive from the late-17th through the mid-20th centuries. However, with its steady growth in the late-19th and early-20th centuries, Wakefield is most notable for the mixture of historic resources related to its dual character as manufacturing center and residential suburb. These historic resources include the modest residences of the local industrial workforce, the more expansive homes of affluent commuters, and the buildings associated with the town's civic, commercial, and industrial core.

The architectural and historic significance of the individual properties and districts proposed for the National Register reflect the major themes and periods that define Wakefield's evolution from an agricultural community in the 17th-century through its development as an industrial center and residential community in the late-19th and early-20th centuries. These patterns of development are defined by several major themes and periods: Lynn Village and the Town of Reading--Initial Settlement (1639-1713); Reading First Parish--Agricultural Development (1713-1812); South Reading--Shoe Town and Commercial Village (1812-1845); South Reading and Wakefield--Factory Town and Early Suburb (1845-1873); Wakefield--Manufacturing Center and Boston Suburb (1873-1905); and Wakefield--Metropolitan Community (1905-1938). The dates upon which these periods are based mark significant historical turning points of Wakefield's development that resulted in changes in the town's characteristics. First European colonial settlement occurred in

<u>THC#</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>DATE</u>	<u>STYLE</u>	<u>OUTBLDGS</u>	<u>C/NC</u>
5	114 Main Street	SIMPSON HOUSE	1750	GEORGIAN	GARAGE	C/N
5	190 Main Street		c.1840-56	ITALIANATE	BARN	2C
8	196 Main Street		1857	GREEK REVIVAL	/	1C
9	142 Main Street	BEEBE HOMESTEAD	1798-1818	FEDERAL	GARAGE	C/N
23	458 Lowell Street	D. SWEETSER House	1780	FEDERAL	/	1C
29	556 Lowell Street		1894	QUEEN ANNE	Carriage Hse.	2C
30	20 Hancock Street		c.1860-75	ITALIANATE	SHED	C/NS
40	391 Vernon Street		1680/1750	COLONIAL	/	1C
41	One Woodcrest Dr.		1789	FEDERAL	/	1C
46	193 Vernon Street		1840	FEDERAL	BARN	C/N
54	28 Cordis Street		c.1835-45	GREEK REVIVAL	SHED	C/N
62	18A-20 Abourn Street		1883-1888	QUEEN ANNE	Carriage Hse.	2C
63	9 White Ave.		1903-1904	GEORGIAN REV.	/	1C
64	11 Wave Ave.		c.1875-88	QUEEN ANNE	Carriage Hse.	2C
65	15 Wave Ave.		1875-1883	ITALIANATE	/	1C
67	15 Lawrence Street		1870-1874	QUEEN ANNE	Carriage Hse.	2C
69	20 Lawrence Street		c.1880	QUEEN ANNE	GARAGE	C/N
70	23 Lawrence Street		1896-99	COLONIAL REV.	garage/barn	2C
73	7 Salem Street		1855-57	ITALIANATE	/	1C
75	19-21 Salem Street		1765-95	GEORGIAN	GARAGE	C/N
76	23 Salem Street	EMERSON/POOLE HSE.	1795	FEDERAL	/	1C
78	34 Salem Street	ELIAS BOARDMAN HSE.	1820	FEDERAL	GARAGE	C/N
80	38 Salem Street		1835	FEDERAL	/	1C
83	113 Salem Street		c.1840-57	VERNACULAR	/	1C
95	8 Park Street		c.1850	ITALIANATE	BARN	C/N
97	18 Park Street		1922	CRAFTSMAN	GARAGE	C/N
104	40 Crescent Street		1839	GREEK REVIVAL	/	1C
118	134 Water Street	WAKEFIELD RATTAN CO.	1856-1930	INDUSTRIAL	garage/shed	C/N
126	57 Water Street	CENTER DEPOT	1900	QUEEN ANNE	/	1C
132	Farm Road	WOODVILLE SCHOOL	1919-20	NEO-COLONIAL	/	1C
133	28 Wiley Street		1780	FEDERAL	GARAGE	C/N
135	694 Main Street	S. RICHARDSON HSE.	1837-41	GREEK REVIVAL	/	1C
139	Main & Oak Streets	GREENWOOD UNION CHURCH	1884	QUEEN ANNE	/	1C
145	5 Bennet Street	ELIZABETH BOIT HOME	1875-81	ITALIANATE	/	1C
147	15 Nahant Street	M. SWEETSTER HSE.	c.1775	GEORGIAN	/	1C

<u>MHC#</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>DATE</u>	<u>STYLE</u>	<u>OUTBLDGS.</u>	<u>C/NC</u>
164	52 Oak Street		c.1890-96	COLONIAL REV.	carriage hse.	2C
177	26 Francis Street		c.1907-22	NEO-COLONIAL	GARAGE	C/N
188	118 Greenwood Street		c.1875	STICK	SHED	C/N
190	54 Spring Street		c.1890	QUEEN ANNE	GARAGE	C/N
196	48 Meriam Street	SAMUEL GOULD HOUSE	c.1735	GEORGIAN	GARAGE	C/N
197	5 Linden Ave.		c.1858	STICK	GARAGE	C/N
198	747 Main Street	DANIEL GREEN HOUSE	c.1750-85	FEDERAL	/	1C
214	465 Main Street	MASS. STATE ARMORY	1913	NEO-CLASSIC	/	1C
217	12 W. Water Street		1860	MANSARD	/	1C
218	38-48 Richardson Ave.		c.1912	ECLECTIC	/	1C
219	35-37 Richardson Ave.		c.1912-15	RATIONAL REV.	/	1C
221	380 Albion Street		c.1910	CRAFTSMAN	GARAGE	2C
224	26 Albion Street	ITEM BUILDING	c.1912	COMMERCIAL	/	1C
226	7 Foster Street	SO. READING ACADEMY	1828-29	FEDERAL	SHED	C/N
228	379 Albion Street	TILTON HSE.	c.1726-35	FEDERAL	SHED	C/N
230	9 Jordan Ave.	Dr. CHAS. JORDAN HSE.	c.1885	QUEEN ANNE	/	1C
231	13 Mansion Road	C. WINSHIP MANSION	1901-06	COLONIAL REV.	SHED	C/N
241	39 Converse Street		c.1880	QUEEN ANNE	/	1C
242	30 Converse Street	H.M. WARREN SCHOOL	1895-97	RENIASSANCE REV.	/	1C
245	Gould Street	ST. JOSEPH'S SCHOOL	1924	NEO-GOTHIC	/	1C
247	27-29 Tuttle St.	WAKEFIELD DEPOT	c.1889	PANEL BRICK	/	1C
252	127 Chestnut St.	ELIZABETH BOIT ESTATE	c.1911	ENGLISH COTTAGE	/	1C
253	6 Adams Street		c.1907	SHINGLE	/	1C
255	One Morrison Road		c.1890	TUDOR REV.	/	1C
256	32 Morrison Road		1907-08	COLONIAL REV.	GARAGE	C/N
257	20 Morrison Road		c.1890	COLONIAL REV.	GARAGE	C/N
270	95 Chestnut Street		1849	GREEK REVIVAL	GARAGE	C/N
286	15 Chestnut Street		c.1885	COLONIAL REV.	GARAGE	2C
287	21 Chestnut Street		1850	ITALIANATE	GARAGE	C/N
290	371 Main Street	WAKEFIELD TRUST CO.	1824	NEO-CLASSIC	/	1C
291	Main Street	SAVINGS BANK CLOCK	1902	-object-	/	1C
292	349-53 Main Street	FLANLEYS BLOCK	c.1895	RENIASSANCE REV.	/	1C
293	23 Avon Street		1855	ITALIANATE	GARAGE	C/N
296	25 Avon Street		c.1850	QUEEN ANNE	carriage hse.	2C
307	42 Hopkins Street		c.1917	CRAFTSMAN	GARAGE	2C
311	30 Sheffield Road		c.1918	CRAFTSMAN	GARAGE	2C
312	13 Sheffield Road		c.1880	COLONIAL REV.	/	1C

<u>HC#</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>DATE</u>	<u>STYLE</u>	<u>OUTBLDGS.</u>	<u>C/NC</u>
18	22 Parker Road		c.1880	COLONIAL REV.	/	1C
319	90 Prospect Street	ELIZABETH BOIT EST.	1913	ENGLISH COTTAGE	GARAGE	2C
71	17 Main Street	WOODWARD HOMESTEAD	c.1765	FEDERAL	GARAGE	C/N
320	88 Prospect Street	ELIZABETH BOIT EST.	1913	ENGLISH COTTAGE	GaPage/cottage	2C
22	71 Prospect Street	NATIONAL COWDRY HOUSE	1833	FEDERAL	garage/shed	C/N
323	61 Prospect Street	JONAS COWDRY HOUSE	c.1833	FEDERAL	garage/shed	C/N
24	2 Nichols Street		c.1890	SHINGLE	GARAGE	C/N
25	39 Prospect Street	WEST WARD SCHOOL	1847	GREEK REVIVAL	/	1C
27	22 Prospect Street	WILLIAM STIMPSON HSE.	pre1795	FEDERAL	/	1C
29	One Prospect Street	THOMAS KENDALL HSE.	pre1750	FEDERAL	/	1C
331	72-74 Elm Street	SUEL WINN HOUSE	1813-14	FEDERAL	GARAGE	C/N
37	One Elm Street	GOODWIN-EUSTIS HOUSE	1770/1830	FED/GREEK REV.	/	1C
339	Winn Street	RAILROAD BRIDGE	c.1844	-structure-	/	1CSt
42	North Avenue	LAKESIDE CEMETERY CHAPEL	1932	NEO-GOTHIC	/	1C
343	Beacon Street	CEMETERY TOMB	1858-60	GREEK REVIVAL	/	1C
45	509 North Ave.		c.1848	GREEK REVIVAL	/	1C
349	23 Lafayette Street	JOHN LAMBERT HSE.	1832	GREEK REVIVAL	/	1C
900	TEMPLE ISRAEL CEMETERY		1860			1Csi

COMMON DISTRICT

2	252 Main Street		c.1818	FEDERAL	SHED	2C
NA	254 Main Street		1860	ITALIANATE	(2) SHEDS	2C/N
1A	258 Main Street		c.1850	GREEK REVIVAL	/	1C
NA	One Salem Street		c.1920	CRAFTSMAN/GREEK REV.	garage	C/N
NA	266 Main Street		late1800	SHINGLE	/	1C
NA	270 Main Street		c.1860	ITALIANATE	/	1C
NA	272 Main Street		mid1800	GREEK REVIVAL	/	1C
3	5 Bryant Street	EMMANUEL EPISCOPAL CHURCH	c.1881	STICK RETRIMMED	rectory attached	2C
		RECTORY	c.1903	TUDOR REVIVAL		1C
NA	282 Main Street		1920	CRAFTSMAN	GARAGE	C/N
NA	284 Main Street		c.1930	COLONIAL REV.	GARAGE	2C
13	294-298 Main Street	CRYSTAL APARTMENTS	1924	FEDERAL REV.	10 bay car barn	2C
15	306 Main Street		c.1800	FEDERAL	/	1C

MHC#	ADDRESS	NAME	DATE	STYLE	OUTBLDGS.	C/NC
NA	310 Main Street		1940	NEO-CLASSICAL	/	IC
16	316 Main Street		c.1822	FEDERAL	CAR BARN	2C
14	326 Main Street	FIRST UNIV. CHURCH	c.1856	GREEK REV.	/	IC
298	Main Street	BEEBE MEMORIAL LIBRARY	1922	NEO-RENAISSANCE	/	IC
299	321 Main Street	WAKEFIELD POST OFFICE	1936	NEO-RENAISSANCE	/	IC
305	317 Main Street	YMCA	c.1908	NEO-COLONIAL	/	IC
353	Main Street	FIRST BAPTIST CHURCH	c.1872	ITALIANATE	GARAGE	C/N
352	One Lafayette Street	WAKEFIELD TOWN HALL	c.1871	MANSARD/ITALIANATE	/	IC
NA	5 Common Street (N)					1N
354	3 Common Street		c.1855	ITALIANATE	GARAGE	C/N
355	One Common Street		c.1812-20	FEDERAL	BARN	2C
369	One Church Street	First Parish Congreg- ational Church	1890-92 & 1912	ROMANESQUE REV.	UTILITY SHED	C/N
376	Church Street	OLD BURIAL GROUND	1688-89	-site-	/	ICsi
375	Wakefield Common		c.1644	-site-	/	ICsi
373	Bandstand on the Common		1885	-structure-	/	ICSt
379	The Rockery on the Common		1884	-structure-	/	ICSt
	The Monument		1926	-structure-	/	ICSt
380	Historical Marker		1888	-structure-	/	ICSt
377	Civil War Monument		1902	-structure-	/	ICSt
378	World War I Memorial		1920	-structure-	/	ICSt
NA	World War II Memorial		1945	-structure-	/	ICSt
NA	Korean & Vietnam Memorial (N)			-structure-	/	1Nst 1Nst

COMMON DISTRICT RESOURCE COUNT:

BUILDINGS	3IC	12N
STRUCTURES	7Cst	2Nst
SITES	3Csi	0Nsi

CHURCH AND LAFAYETTE STREETS DISTRICT

363	34 Church Street		c.1812	GREEK REVIVAL	CARRIAGE HSE.	C/N
362	36 Church Street		c.1880	QUEEN ANNE	GARAGE	2C
361	38 Church Street		c.1803	FEDERAL	CARRIAGE SHED UTILITY SHED	C/Nst 1Nst
360	40 Church Street		c.1804	FEDERAL	/	IC
359	41 Church Street		c.1681	GEORGIAN/FEDERAL	/	IC
358	42 Church Street		c.1800	FEDERAL	UTILITY SHED	C/Nst
357	44 Church Street		c.1790	FEDERAL	UTILITY SHED	C/N ^{ca}
356	46 Church Street		c.1814	FEDERAL	/	IC
348	28 Lafayette Street		c.1832	GREEK REV.	SHED	C/N ^{ca}

MHC# ADDRESS

NAME

DATE

STYLE

OUTBLDGS.

C/NC

NA 29 Lafayette Street
 NA 32 Lafayette Street
 A 33 Lafayette Street
 347 34 Lafayette Street
 A 36 Lafayette Street
 NA Veterans Field Park

c.1834 GREEK REV. GARAGE
 1930 COLONIAL REV. GARAGE
 1940 COLONIAL REV. SHED
 c.1835 GREEK REV. /
 mid1800 GREEK REV. /
 1932 -site- /

C/N
 C/N
 C/NC
 1C
 1C
 1Csi

CHURCH AND LAFAYETTE STREETS RESOURCE COUNT:

BUILDINGS

15C 4N

SITES

1Csi

STRUCTURES

0 5St.

YALE AVENUE DISTRICT

NA 16 Yale Avenue
 304 18 Yale Avenue
 NA 20 Yale Avenue
 303 21 Yale Avenue
 NA 22 Yale Avenue
 302 23 Yale Avenue
 301 24 Yale Avenue

 300 25 Yale Avenue

c.1874 ITALIANATE /
 c.1863 ITALIANATE /
 c.1877 ITALIANATE /
 c.1870 QUEEN ANNE GARAGE
 c.1896 COLONIAL REV. GARAGE
 1863 MANSARD GARAGE
 1863 ITALIANATE GARAGE 1920's
 STICK CARRIAGE HSE.
 1860's
 c.1863 ITALIANATE /

1C
 1C
 1C
 C/N
 2C
 C/N
 2C/N
 1C

YALE AVENUE DISTRICT RESOURCE COUNT:

BUILDINGS

10C 3N

WAKEFIELD PARK DISTRICT

NA 2 Park Avenue
 NA 4 Park Avenue
 NA 5 Park Avenue(NC)
 NA 6 Park Avenue
 NA 7 Park Avenue
 NA 8 Park Avenue

c.1899 SHINGLE GARAGE
 c.1900 SHINGLE /
 post WWII /
 c.1909 SHINGLE GARAGE
 c.1908 SHINGLE GARAGE
 c.1900 SHINGLE /

2C
 1C
 1N
 C/N
 C/N
 1C

MHC# ADDRESSNAMEDATESTYLEOUTBLDGS.C/NC

265	18 Park Avenue		c.1908	SHINGLE	GARAGE	2C
NA	19 Park Avenue		c.1920	COLONIAL REV.	/	1C
NA	20 Park Avenue		c.1901	SHINGLE	GARAGE	C/N
NA	21 Park Avenue		c.1920	COLONIAL REV.	SHED	C/Inst
263	24 Park Avenue		c.1890	QUEEN ANNE	GARAGE	C/N
262	25 Park Avenue		c.1889	SHINGLE	GARAGE	2C
264	2 Dell Avenue		c.1905	CRAFTSMAN	/	1C
269	120 Chestnut Street		c.1915-1920	ENGLISH COTTAGE	GARAGE	2C
268	122 Chestnut Street		c.1885	SHINGLE	CARRIAGE HOUSE	2C
NA	1-3 Clarina Street		c.1920	CRAFTSMAN	/	1C
NA	TRAFFIC CIRCLE		c.1899	-site-		1Csi

WAKEFIELD PARK DISTRICT RESOURCE COUNT:

BUILDINGS	20C	5N
STRUCTURES	0C	1Inst
SITES	1Csi	0Nsi

TOTAL RESOURCE COUNT:

BUILDINGS	188C	53N
STRUCTURES	80Cst	9NCSi
SITES	60Csi	0NCSi

Appendix E

Text of the

Wakefield Demolition Delay Bylaw

Subject: Re: Information request for Preservation Plan

Date: Mon, 18 Dec 2000 02:01:17 -0800

From: Nancy Bertrand <nbertran@concentric.net>

Reply-To: nbertran@concentric.net

To: plima@ici.net, preavis@wakefieldma.us

References: 1

Paul, Al,

I will be sending Al the remainder of the information he requested from me, but I noticed that the Demolition Delay ByLaw was on Paul's list. Since it's right here on my computer, I thought I'd send it along.

TOWN OF WAKEFIELD

PROCEDURES FOR NOTICE OF DEMOLITION OF A BUILDING DETERMINED BY THE WAKEFIELD HISTORICAL COMMISSION TO BE OF HISTORIC OR ARCHITECTURAL IMPORTANCE.

Section 1. Intent and Purpose.

This by-law is adopted for the purpose of preserving and protecting, through advance notice of their proposed demolition, significant buildings within the Town which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the town; to encourage owners of preferably-preserved significant buildings to seek out persons who might be willing to purchase and to preserve, rehabilitate, or restore such buildings, rather than demolish them; and by furthering these purposes to promote the public welfare, to preserve the resources of the Town, and to make the Town a more attractive and desirable place in which to live. To achieve these purposes, the Wakefield Historical Commission is empowered to advise the Wakefield Building Inspector with respect to the issuance of permits for demolition, and the issuance of demolition permits for significant buildings is regulated as provided in this by-law.

Section 2. Definitions.

The following terms, when used whether or not capitalized in this by-law, shall have the meanings set forth below unless the context otherwise requires.

2.1 iBuilding - any combination of materials forming a shelter for persons, animals or property.

2.2 iSignificant building: - any building:

(a) which is listed on, or is within an area listed on, the National Register of Historic Places, or which is the subject of a pending application for listing on said National Register; or

(b) which is or has been listed on an inventory provided to the Building Inspector by the Commission.

2.3 *Preferably-preserved significant building* - any significant building which the Commission determines is in the public interest to be preserved or rehabilitated rather than to be demolished.

2.4 *Commission* - the Wakefield Historical Commission.

2.5 *Commission staff* - the chairperson of the Commission, or any person to whom the Commission has delegated authority to act as commission staff under this by-law.

2.6 *Inventory* - a list of buildings on file at the Massachusetts Historical Commission that have been designated by the Commission to be significant buildings after a finding by the Commission that a building either

(i) is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth, or

(ii) is historically or architecturally significant (in terms of period, style, method of building construction, or association with a famous architect or builder) either by itself or in the context of a group of buildings.

2.7 *Building Inspector* - the person occupying the office of Building Inspector or otherwise authorized to issue demolition permits.

2.8 *Application* - an application for a permit for the demolition of a building.

2.9 *Permit* - a permit issued by the Building Inspector for demolition of a building pursuant to an application therefor.

2.10 *Demolition* - the act of pulling down, destroying, removing, or razing a building, or commencing the work of total or substantial destruction with the intent of completing the same.

2.11 *Business day* - a day which is not a legal municipal holiday, Saturday or Sunday.

Section 3. Procedure.

3.1. The building Inspector, on the day of receipt of an application for demolition of a listed significant building or within the next five successive business days, shall cause a copy of each such application for a demolition permit to be forwarded to (or shall satisfy himself that a duplicate of such application has been submitted to) the Commission. No demolition permit shall be issued at that time.

3.2. The Commission shall fix a reasonable time, within 30 days of receiving a copy of such application, for a hearing on the application and shall give public notice thereof by publishing notice of the time, place, and purpose of the hearing in a local newspaper at least fourteen days before said hearing and also, within seven days of said hearing, mail a copy of said notice to the applicant, to the owners of all adjoining properties and all property deemed by the Commission to be affected thereby as they appear on the most recent local tax list, to the Wakefield Planning Board and to such other persons as the Commission shall deem entitled to notice.

3.3 If, after such hearing, the Commission determines that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the Town, the Commission shall so notify the Building Inspector within ten (10) days of such determination. Upon receipt of such notification, or after the expiration of fifteen (15) days from the date of the conclusion of the hearing if he has not received notification from the Commission, the Building Inspector may, subject to the requirements of the State Building Code and any other applicable laws, by-laws, rules and regulations, issue the demolition permit.

3.4 If the Commission determines that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the Town, such building shall be considered a preferably-preserved significant building.

3.5 Upon a determination by the Commission that the significant building which is the subject of the application for a demolition permit is a preferably-preserved significant building, the Commission shall so advise the applicant and the Building Inspector, and no demolition permit may be issued until at least six months after the date of the application for demolition.

3.6 Notwithstanding the preceding sentence, the Building Inspector may issue a demolition permit for a preferably-preserved significant building at any time after the receipt of written advice from the Commission to the effect that either

(a) the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building, or

(b) the Commission is satisfied that for at least six months the owner has made continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.

3.7. No permit for erection for new structure on the site of an existing significant building may be issued prior to issuance of a permit for demolition of such existing building.

Section 4. Emergency Demolition.

Nothing in this article shall be construed to derogate in any way from the authority of the Inspector of Buildings derived from Chapter 143 of the General Laws. However, before acting pursuant to this chapter the Inspector of Buildings shall make every reasonable effort to inform the Chairperson of the Historical Commission of his intentions to cause demolition before he initiates same.

Section 5. Severability.

If an section, paragraph or part of this by-law is for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect;

Or take any other action related thereto.

Appendix F

Nomination Report for the Reedy Meadow National Natural Landmark



United States Department of the Interior

NATIONAL PARK SERVICE

New England System Support Office

15 State Street

Boston, Massachusetts 02109-3572

January 31, 2001

Alfred Lima
488 Hood Street
Fall River, MA 02720

Dear Mr. Lima:

I am responding to your request for information about Reedy Meadow or Lynnfield Marsh, National Natural Landmark (NNL). I have enclosed the brief (also emailed), boundary map, evaluation report (P. Favour, 1971), an excerpt from the 1999 report on Damaged and Threatened NNLs, and a brochure and fact sheet about the NNL program. I hope these materials will assist you in completion of the conservation plan for Wakefield. I am interested in receiving a copy of the final conservation plan, specifically portions of the report which pertain to Lynnfield Marsh. If you have any questions or require more information, please contact me by email at Deb_DiQuinzio@nps.gov or by phone at (617) 223-5064. Thank you for your interest in the NNL program and our goal of encouraging preservation of nationally significant, natural areas.

Sincerely,

Deborah DiQuinzio, Regional Coordinator
National Natural Landmarks Program
Northeast Region, New England Cluster

U.S. Department of the Interior
National Park Service
National Natural Landmarks Program

Name: Lynnfield Marsh

Location: Essex and Middlesex Counties, Massachusetts

Description:

The Lynnfield Marsh is a 540-acre fresh water marsh where cattail completely dominates the associated sedges, grasses, rushes and other emergent species. The one pond within the bounds of the present marsh is surrounded by higher ground where cottonwoods, red maples, red oaks, and alders grow. The only other tree growth is on a few acres in the northwest corner where red maple is dominant. The marsh is an exceptionally fine bird watching area and a number of waterfowl and marsh birds (including King Rail and Least Bittern-rare in the region) breed here. The Saugus River flows through the area which is located between Wakefield and South Lynnfield just north of State Route 128.

Significance:

The area preserves habitat of numerous bird species, including two locally rare species - the King Rail and Least Bittern. Its significance for public appreciation is greatly increased because of its location within the Boston metropolitan area.

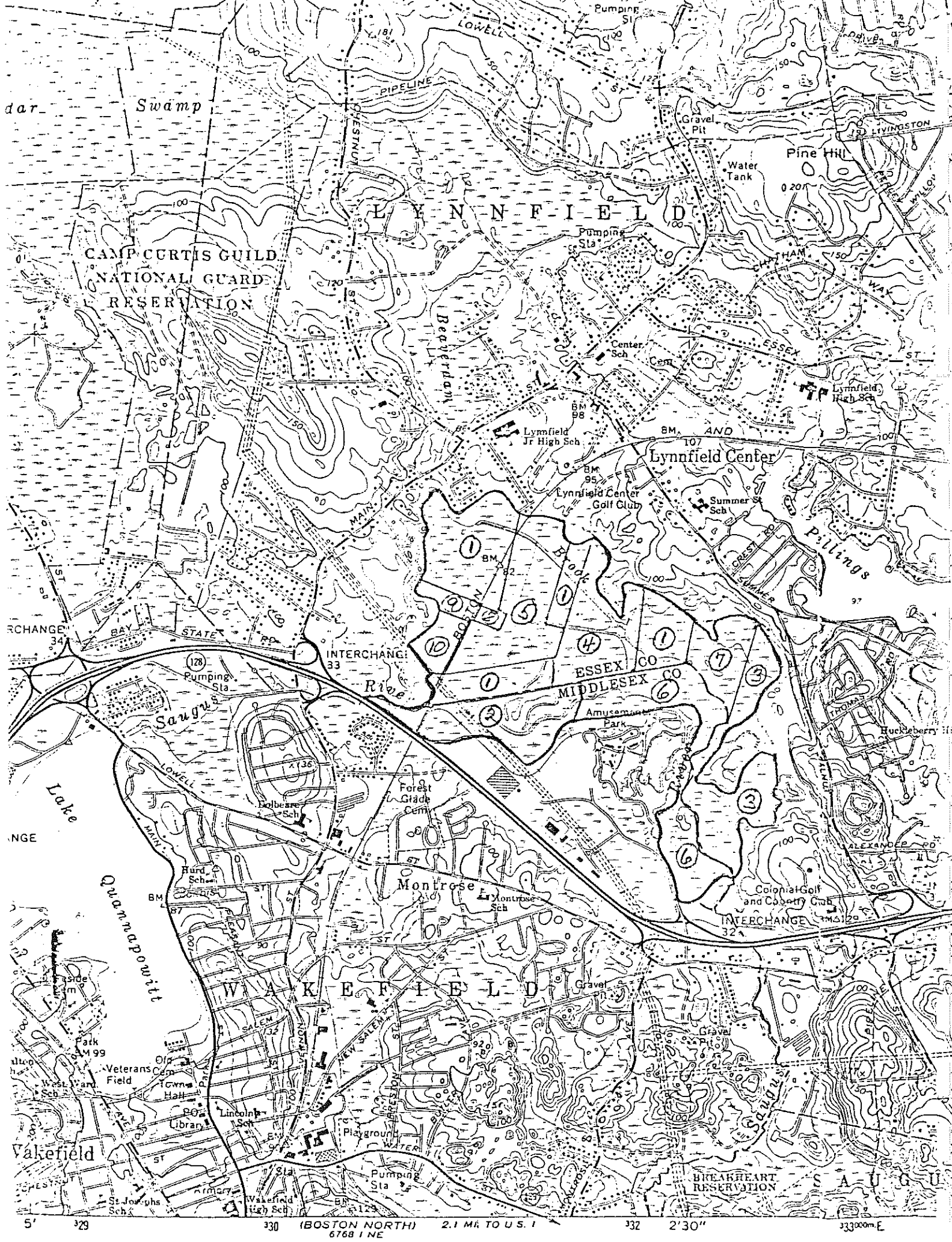
Owner:

A boundary determined by the marsh edge (mostly along the 70-foot contour) encloses about 15 parcels of land in at least 10 ownerships. The town of Lynnfield and the town of Wakefield's holdings total 200 acres and include five parcels, two of which are contiguous.

Designation: March 1972

Evaluation:

Paul G. Favour, Jr., with assistance of Bennett R. Keenan, Chairman, Lynnfield Conservation Commission.



Evaluation of
LYNNFIELD MARSH
Lynnfield, Massachusetts
for eligibilty for

REGISTERED NATURAL LANDMARK
designation

prepared by
Paul G. Favour, Jr.
Special Assistant To The Regional Director
July 1971

Acadia National Park
R.F.D. #1, Box 1
Bar Harbor, Maine 04609

N44

July 19, 1971

MEMORANDUM

To: Director, NERC
From: Special Assistant to the Regional Director
Subject: Natural Landmark Evaluation Report - Lynnfield Marsh

There is attached my Natural Landmark evaluation report for Lynnfield Marsh, Lynnfield, Massachusetts.

Paul G. Favour, Jr.

In triplicate
Attachments

LYNNFIELD MARSH

The Study Method

This evaluation has been prepared by Paul G. Favour, Jr., B.S., Special Assistant to the Regional Director, Northeast Region, National Park Service.

Lynnfield Marsh was listed as a potential Natural Landmark site in the Wetlands Theme Study prepared by Drs. Goodwin and Niering. The site is also known by some as Reedy Meadows.

My evaluation study of this site during April to July 1971 included first hand observation; personal interview with Bennett R. Keenan of Lynnfield, Massachusetts, an amateur ornithologist and Chairman of the Lynnfield Conservation Commission; and review of correspondence concerning the area received from several knowledgeable persons.

On April 16, 1971 I spent three hours inspecting Lynnfield Marsh with Mr. Keenan.

Location

The site is located mostly in the southern part of the Town of Lynnfield, Essex County, and partially in the northern part of the Town of Wakefield, Middlesex County, Massachusetts. Its coordinates are 42° 3' 30" north latitude and 71° 3' west longitude (Reading, Mass. U.S.G.S. quadrangle).

The site is easily reached by driving northwesterly along the road leading north from Interchange 32, Route 128, two miles west of South Lynnfield.

Size

The size of the landmark site is an estimated 500 acres.

Boundaries

The boundary of the site is best described by stating that it follows closely the edge of the wet marsh all the way around its perimeter with the exception of about 35 acres of marshland to the south of the former

Amusement Park which have been excluded because of present and imminently potential commercial development. The winding, meandering boundary line of the site is delineated in red pencil on the accompanying U.S.G.S. topographical map.

An approximation of the interior bound lines of 14 separate tracts making up the site are indicated in lead pencil on the above topo map. These tract bound lines are taken from the large Town of Lynnfield property map No. 2 furnished by Mr. Keenan, which is also appended.

The site boundary line has been determined by me after seeing the site, circumnavigating it completely by car, and after careful study of the topo and property maps containing the area. No buffer zone has been included as it seemed utterly unattainable because of the monetarily high land values surrounding the marsh and the very large number of individual land owners involved.

Owners

There are at least ten different owners of Lynnfield Marsh. These are, together with their addresses and approximate acreages as follows: Town of Lynnfield (Lynnfield Conservation Commission, Bennett R. Keenan, Chairman, 17 Hart Road, Lynnfield, 01940), 150 acres; Massachusetts Audubon Society, Allen H. Morgan, Executive Director, Lincoln, Massachusetts 01773, 50 acres; Colonial Motor Hotel Corporation, George W. Page, President, Colonial Hilton Inn, Wakefield, 01880, 50 acres; Ralph and Mary (Mr. & Mrs.) Hennessey, 259 Summer Street, Lynnfield 01940, 60 acres; Estate of Moulton Cox, c/o Robert Baker, 211 Summer Street, Lynnfield 01940, 75 acres; Fairbanks Amusements, Inc. c/o David Dick, Chapel Street, Brookline, Massachusetts, 50 acres; John and Evelyn Zynsky, 127 Summer Street, Lynnfield 01940, 30 acres; Estate of Telfer Ayer, c/o Laura Ayer, 12 Girard Road, Stoneham, Massachusetts, 6 acres; Estate of Julius Rombult, c/o Felix Rombult, 311 Main Street, Lynnfield 01940, 8 acres; and Salvatore and Mary Tine, 100 Chestnut Street, Wakefield 01880, 21 acres.

As far as I know, there is no special relationship between the owners other than their mutual ownership of the marsh.

Only the first two owners listed above are conservation agencies and both are amenable to landmark status. I have written Mr. Page and talked on the telephone with his corporation lawyer who informed me the corporation was not in favor of landmark status because it wanted freedom to further develop a golf course from the marshland. I wrote the Hennesseys and talked on the telephone with Mrs. Hennessey who I was told wears the pants in the family. Mrs. Hennessey hemmed and hawed and would not commit themselves. I talked in person with Robert W. Cox and Robert Baker of the Cox Estate and Lynnfield Center Golf Course. Messrs. Cox and Baker wanted to think it over, and later I wrote Mr. Cox

but to date I've received no further answer. I wrote Mr. Dick, received no answer, and later talked on the telephone with his corporation lawyer who deferred an answer. After that I wrote this lawyer, but have yet to hear further from him. I have not contacted the Zynsky, Ayer, Rombult and Tine people as I only received their names and addresses a few days ago. Mr. Keenan thinks there may be some additional people who own an acre or two at the edge of the marsh but did not think a listing of them was significant enough at this time.

Correspondents

The names and addresses of these are listed above.

Land Use

The principal¹⁹ present and best potential use conforming to landmark objectives is bird watching. In addition there is some fall duck hunting, and on the small pond there, a small amount of fishing, boating, and skating. Two of the owners, The Colonial and The Cox people, indicated they might possibly want to expand their existing golf courses by filling in the marsh to some degree.

Dangers to Integrity of the Area

Over the past several years there seems to have been a continual nibbling away at the edges of the marsh as new houses have been built, golf courses expanded, etc. Of immediate imminence is the planning by The Fairbanks people to build a large high-rise apartment complex in the area of the present abandoned Amusement Park. It is probable, though, that these developers will stick to dry ground and not invade the marsh wetland in any appreciable degree. Though undesirable, these nibblings should not preclude landmark designation for the site as a whole.

Description of Natural Values

Lynnfield Marsh is a splendid example of an inland, fresh-water marsh. It falls under the theme classification of special wetland ecosystems: marshes.

Vegetationally, Lynnfield Marsh has the distinction of being a large and almost entirely a homogeneous cat-tail marsh. Associated with the dominant cat-tail growth are various sedges, grasses, rushes and other species of emergent marsh vegetation, but in broad aspect, the cat-tail takes over completely.

Around the one pond in the site which is bisected by the county line, on slightly higher ground there is some tree and shrub growth with Cottonwoods, Red Maples, Red Oaks, and Alders being most in evidence. The only other stand of trees on the site occurs in its northwest corner where Red Maples are prevalent. Elsewhere about the only other woody growth that occurs is along the edges of the marsh where Sweet Gale, small Willows, Alders, and a few other shrubs are found. A rare swamp plant, the Grass of Parnassus (Parnassia glauca), has been found in this site.

Lynnfield Marsh's renown, however, stems from the fact that it is a birding area par excellence for marsh birds and waterfowl. The site is literally nationally famous among ornithologists as one of the few remaining breeding areas in the east of at least two rare and vanishing species of birds, the King Rail and the Least Bittern. Other noteworthy species breeding here are the American Bittern, Blue-winged Teal, Wood Duck, Virginia Rail, Sora Rail, Common Gallinule, Long-billed Marsh Wren, Short-billed Marsh Wren, and Swamp Sparrow (this last in large numbers). Here also is one of the best places in the state to see numbers of Traill's Flycatchers.

In addition to the breeding birds, there are many other kinds that come to Lynnfield Marsh, especially from March through May during migration-time. At this season, numerous ducks, herons, hawks, and even a goodly variety of land birds (in the drier islands of the marsh) arrive and stay from varying periods of time. Later on in the summer, wandering southern herons - the Little Blue Heron, American Egret, Snowy Egret, Yellow-crowned Night Heron - are not infrequently to be found in this marsh.

Lynnfield Marsh possesses outstanding natural values: it has a specialized wetland biota of relative stability maintaining itself under prevailing natural conditions; it is a habitat supporting rare and restricted species of birds; and it is a seasonal haven for concentrations of native marsh birds, and to a lesser extent, waterfowl. It is a fine example of nature, still intact and essentially unchanged since colonial days.

Individual Ownerships

LYNNFIELD MARSH

<u>Owner</u>	<u>Acreage</u>
1. Town of Lynnfield	150
2. Massachusetts Audubon Society	50
3. Colonial Motor Hotel Corporation	50
4. Ralph and Mary Hennessey	60
5. Estate of Moulton Cox	75
6. Fairbanks Amusements, Inc.	50
7. John and Evelyn Zynsky	30
8. Estate of Telfer Ayer	6
9. Estate of Julius Rombult	8
10. Salvatore and Mary Tine	<u>21</u>
	500

References

The Birds of Massachusetts, Griscom and Snyder, Peabody Museum, Salem, Mass., 1955.

Birding From a Sleeping Bag, Dorothy E. Snyder, Bull, Mass. Audubon Society, March 1949.

Birds Over America, Roger Tory Peterson, Dodd, Mead, 1948.

A Guide to Bird Finding in Eastern United States, Olin Sewall Pettingill, Jr., Oxford University Press, 1951.

Enclosures

Topographic map showing boundaries of site

Property map containing site

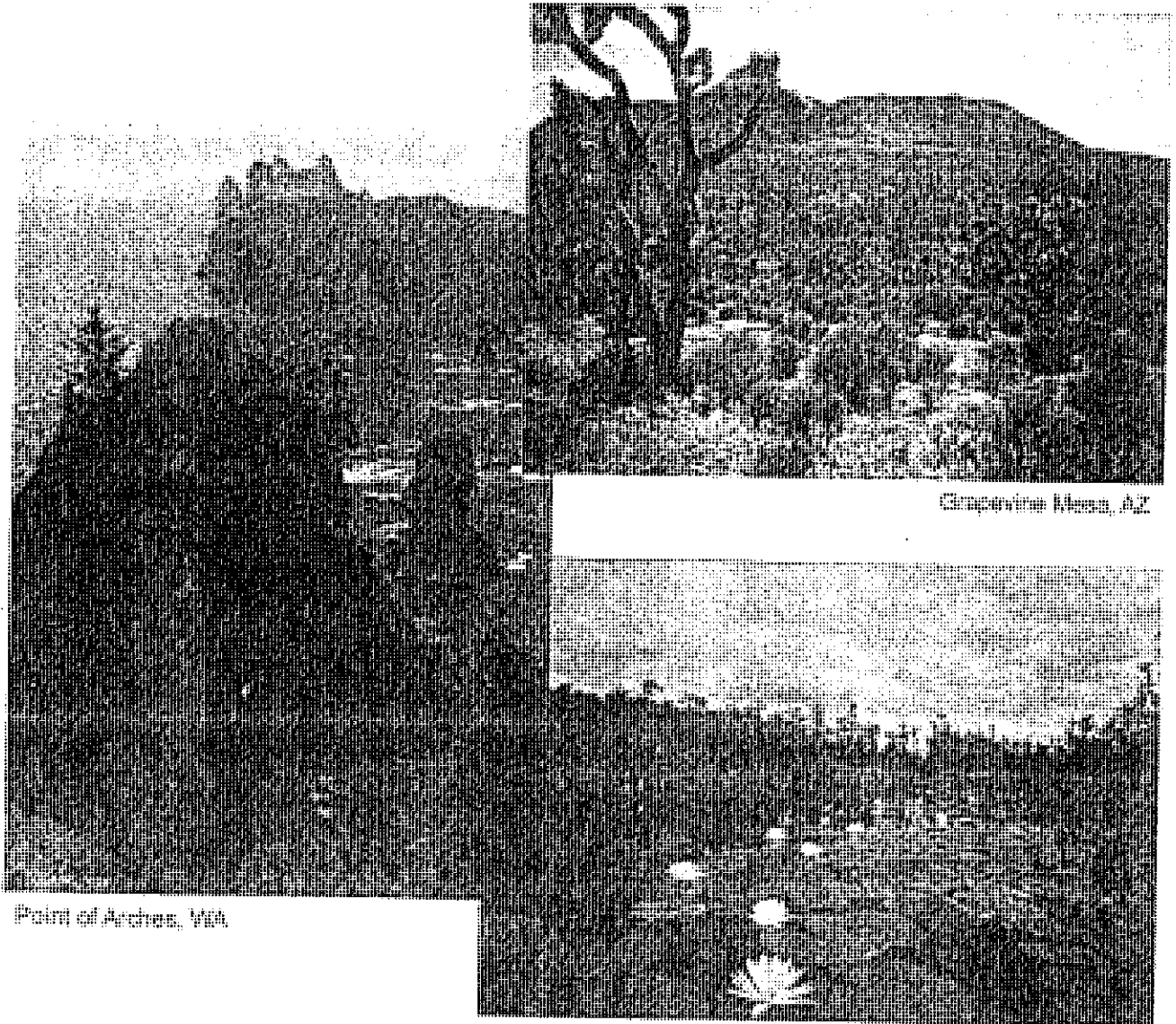
Form 10-4 for this site

Photographs

3 8x8 black and white

1 envelope with negatives and small prints

Damaged and Threatened National Natural Landmarks 1999



Point of Arches, Utah

Grapevine Mesa, AZ

Okefenokee Swamp, GA



National Park Service

INTRODUCTION

Section 8 of the National Park System General Authorities Act of 1970, as amended, requires the Secretary of the Interior to monitor the status and condition of National Natural Landmarks (NNLs) and report on those that are threatened or damaged. In response to this mandate, the Section 8 Report is prepared by the National Park Service each year and submitted to Congress.

The report that follows, **Damaged and Threatened National Natural Landmarks for 1999**, lists those landmarks that are judged to be threatened or damaged to a degree that the nationally significant features for which the sites were designated are in jeopardy.

*National Park Service
U.S. Department of the Interior
Washington, D.C. 20240*

Massachusetts

Name: LYNNFIELD MARSH

Location: Essex County

Ownership: Municipal, private

Designation: June 1972

Section 8 Listings: 1979-1982, 1988-1989, 1993-2000

SIGNIFICANCE The site is an exceptional freshwater marsh. It preserves habitat for two rare bird species that frequent the area. The marsh preserves the habitat requirements of numerous bird species, including waterfowl.

DESCRIPTION The site is a 540-acre freshwater marsh dominated by cattails, with sedges, grasses, and rushes. Higher ground has cottonwood, red maple, red oak, and alder. The Saugus River flows through the site.

THREAT OR DAMAGE

Source Activities:

urban development

dredging

contamination

Resource Impacts:

WATER: potential water flow disruption

ECOSYSTEM: pollution and sedimentation

VEGETATION: invasion of exotic plants

Summary

Much development has occurred on the boundary of the NNL. Dredging and filling of the wetlands adjacent to the NNL boundary for construction has occurred. There are subsequent increases in anthropogenic inputs into the marsh from development such as toxic run-off from parking lots and golf courses, fecal bacteria, and nutrient inputs. An exotic plant (purple loosestrife) is becoming a problem.

CURRENT SITUATION The site is progressively becoming a habitat island in the midst of surrounding urban development. It is estimated that development surrounds 50% of the perimeter. The marsh is bordered by much large-scale development such as an industrial park, hotel, and others. The Lynnfield and Wakefield Conservation Commissions have applied to the State for Area of Critical Environmental Concern status for the marsh. The application is pending.

Dredging of approximately 6x4 feet of the marsh in the vicinity of one of the golf courses has been completed. The project was submitted as Category 2 and rejected by the Army Corps of Engineers in 1995. The area was first proposed for dredging by the Lynnfield Flood Council to alleviate the increased water flow in the area that they believe to be part of the Saugus River.

Along Partridge Lane condominiums are completed and have residents. There is a treeline buffering the marsh from the condominiums. The parking garage and business complex at Edgewater Industrial Park

borders the NNL. The parking garage is less than 2 feet from the marsh and it is uncertain whether water runoff is entering the wetland.

The Lynnfield Conservation Commissioner, in conjunction with the Federal Transportation Commission, is trying to secure land to protect it from development under the Federal Transportation Enhancement Program. The Boston and Maine Railroad has filed a petition to abandon 7.8 miles of railroad tracks that transect the marsh.



Frequently
Asked
Questions

National Natural Landmarks Program

Information Bulletin, Number 1, Update 2, July 1999

Contacts

Definition and Purpose

A National Natural Landmark (NNL) is a nationally significant natural area that has been designated by the Secretary of the Interior. To be nationally significant, a site must be one of the best examples of a type of biotic community or geologic feature in its physiographic province. Such examples include terrestrial and aquatic ecosystems; geologic features, exposures, and landforms that record active geologic processes or portions of earth history; and fossil evidence of biological evolution. It is a goal of the program to identify, recognize, and encourage the protection of sites containing the best remaining examples of ecological and geological components of the nation's landscape. Landmarks are designated on both public and private land, with the program designed to have the concurrence of the owner or administrator. To date, 587 sites have been designated as National Natural Landmarks.

Legislative and Administrative History

The program was established by the Secretary of the Interior in 1962, under authority of the Historic Sites Act of 1935 (16 U.S.C. 461-467), and administered by the National Park Service. The revised National Natural Landmark Program Regulations, 36 CFR, Part 62, were published in the Federal Register May 12, 1999.

Selection and Designation of Sites

The United States, Puerto Rico, the Virgin Islands, and the Pacific Trust Territories were divided into 33 natural regions or physiographic provinces. Contracted ecological and geological theme studies of these regions (generally completed by qualified university scientists) have identified sites to be considered for further evaluation. To date, 64 of the 66 theme studies have been completed (because of other funding priorities, it is unlikely that the two remaining studies, Brooks Range Geology and Southern Blue Ridge Geology, will be contracted). Additional sites can be added through the initial recommendation of outside groups or individuals. Some of these may be identified in more recent inventories or field studies. For example, state natural area programs may identify sites which are then recommended for National Natural Landmark consideration by the state or by other groups.

The National Park Service then contracts with other scientists to conduct on-site evaluations of those sites that are ranked highly in the theme studies or from other recommendations. The evaluations gather more information and comparatively evaluate the site in question against other similar sites, using the National Park Service National Natural Landmark national significance criteria. The determination that a site is one of the best examples of a particular feature in a given natural region is based on the primary criteria of illustrativeness and condition of the specific feature, and secondary criteria of rarity, diversity, and values for science and education. Completed on-site evaluation reports are reviewed by other scientists and then by staff. A final judgement is then made by the National Park Service, based on all available information on the site, as to whether the site appears to qualify for National Natural Landmark status. Notice of the National Park Service determination that

the site appears to qualify for National Natural Landmark designation is placed in the Federal Register for a public comment period.

Following the comment period, the National Park Service reviews all information on the site to determine if it still qualifies for National Natural Landmark designation and that all procedural requirements have been met. The Director of the National Park Service then nominates those sites which he/she believes are qualified to the Secretary of the Interior for designation. Areas which the Secretary designates as National Natural Landmarks are listed on the National Registry of Natural Landmarks.

Owner Notification and Public Notice

Under current National Natural Landmark program regulations, owners of sites being considered for National Natural Landmark status are contacted at three points in the process. Prior to the on-site evaluation, owners are notified that the area is being considered for study for possible National Natural Landmark designation. When the National Park Service has determined, following the review of the onsite evaluation, that the site appears to qualify for designation, the owners are notified again. In addition, notice is given to state officials, Congressional representatives, and other individuals or organizations that have expressed interest in the site. In addition, general public notice of the proposed action is also placed in the Federal Register for a public comment period.

When the Secretary designates a site as a National Natural Landmark, owners are notified for a third time. The executive of the local government jurisdiction in which the site is located, Governor of the State, Congressional delegation, and other interested individuals and organizations are also notified. In addition, notice of the new designation is included in an update of the National Registry of Natural Landmarks, published in the Federal Register.

Management and Protection of National Natural Landmarks

National Natural Landmark designation is not a land withdrawal, does not change the ownership of a site, and does not dictate activity. However, federal agencies should consider the unique properties of the landmark in National Environmental Policy Act compliance. There may also be state or local planning or land-use implications. Additionally, the Secretary is required to provide an annual report on damaged or threatened National Natural Landmarks.

Landmark preservation is made possible through the long-term, voluntary commitment of public and private owners to protect an area's outstanding values. Under current program regulations, owners who choose to enter into a voluntary, non-binding agreement with the National Park Service to protect the landmark are eligible to receive a plaque and certificate for display at the site. This agreement does not transfer with ownership of the property and can be terminated by either the owner or the National Park Service at any time.

Under section 170(h) of the U.S. Internal Revenue Code, some owners of designated National Natural Landmarks may be eligible to take a charitable contribution deduction on their federal income tax for interests in their natural landmark property donated for a qualified "conservation purpose" to a qualified "conservation organization." Owners should contact the Internal Revenue Service for an advance ruling to determine if their particular situation meets the Internal Revenue Service requirements.

Report on Damaged and Threatened Natural Landmarks

The National Park Service monitors the condition of designated National Natural Landmarks and each year is required by law (90 Stat. 1940; U.S.C. 1a-5) to prepare a report for the Secretary to

transmit to the Congress identifying all designated National Natural Landmarks with known or anticipated damage or threats to the integrity of their resources, and the sources of such threat or damage. National Natural Landmarks that are determined to have lost the values that originally qualified them for designation may be removed from the National Registry of Natural Landmarks. To date, no site has been removed from the Registry due to listing in this report.

Relationship to the National Park System

National Natural Landmarks occur both within and outside the National Park System and complement it in two ways: (1) as a means for recognizing and preserving nationally significant areas that cannot or need not be managed by the National Park Service; and (2) as a form of special recognition for areas within the National Park System deserving special attention and management. To date, 18 of the 587 sites designated as National Natural Landmarks have later been included in 15 units of the National Park System.

Program Coordination

The National Park Service Washington Office provides overall program policy and direction for the National Natural Landmark program. National Park Service Natural Landmarks Program field coordinators conduct program operation in the field, including identification and evaluation of nationally significant sites, coordination with other federal and state agencies, dissemination of information, and National Natural Landmark site inspections for the annual report to Congress on damaged and threatened National Natural Landmarks.

For further information:

National Natural Landmark Program, National Park Service, 1849 C Street, NW, Washington, D.C. 20240 or nnl@nps.gov

Last Update 7/13/1999

Back to Natural Resources Partnerships

<http://www.nature.nps.gov/partner/nnlp.htm>



Appendix G

**Recommendations of the
1986 Wakefield Preservation Plan**

Needs And Recommended Actions

By Barbara Levy

This chapter presents the general needs identified as a result of the planning process and the actions recommended to address those needs. The various programs and strategies referenced in the action statements are more fully explained in Chapter 4. In addition, the Appendix of this volume also contains detailed information on a variety of pertinent issues.

Need #1:

In the past year the Wakefield Historical Commission has made great strides toward identifying the distinct historic and cultural fabric of the town. The completion of an inventory of historic properties was a critical step in this process. This resource-identification procedure should be the beginning of a process that will continue to identify and define the historic built environment; help people make judgments about the resources to be protected; and begin to put in place appropriate mechanisms for protecting those historic resources.

Actions:

1. National Register Multiple Resources Nomination

An important step in the identification and protection of historic buildings is the nomination of properties for the National Register of Historic Places. The Wakefield Historical Commission, with the assistance of a consultant or intern and the Massachusetts Historical Commission, should prepare and submit a Multiple Resource nomination to the National Register for the individual properties and for the four districts described in the Appendix. The districts are:

- Church, Common, Main, and Lafayette Streets
- Prospect Street
- Avon Street and Yale Avenue
- Wakefield Park

We further suggest that the Wakefield Historical Commission apply to the Massachusetts Historical Commission for a matching grant to aid in the preparation of the Multiple Resource nomination.

2. Inventory Supplementation and Possible Additional National Register Nominations

The Wakefield survey and inventory prepared by Architectural Preservation Associates dealt with all buildings built prior to the mid-19th century. Architectural Preservation Associates indicates in their report, however, that they were more selective about the inclusion in the inventory of properties from later periods. In their Report on the Cultural Resources of Wakefield, Massachusetts, they said:

APA surveyed all First Period, Georgian, Federal and Greek Revival buildings in Wakefield APA inventoried a proportional number of mid-nineteenth century to c. 1915 properties.

It is appropriate that the Wakefield Historical Commission consider further study to supplement this excellent inventory in order to identify any additional National Register-eligible properties. Nominations should then be prepared for those buildings.

3. Demolition Bylaw

The Wakefield Historical Commission should encourage the adoption of a demolition bylaw for the Town of Wakefield. This tool is an important one for the effective protection of historic buildings, and is invaluable for the time it provides to communicate information about and explore alternatives to the proposed demolition of historic properties. A model demolition bylaw prepared for Wakefield can be found in the Appendix.

4. Archaeological Resource Protection

The Upper Saugus River Drainage contains at least two dozen sites with significant archaeological potential. It is probable that artifacts may have survived in and around the wetlands and quarries throughout the Wakefield region. The importance of these archaeological resources has not been recognized sufficiently, and only limited study of these areas has been conducted. More thorough research is imperative. The Wakefield Historical Commission should pursue systematic steps to document and protect these resources before they are disturbed or destroyed. The Ernest E. Tyzzer Collection can be of help in this process. It contains several thousand artifacts from sites along the Upper Saugus River Drainage. It is important that locational information about archaeological sites remain confidential in order to discourage site vandalism. The goal should be conservation of archaeological sites in situ, leaving artifacts in the ground, in context. Any site analysis that may be necessary should be done with the smallest samples possible. The

first priority in the protection of archaeological sites should always be the avoidance of destruction.

5. Local Historic Districts

The Wakefield Historical Commission should consider the formation of local historic districts, consistent with Chapter 40C of the Massachusetts General Laws, and having the same boundaries as the four National Register districts. These local historic districts can allow for mandatory design review controls, and can provide broader protection of historic resources than can listing on the National Register. The local historic district legislation should be adopted in such a way that only one historic district commission is established. This commission should also be the Historical Commission. It is recommended that local historic district designation be pursued after completion of the National Register Multiple Resource nomination.

6. Local Landmarks

Legislation is pending in the Massachusetts State Legislature to allow for the creation of Local Landmarks. Should this law be adopted, the Wakefield Historical Commission should consider the creation of Local Landmarks for a limited number of properties having major significance to the community, such as the Lucius Beebe Library or the West Ward School.

Need #2:

Residents and officials of the Town of Wakefield have repeatedly expressed interest in and enthusiasm for the historic resources of the town. The Historical Commission, in conjunction with the Historical Society, is in an ideal position to encourage this interest and to broaden awareness of preservation-related concerns by instituting programs and procedures that will educate the public about the historic qualities of their property and encourage people to make appropriate design choices. The Historical Commission and the Historical Society might find it appropriate to co-sponsor some of these programs.

Actions:

1. Preparation and Distribution of Information

Printed material can be of great value in educating the public, building an awareness of important preservation resources, publicizing preservation activities, and creating a constituency for preservation issues. A walking tour of historic downtown Wakefield and a style guide have been prepared for the town. It is critical,

however, that any literature have wide distribution and be readily available to the public.

- A pamphlet on residential rehabilitation has been prepared and should be widely distributed to Wakefield residents. A summary of the rehabilitation pamphlet can be found in the Appendix.
- Newspaper articles and other media exposure for historic structures, and continuing coverage of preservation activities should be encouraged. This coverage should include articles or stories explaining the National Register program and the Multiple Resource nomination for Wakefield.

2. Educational Programming

In addition to literature, other educational tools should be used:

- Continue and expand preservation and architectural history-related programs in the public schools.
- Sponsor workshops on residential rehabilitation for homeowners.
- Sponsor other workshops, seminars, and special events regularly to educate the public about relevant preservation-related issues.

Need #3:

In order for the Wakefield Historical Commission to be able to make a significant contribution to and have a continuing impact on the townwide planning process, including avoidance of conflict, it is critical that formal and informal interrelationships between the Historical Commission and other town departments be created or strengthened. These links need to provide for both communication and significant input into decision-making processes. Further, it is important that the zoning, appeals, and city planning processes be implemented with sensitivity to the town's historic fabric and encourage, where relevant, the protection and enhancement of Wakefield's resources.

Actions:

1. Staffing for the Historical Commission

The demands on the time of members of the Wakefield Historical Commission are great, and as preservation activities increase, so do these demands. The burden of day-to-day activities, follow-up,

technical consultation, and so forth, is most appropriately undertaken by a staff person. The Wakefield Historical Commission should make it a priority to urge the town to raise the necessary funds to hire a professional staff person to serve the Commission on at least a part-time basis. This strategy is more cost-effective for the community than bringing in consultants to do projects year after year. Further, a staff person provides the continuity that consultants, by their temporary tenure, cannot.

2. Participation in Meetings

In order to be effective within the town planning process, it is critical that the Wakefield Historical Commission attend and participate in, when appropriate, meetings of the Zoning Board of Appeals and the Conservation Commission.

3. Representation on Interagency or Ad Hoc Committees Dealing with Planning or Communications Issues

The Wakefield Historical Commission needs to be represented on any ad hoc committees or commissions formed for the purpose of discussing or resolving planning or conservation-related issues or communication issues.

4. Formal Historical Commission Involvement in any Design Review or Demolition Bylaw Procedures

In the writing and implementation of any formal design review process or demolition bylaw procedure, the Wakefield Historical Commission should play a formal statutory review role.

5. Notification of Historical Commission by Building Department, Department of Public Works, or Planning Department

The Historical Commission should be notified by the town Building Department, Department of Public Works, or Planning Department of any projects or decisions that might affect a historic resource.

Need #4:

The improvement of building maintenance and encouragement of building rehabilitation or restoration should be a priority for Wakefield's downtown Central Business District. The presence of a Main Street program and Main Street Project Manager in the town provides an unusual opportunity to improve both the visual and commercial appeal of the downtown area. Efforts to improve the built environment in the Central Business District will enhance the Main Street program, thereby increasing its

potential for positive impact, and will help generate more use of Wakefield's downtown.

Actions:

1. Communication and Cooperation Issues

In order for the Main Street program and Main Street Project Manager to have long-term, significant impact on the downtown area, the Main Street Project Manager must be incorporated into the information and policy-making channels of the town. The Project Manager, for example, should be encouraged to attend meetings of appropriate agencies or boards when they are dealing with downtown issues, and the Main Street Project Manager should be informed of any decisions being made concerning zoning variances, zone changes, Parks and Recreation programs, public works projects, or Building or Planning Department projects that may affect the Central Business District. In this way the Project Manager can effectively represent and protect the needs of Wakefield's downtown.

2. Signage Review

The focus of a signage program should be the encouragement of sensitively designed signage, rather than simply the restriction of nonconforming signs. Designing and choosing appropriate signage, however, requires some knowledge, and to that end, the Wakefield Historical Commission should encourage the use of signage review guidelines. These guidelines will effectively educate those applying for a sign permit about appropriate signage design and will serve to strengthen the existing signage bylaws. The guidelines should be provided to all appropriate town departments and agencies, including the Building Department and the Zoning Board of Appeals, and should be widely distributed to local merchants and businesses. Signage Review Guidelines are included in Chapter 6.

Need #5:

Citizens of the Town of Wakefield have identified a need to maintain, upgrade systems in, and rehabilitate or restore some significant municipal buildings or buildings that are owned by nonprofit organizations. Once these buildings have been identified, thoughtful and careful plans should be made before any work is done. To be effective, the planning process should take into consideration the history of the building, its value to the community, the present use of the building, its future use, and the building's critical needs.

Actions:

1. Identification of Key Buildings Needing Work

When a building needing work is identified, an initial assessment should be made. This assessment should reflect:

- the apparent urgency and scope of required repairs;
- the needs of people to use the building; and
- the density pressure on the building caused by the constancy and quantity of use.

2. Planning Process

When a determination is made that a building will be scheduled for work, a careful planning process must be undertaken. In the planning process the following must be included:

- An analysis of the building, including its architectural style and history, the building use history and significance, existing conditions of the building, and recommended changes and/or repairs to the building, should be made to determine the scope of necessary work. This analysis should be keyed to the expected use of the building. Often this analysis takes the form of an Historic Structure Report.
- Once this needs assessment has been made, work can be prioritized by degree of critical need, and if necessary, work can be planned in phases.
- A planning tool like an Historic Structure Report or Historic Building Analysis can be of even broader value in the planning process. In order to apply for the matching grants program of the Massachusetts Historical Commission, for example, an Historic Structure Report must be provided. In this capacity, the planning document can help the grant writer make a strong case for the building in question, and it will serve as a necessary support document in the application evaluation process. Further, an Historic Structure Report can be the basis of a public education program to generate support for raising the funds necessary to do the needed work.

3. Looking at the West Ward School

In an effort to demonstrate how this planning process might work, we have written an Historic Structure Report for the West Ward School. (A Table of Contents from that document is included in the Appendix.) This Historic Structure Report is intended to serve as a

model for similar studies of other historic buildings needing work. Discussions with the School Department indicate that some maintenance and code upgrading is planned for the building in the near future. Our analysis shows that the West Ward School is an appropriate candidate for the Massachusetts Historical Commission matching grants program, and the Historic Structure Report recommends that an application be considered. A work plan for the school should be developed.

Finally, it is important to note that the first three of the needs outlined above are of equal importance. The inventory update and Multiple Resource nomination, for example, should not be pursued to the exclusion of developing protection for cultural resources or of forging strong communication links. Current planning theory as espoused by the National Park Service urges that planning, protection, and inventory issues are equally important and should be pursued simultaneously.

Appendix H

**Listing of Maps in the Reference Collection
at the
Lucius Beebe Memorial Library**

Lucius Beebe Memorial Library Map Collection

Drawer 1 ~ Section 1

South Reading (Wakefield) ~ Years 1647 - 1850

Map Case
South Reading
1647

Map of Old Reading, Massachusetts Bay Colony, 1647. Showing the location of the homesteads of the first settlers all being within the limits of the present town of Wakefield.

Map Case
South Reading
1651

Map of Old Reading, Massachusetts Bay Colony, 1651. Grant map.

Map Case
South Reading
1750 -1

South Reading As It Was. Being a copy of an old map of the First Parish of Reading, supposed to have been drawn about the year 1750, representing the roads, houses and their respective owners or occupants.

Map Case
South Reading
1750 -2 (Duplicate)

South Reading As It Was. Being a copy of an old map of the First Parish of Reading, supposed to have been drawn about the year 1750, representing the roads, houses and their respective owners or occupants.

Lucius Beebe Memorial Library Map Collection

Map Case
South Reading
c.1761

Common area. Copied from an Old Plan formerly in the possession of Burrage Yale.

Map Case
South Reading
1765

Fac-Simile of Col. Nichols Plan of The First Parish of Reading. The present towns of Wakefield and Reading. Plotted in 1765. This map was made to show at what an inconvenient distance from the Old Meeting House, many of the parishioners lived, and to prove the need of a new one. Includes roads, houses and their respective owners or occupants.

Map Case
South Reading
1794

A plan of the Town of Reading in the County of Middlesex and the District of Lynnfield in the County of Essex.

Map Case
South Reading
1795

A plan of the 3rd Parish of the Town of Reading in the County of Middlesex.
1795.

Map Case
South Reading
1826

Plan of South Reading Common, Nov. 19, 1826.

Lucius Beebe Memorial Library Map Collection

Map Case
South Reading
1830 -1

Plan of South Reading in the county of Middlesex. Survey'd in September 1830.

Map Case
South Reading
1830 -2 (Duplicate)

A plan of South Reading in the County of Middlesex. Surveyed in September, 1830.

Map Case
South Reading
1840

Map of South Reading, 1840.

Map Case
South Reading
c. 1845

A plan of South Reading Common area, lakeside, and town center, c. 1845.

Map Case
South Reading
c. 1850

A plan of South Reading Common area representing roads, houses and their respective owners or occupants, c. 1850.

Lucius Beebe Memorial Library Map Collection

Drawer 1 ~ Section 2 Wakefield ~ Years 1870 - 1890

Map Case
Wakefield
1870 -1

Wakefield, 1870. Roads, includes owners or occupants in outlying areas.

Map Case
Wakefield
1870 -2 (Duplicate)

Wakefield, 1870. Roads, includes owners or occupants in outlying areas.

Map Case
Wakefield
1874 -1

Wakefield, 1874. Includes roads, houses and their respective owners or occupants. Greenwood and Melrose on reverse side.

Map Case
Wakefield
1874 -2 (Duplicate)

Wakefield, 1874. Includes roads, houses and their respective owners or occupants. Greenwood and Melrose on reverse side.

Map Case
Wakefield
1882

Profile of buildings and streets in and around Wakefield center, 1882.

Lucius Beebe Memorial Library Map Collection

Map Case
Wakefield
1889 -1

Wakefield street map, 1889. Includes inset Wakefield and its Railroad Connections.

Map Case
Wakefield
c. 1889 -2

Around Wakefield's Lake. This profile map is from the Real Estate Agency of C. W. Eaton, Wakefield, Mass. 1889.

Map Case
Wakefield
1889 -3

Part of Wakefield, 1889. Plan of Wakefield center and lakeside. On reverse a plan of Greenwood and a plan of the Junction area.

Map Case
Wakefield
c. 1890's

Street map c. 1890's from Directory. Includes inset Wakefield and its Railroad Connections.

Lucius Beebe Memorial Library Map Collection

Drawer 2 ~ Section 1 Wakefield ~ Years 1907 - 1980

Map Case
Wakefield
1907

Map of the Towns of Wakefield, Stoneham, Reading, North Reading, and
Lynnfield, 1907. Street map.

Map Case
Wakefield
1924 -1

Town Plan for the Town of Wakefield, Mass. Plan prepared for Wakefield
Town Planning Board, November, 1924.

Map Case
Wakefield
1924 -2 (Duplicate)

Town Plan for the Town of Wakefield, Mass. Plan prepared for Wakefield
Town Planning Board, November, 1924.

Map Case
Wakefield
1930 -1

Wakefield, Massachusetts, Wakefield Daily Item, December, 1930. Street
map.

Lucius Beebe Memorial Library Map Collection

Map Case
Wakefield
1930 -2 (Duplicate)

Wakefield, Massachusetts, Wakefield Daily Item, December, 1930. Street map.

Map Case
Wakefield
1936

Wakefield, Massachusetts. Massachusetts Geodetic Control Survey, sponsored by the Mass Dept. of Public Works. Map one side, letter of explanation on reverse.

Map Case
Wakefield
1937

Wakefield, Massachusetts, Wakefield Daily Item, March, 1937. Street map.

Map Case
Wakefield
1940 -1

Massachusetts State Planning Board, Land Utilization, Town of Wakefield, June, 1940.

Map Case
Wakefield
1940 -2

Massachusetts State Planning, Board Soil Classification, Town of Wakefield, June, 1940.

Lucius Beebe Memorial Library Map Collection

Map Case
Wakefield
1941 -1

Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board. November, 1922, Revised January 1, 1941.

Map Case
Wakefield
1941 -2 (Duplicate)

Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board. November, 1922, Revised January 1, 1941.

Map Case
Wakefield
1942 -1

Wakefield, Massachusetts, Wakefield Daily Item, March 1942. Street map.

Map Case
Wakefield
1942 -2 (Duplicate)

Wakefield, Massachusetts, Wakefield Daily Item, March 1942. Street map.

Map Case
Wakefield
1944

Wakefield, Massachusetts, Wakefield Daily Item, May 1944. Street map.
Duplicate maps in protective covering.

Lucius Beebe Memorial Library Map Collection

Map Case
Wakefield
c. 1945 -1

Wakefield, Massachusetts. A plan indicating major roadways and sections of towns, c. 1945.

Map Case
Wakefield
c. 1945 -2

Wakefield, Massachusetts. Street Map, c. 1945. Duplicate copies in protective covering.

Map Case
Wakefield
1948

Wakefield, Massachusetts, Wakefield Daily Item, January, 1948. Street map.

Map Case
Wakefield
1950

Wakefield, Massachusetts, Wakefield Daily Item, March 1950. Street map. Duplicate maps in protective covering.

Map Case
Wakefield
1953

Wakefield, Massachusetts, Wakefield Daily Item, March 1953. Street map.

Lucius Beebe Memorial Library Map Collection

Map Case
Wakefield
1955

Wakefield, Massachusetts, Wakefield Daily Item, March 1955. Street map.

Map Case
Wakefield
c. 1960

Wakefield, Massachusetts, Wakefield Daily Item, March 1960. Street map.

Map Case
Wakefield
1963

Town of Wakefield, Mass., Storm Water Drainage Report, General Plan showing Street Layout and Surface Topography, July 1963.

Map Case
Wakefield
c. 1969

Plan of Edgewater Office Park, on the site of the old Pleasure Island Amusement Park. c. 1969.

Map Case
Wakefield
1976

Official Arrowon Map of Wakefield, Lynnfield. August 1, 1976.

Map Case
Wakefield
1978

Wakefield, Massachusetts. Department of Public Works, Engineering Division, March 1978.

Lucius Beebe Memorial Library Map Collection

Map Case
Wakefield
1980

Wakefield. For the Wakefield Savings Bank, 1980. Profile map.

Lucius Beebe Memorial Library Map Collection

Drawer 2 ~ Section 2 Wakefield Zoning ~ Years 1941 - 1976

Map Case
Zoning
Wakefield
1941

General and Zoning Map for Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board, November 1925. Corrected to November, 1941.

Map Case
Zoning
Wakefield
1946

Amended Zoning Map for Town of Wakefield, Mass. January 21, 1946.

Map Case
Zoning
Wakefield
1956 -1

General and Zoning Map for Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board. November 16, 1925 corrected to July 1, 1956.

Lucius Beebe Memorial Library Map Collection

Map Case
Zoning
Wakefield
1956 -2 (Duplicate)

General and Zoning Map for Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board, November 16, 1925. Corrected to July 1, 1956.

Map Case
Zoning
Wakefield
1971

General and Zoning Map for Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board. November 16, 1925 corrected to April, 1 1971.

Map Case
Zoning
Wakefield
1976

General and Zoning Map for Town of Wakefield, Mass. Plan prepared for Wakefield Town Planning Board, November 16, 1925. Corrected to April, 1, 1976.

Lucius Beebe Memorial Library Map Collection

Drawer 3 ~ Section 1

Other Towns (in alpha order) ~ Years 1732 - 1979

Map Case
Boston Area
1885-86

Massachusetts, Boston Sheet, U.S. Geological Survey, Surveyed in 1885-86.
Topographical map includes: Burlington, Woburn, Stoneham, Wakefield, Saugus, Lexington, Winchester, Melrose, Arlington, Medford, Malden, Everett, Revere, Waltham, Belmont, Cambridge, Somerville, Boston, Watertown, Newton, Brookline, Needham, Dedham, Hyde Park, Milton, Quincy.

Map Case
Lynnfield
1831

Map of Lynnfield, in Essex County, Massachusetts. October 1831.
Topographical.

Map Case
Malden
1795 -1

Malden, 1795. Roads, houses and their respective owners or occupants.

Map Case
Malden
1795 -2 (Duplicate)

Malden, 1795. Roads, houses and their respective owners or occupants.

Lucius Beebe Memorial Library Map Collection

Map Case
Melrose
1975

Historical Map, Melrose, Massachusetts, 1975. Prepared by the Historical committee of the Melrose 75th Anniversary Bicentennial Commission.

Map Case
Reading
1732

Plan of North precinct Reading, 1732. Volume 7, page 15, Mass Archives.

Map Case
Reading
1831 -1

A plan of Reading, Massachusetts. 1831. Does not include South Reading, currently Wakfield.

Map Case
Reading
1831 -2

A plan of Reading, Massachusetts.

Map Case
Reading
1875

Town of Reading, 1875.

Map Case
Reading
1889 -1

Reading Village, East Side, 1889.

Lucius Beebe Memorial Library Map Collection

Map Case

Reading

1889 -2

Reading Village, East Side, 1889. Duplicate, in color. On reverse map of N. Reading and a map of Wakefield, Reading, and North Reading.

Map Case

Reading

1944

United States Department of the Interior Geological Survey, Massachusetts, Reading Quadrangle, 7 1/2 Minute Series, Reading Mass, edition of 1944. Showing all or part of Andover, North Andover, Middleton, North Reading, Peabody, Reading, Lynnfield, Wakefield, Saugus, Lynn. Duplicate maps (different coloring) in protective covering.

Map Case

Reading

1979

United States Department of the Interior Geological Survey, Massachusetts, Reading Quadrangle, 7 1/2 Minute Series (topographic), Reading Mass, edition of 1966, photorevised 1979. Showing all or part of Andover, North Andover, Middleton, North Reading, Peabody, Reading, Lynnfield, Wakefield, Saugus, Lynn.

Map Case

Stoneham

1888

Plan showing the part of Stoneham which the petitioners desire to bare annexed to Wakefield. Dec. 1888.

Lucius Beebe Memorial Library Map Collection

Drawer 3 ~ Section 2 Railroad ~ Years 1838 - 1845

Map Case
Rail Road Routes
1838

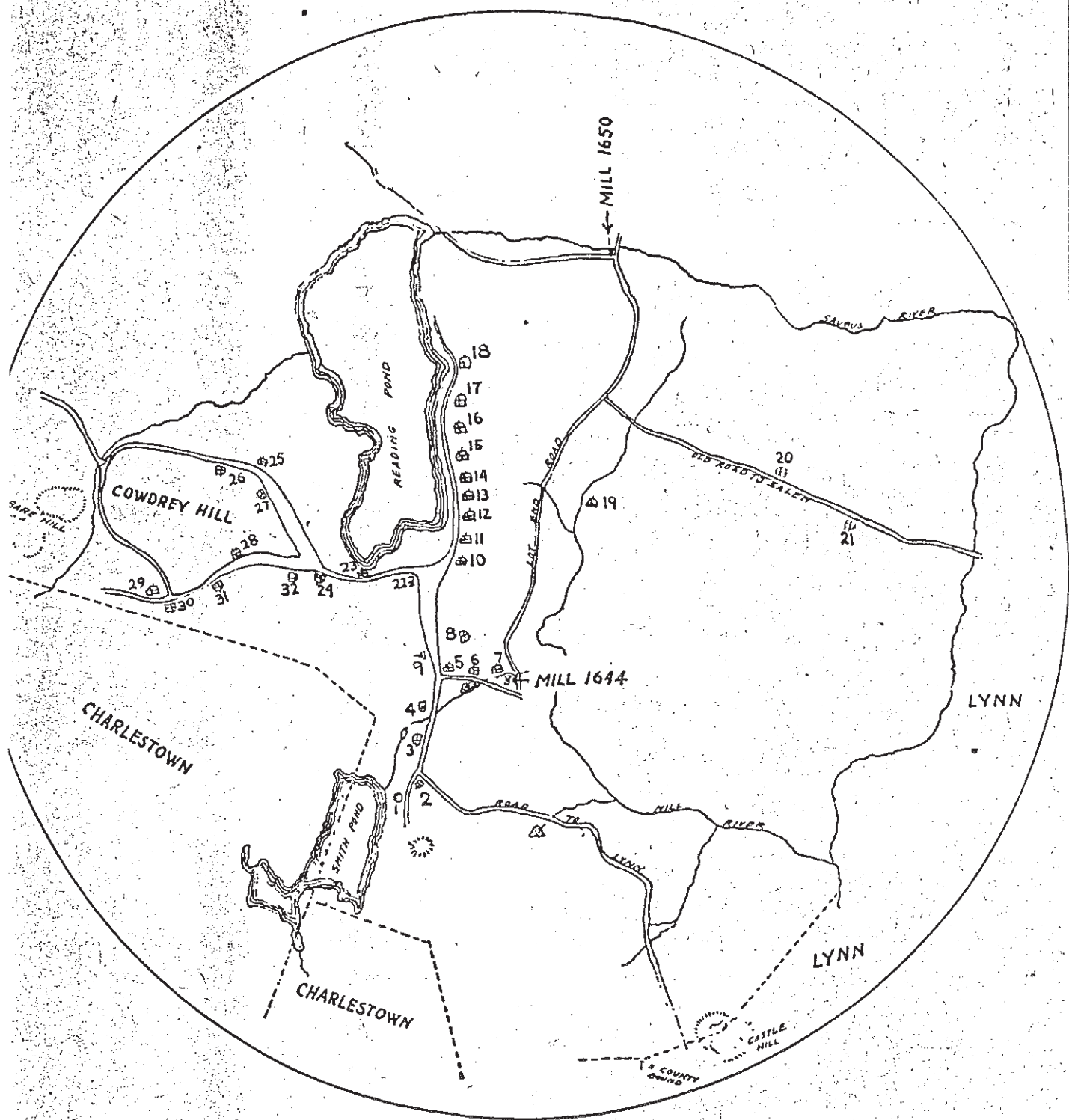
Sketch of the States of Massachusetts, Connecticut, and Rhode Island and parts of New Hampshire & New York exhibiting the several Rail Road Routes.

Map Case
Railroad
1845

Boston & Maine Extension 1845, 4 sheets

Appendix I

Historic Maps of Wakefield



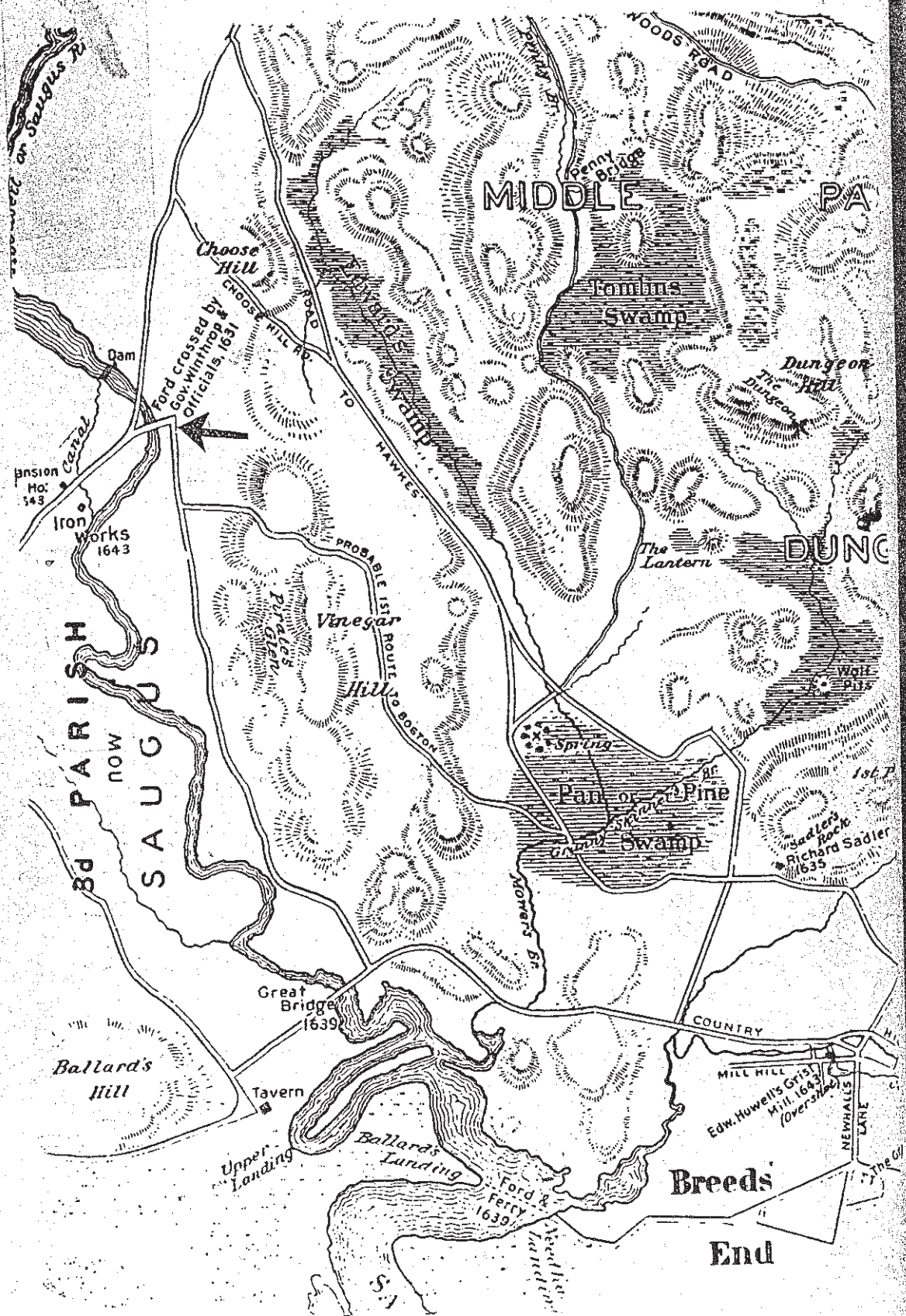
MAP OF
OLD READING
MASSACHUSETTS BAY COLONY.
-1647-

SHOWING THE LOCATION OF THE HOMESTALLS OF THE FIRST SETTLERS
ALL BEING WITHIN THE LIMITS OF THE PRESENT TOWN OF WAKEFIELD

1750

Being a Copy of an old Map of the First Parish
of Reading supposed to have been drawn about
the year 1750 representing the roads, houses
and their respective owners or occupants

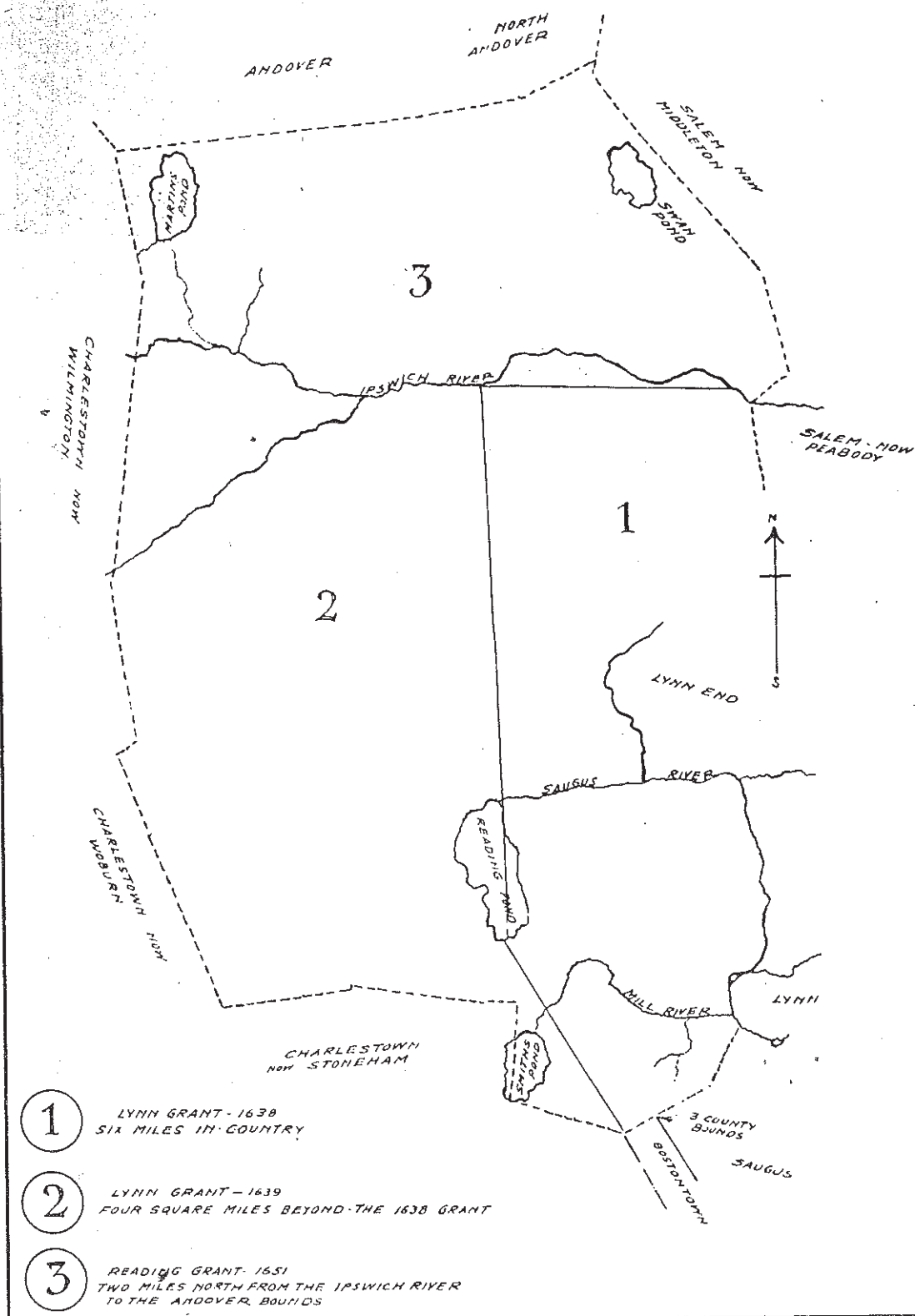




MAP OF EARLY LYNN

The arrow points to the ford-crossing on the Saugus River, the only place where it was fordable, in 1639. The first Redding settlers from Lynn crossed the river at this point, where, in 1631, Gov. Winthrop and officials made the crossing on their trip from Salem and Lynn to Boston. Below the ford was the famous Saugus Iron Works, established in 1643. The dam above prevented alewives (food for the early settlers) from coming to old Redding Pond, an act protested by the town, but without success.

MAP
OF
OLD READING
MASSACHUSETTS - BAY COLONY
-1651-



LAND GRANTS

- (1) 1638. That portion first settled in what is now Wakefield.
- (2) 1639. Land extending west to Charlestown, now Stoneham and Woburn.
- (3) 1651. Land north of Ipswich River, now North Reading.

They
Fitch

Ther
gethe
ers h

tants
Chur
sever
reco
1683,
group
The
tione
Read
fewe
sertec

locali

inlan
acres
Sadle
and
and J
Samu
holdi
holdi
and a

still f
and c
to su
amon
and i
Kend
Taylo

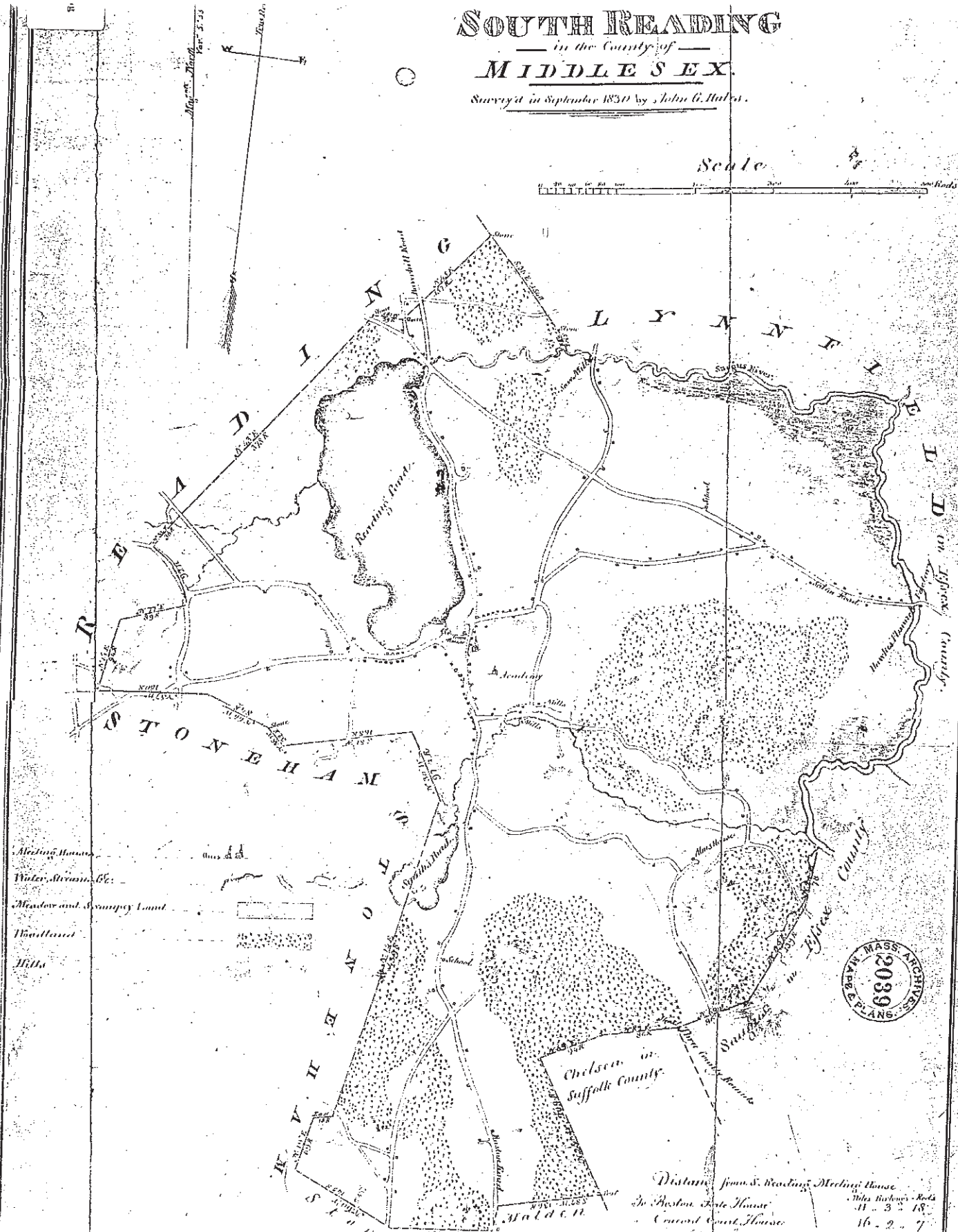
ding

SOUTH READING

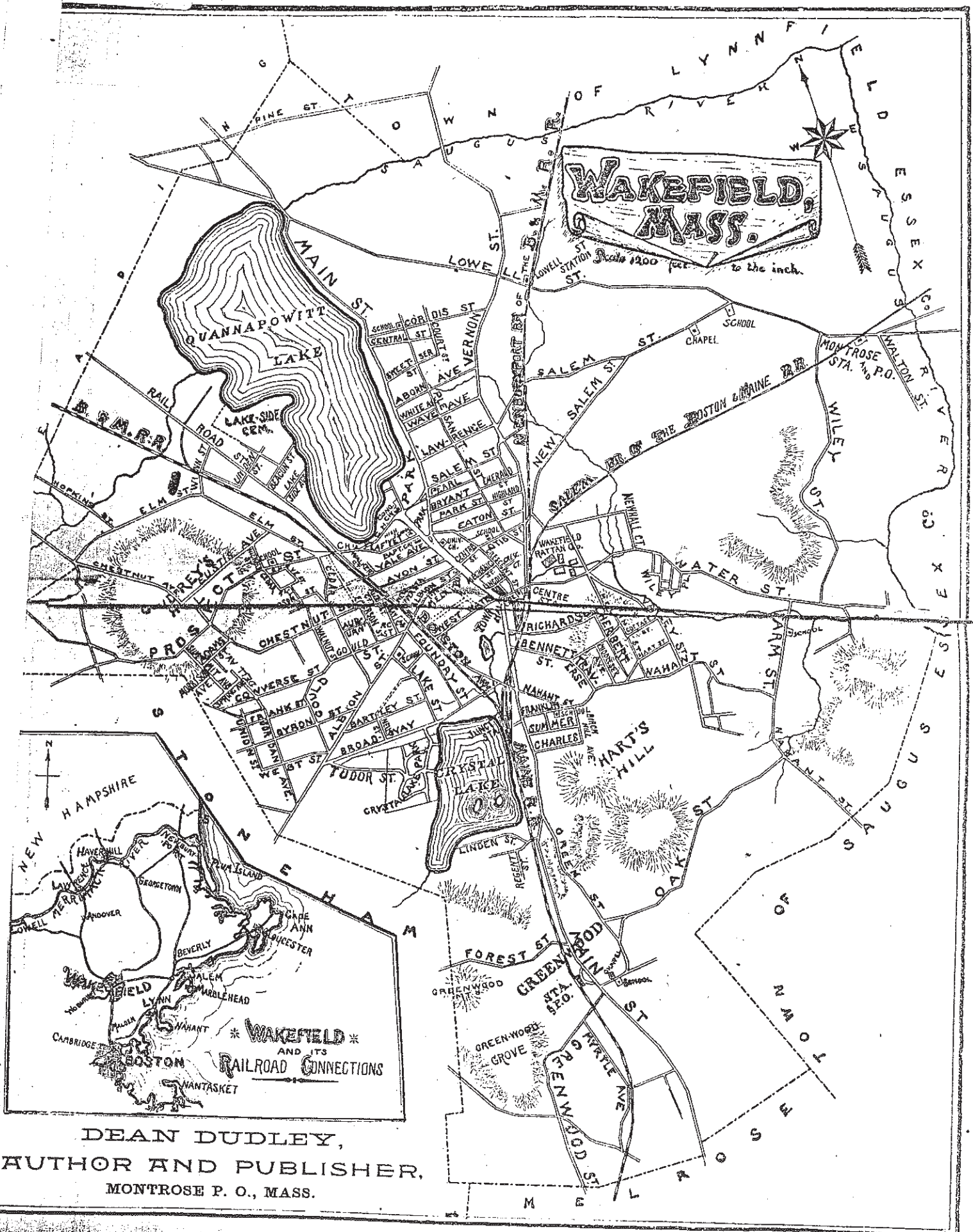
— in the County of —
MIDDLESEX.

Surveyed in September 1830 by John G. Haven.

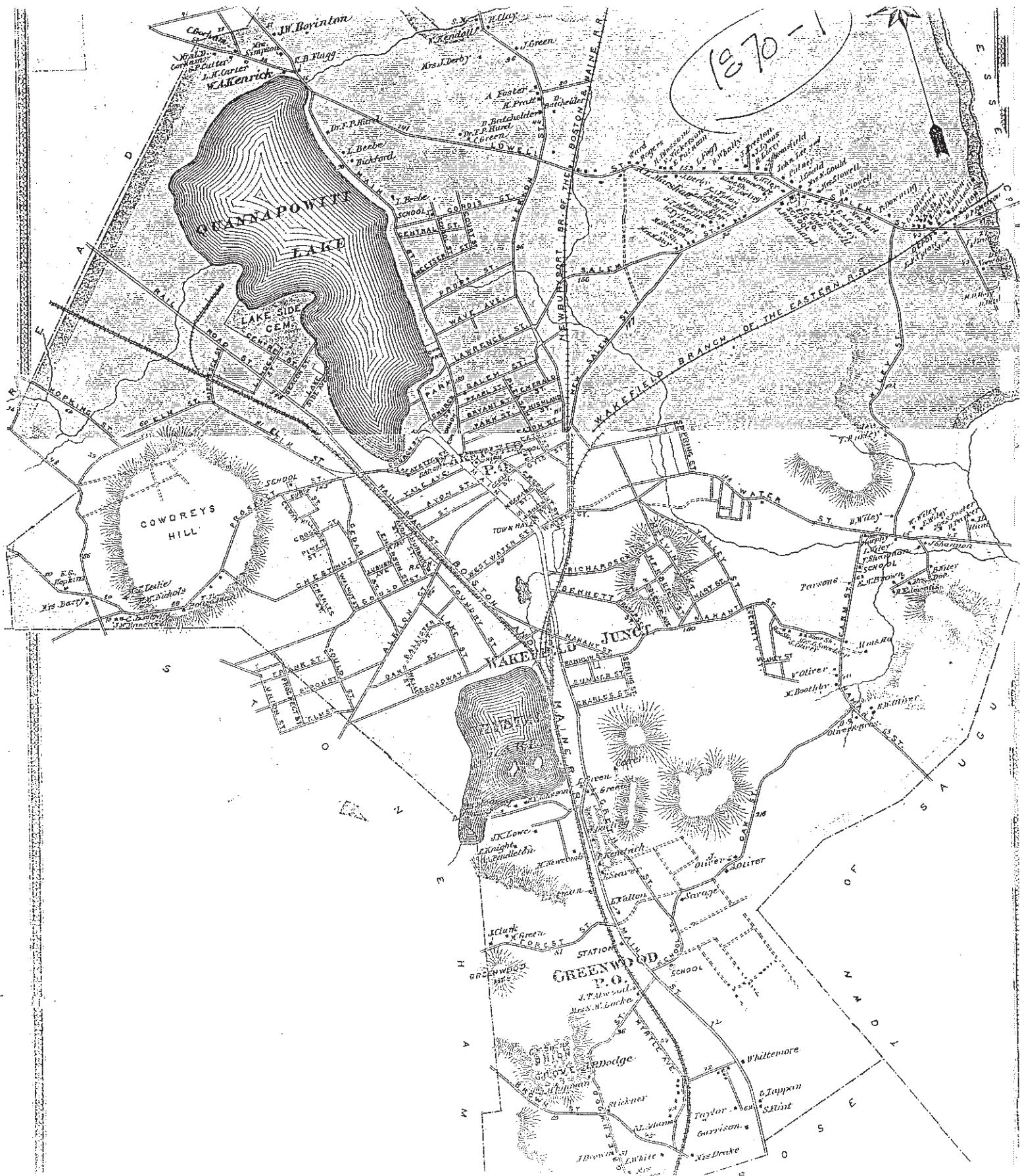
Scale

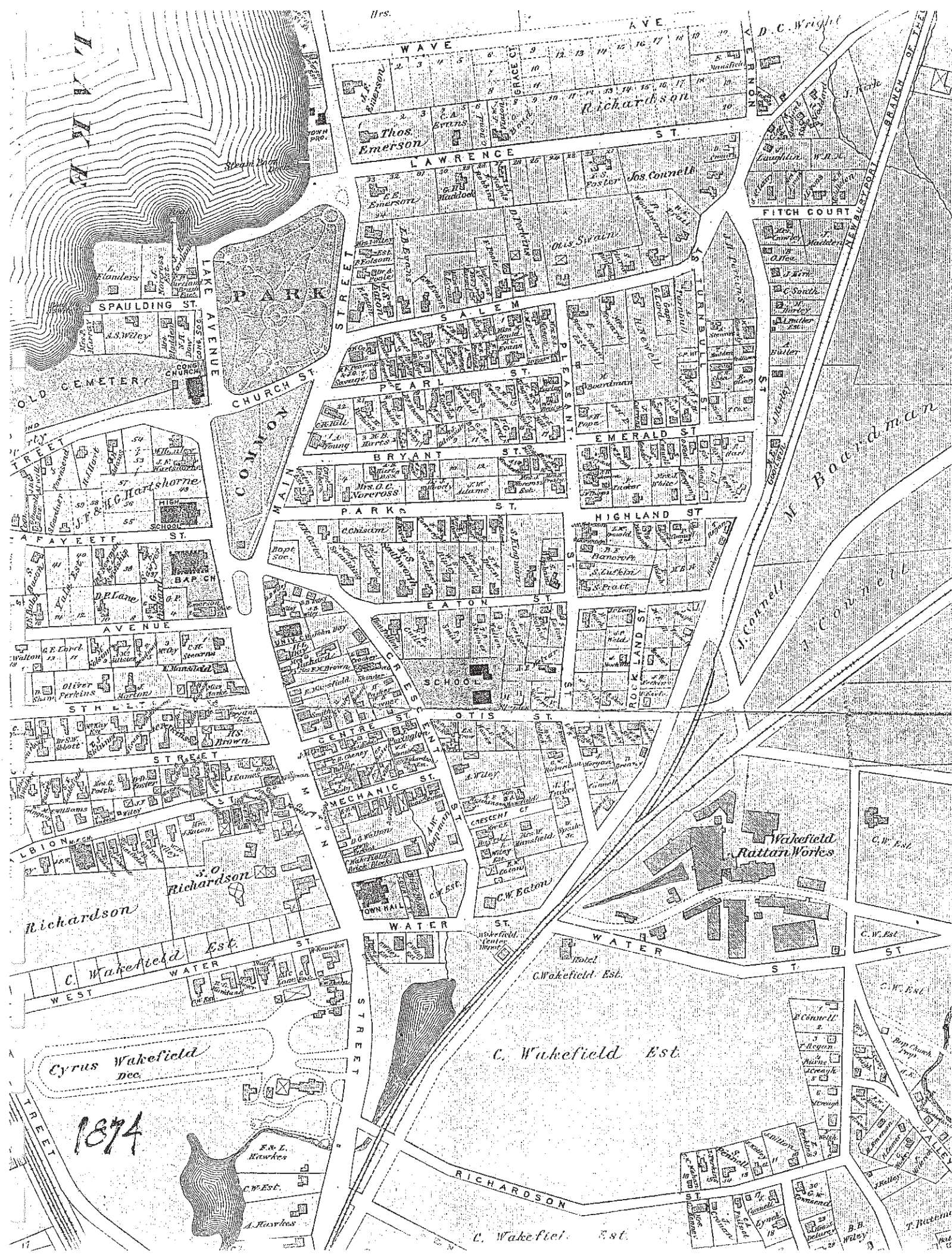


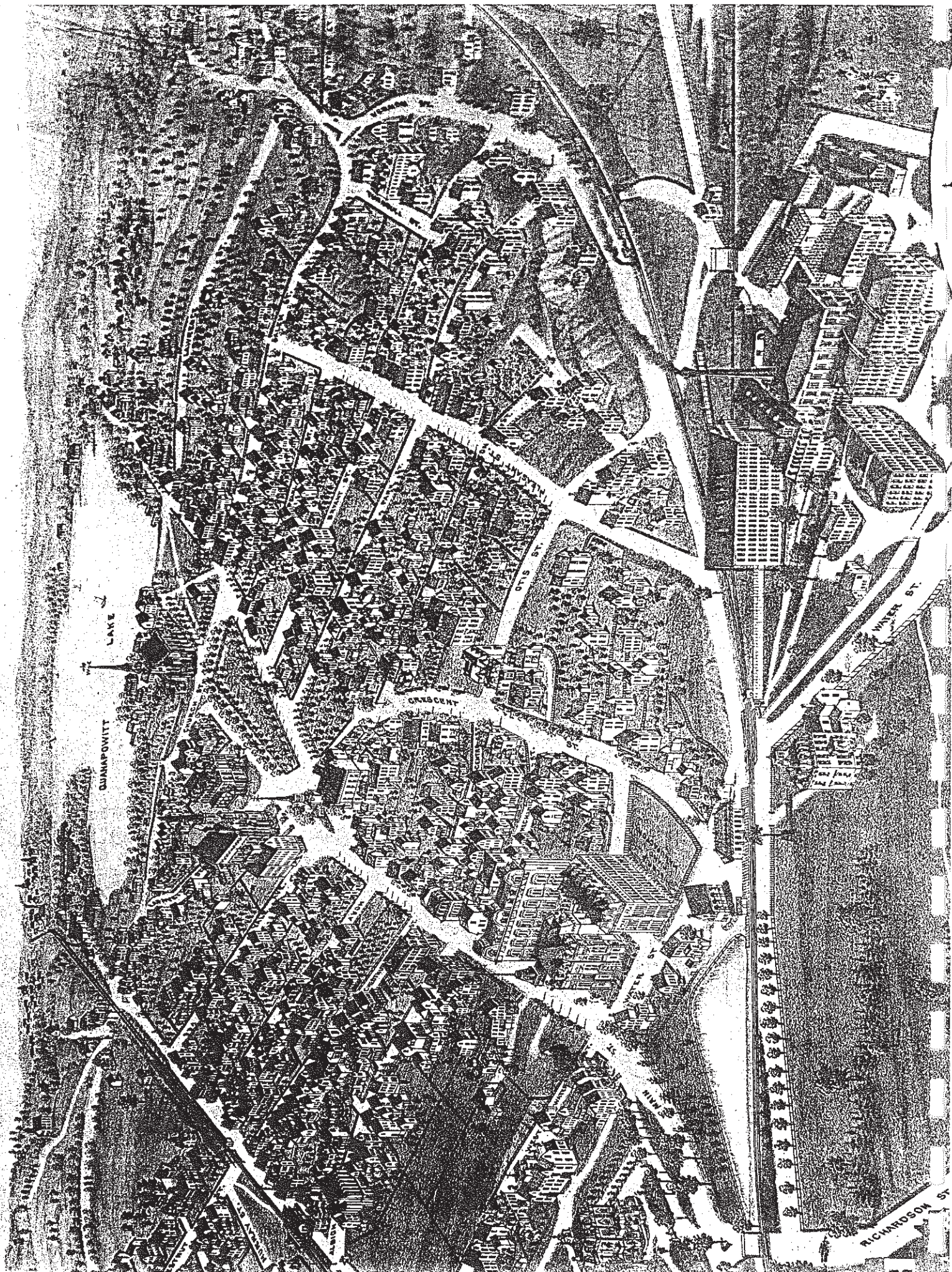
Distance from S. Reading Meeting House	
To Boston State House	31 - 3 - 18
To Concord Court House	16 - 2 - 7



DEAN DUDLEY,
AUTHOR AND PUBLISHER,
MONTROSE P. O., MASS.





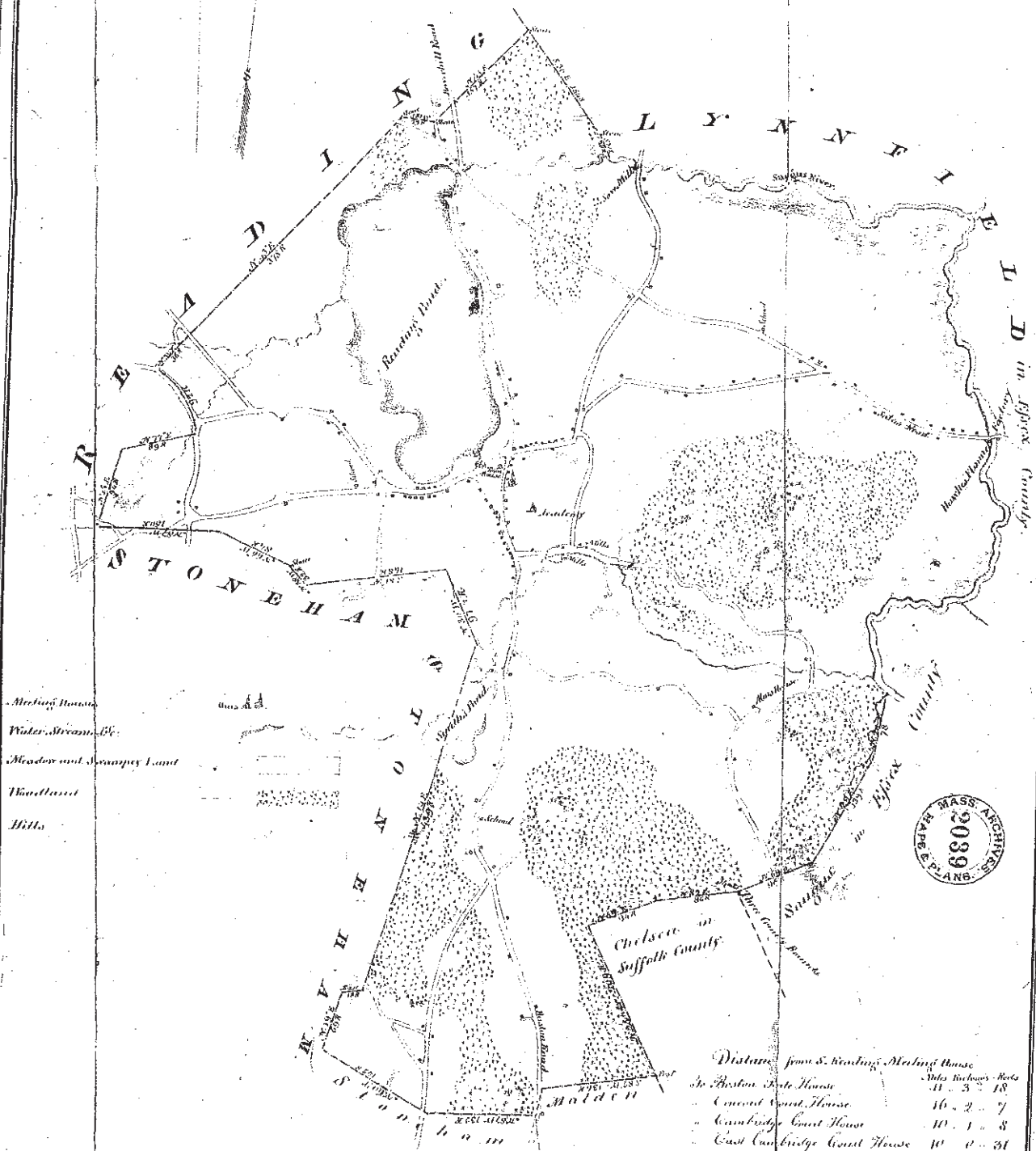
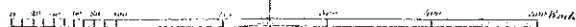


Map Case
South Reading
1830 - 2

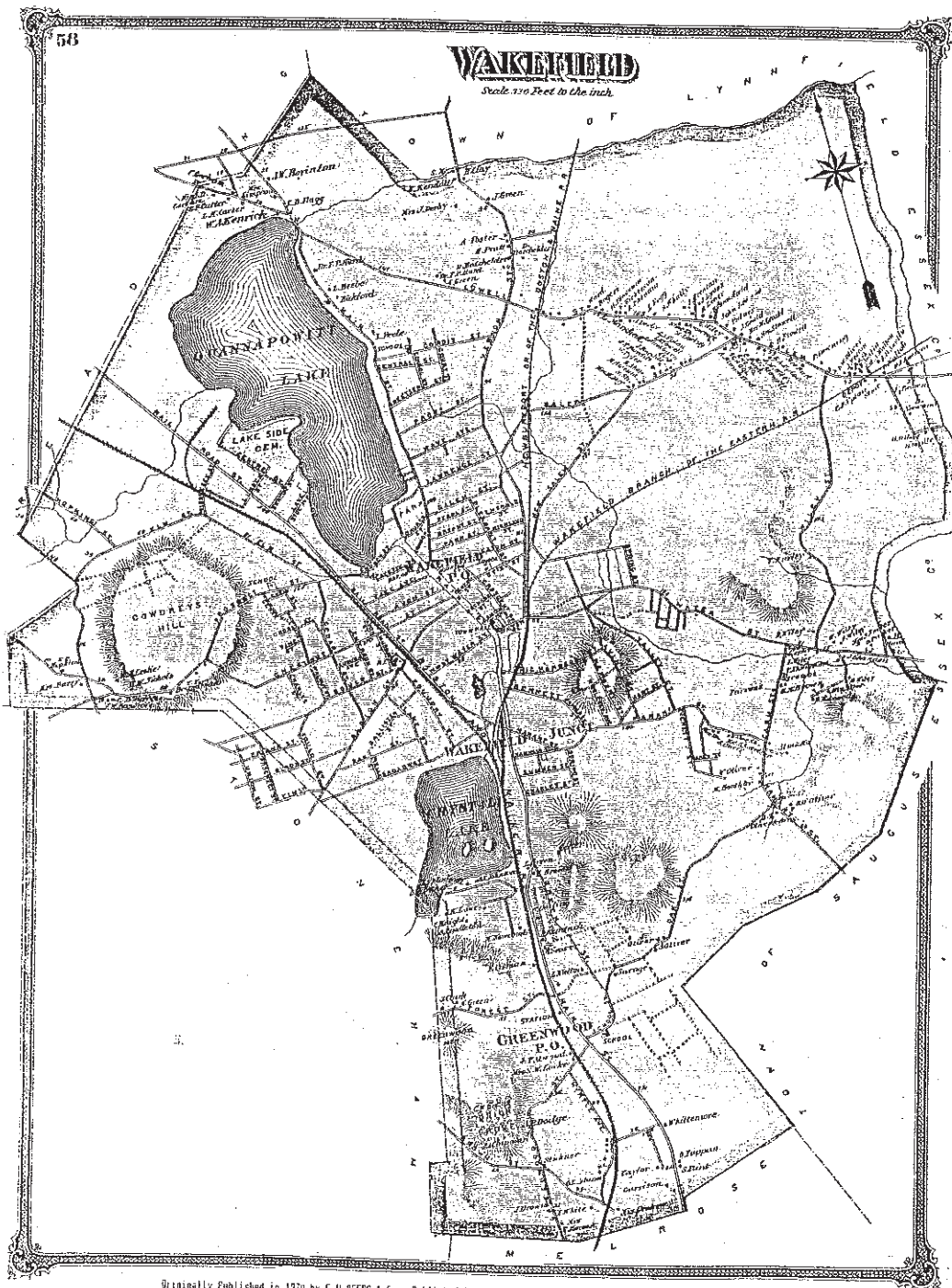
PLAN OF SOUTH READING — in the County of — MIDDLESEX.

Surveyed in September 1830 by John G. Hildes.

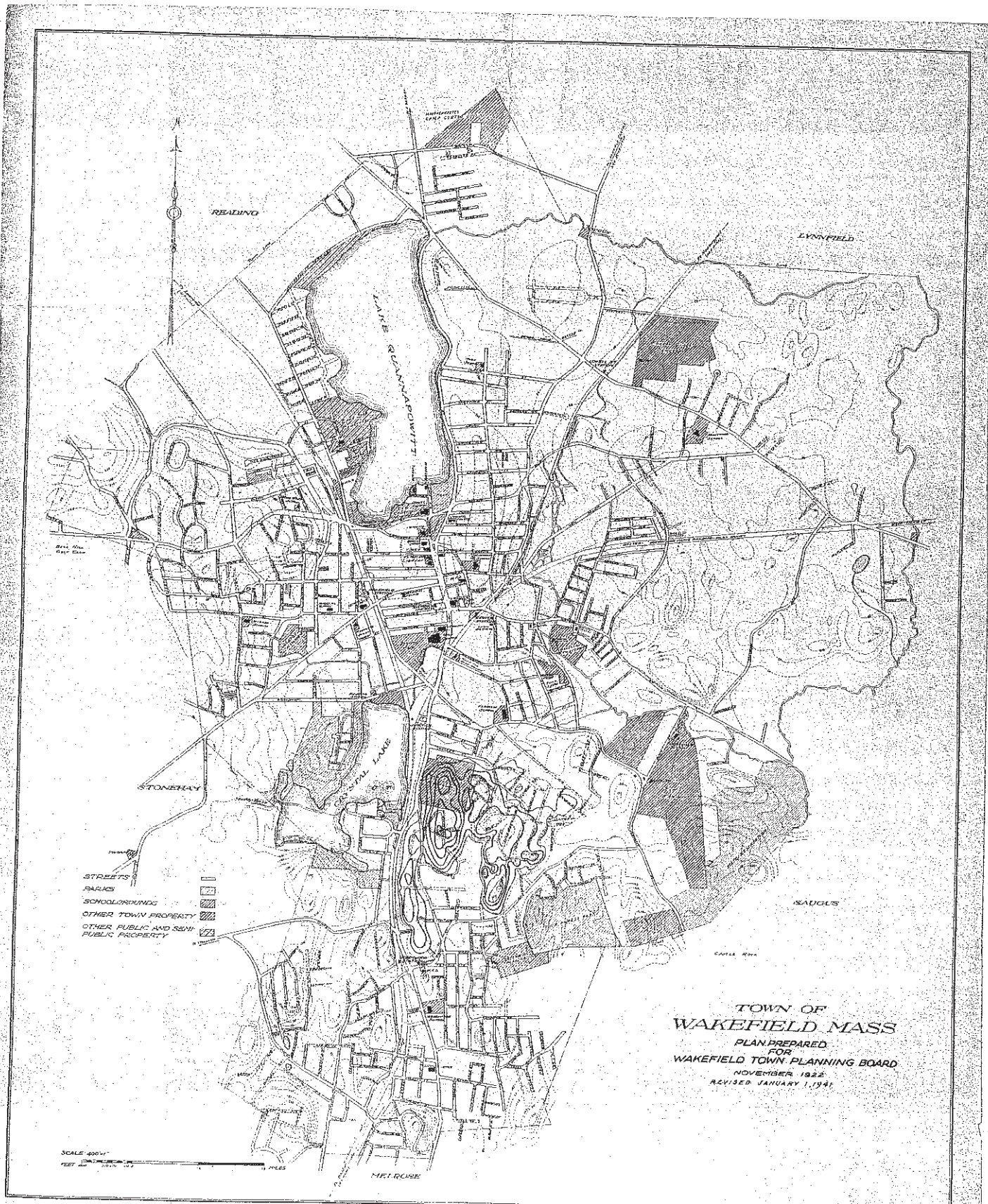
Scale



Distance from S. Reading Meeting House	
To Boston State House	11 3 18
Concord Court House	16 2 7
Cambridge Court House	10 1 8
East Cambridge Court House	10 0 31



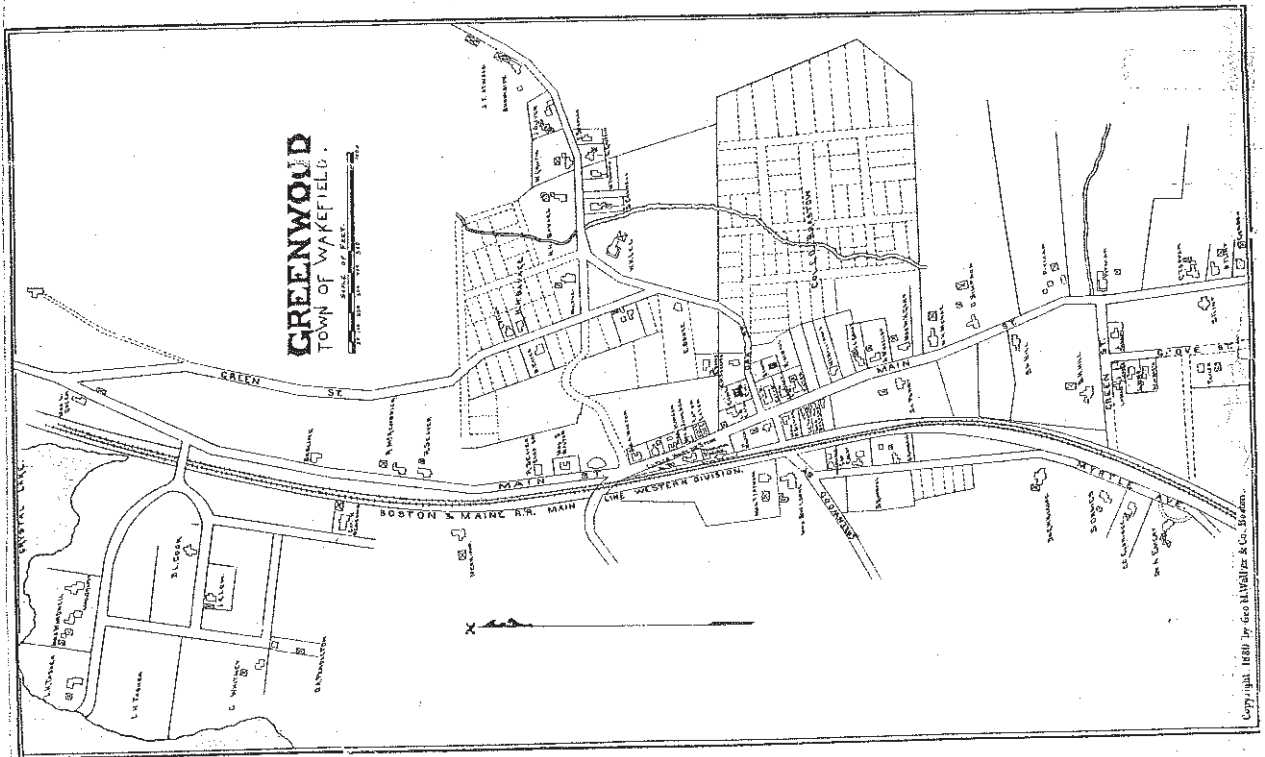
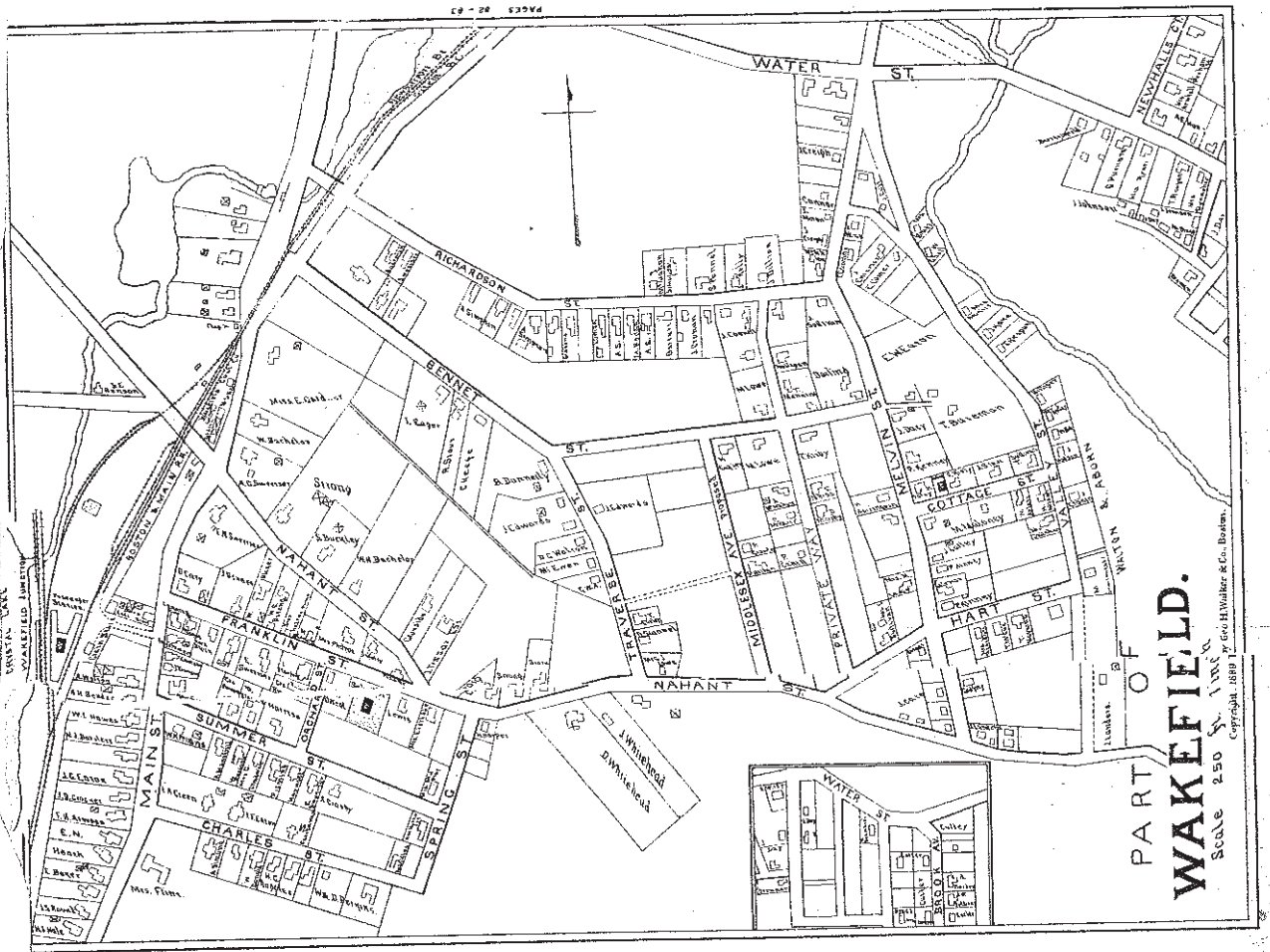
Originally Published in 1970 by F.W.BEERS & Co. Published in 1991 by Menotomy Maps, PO Box 69, Arlington, MA 02174



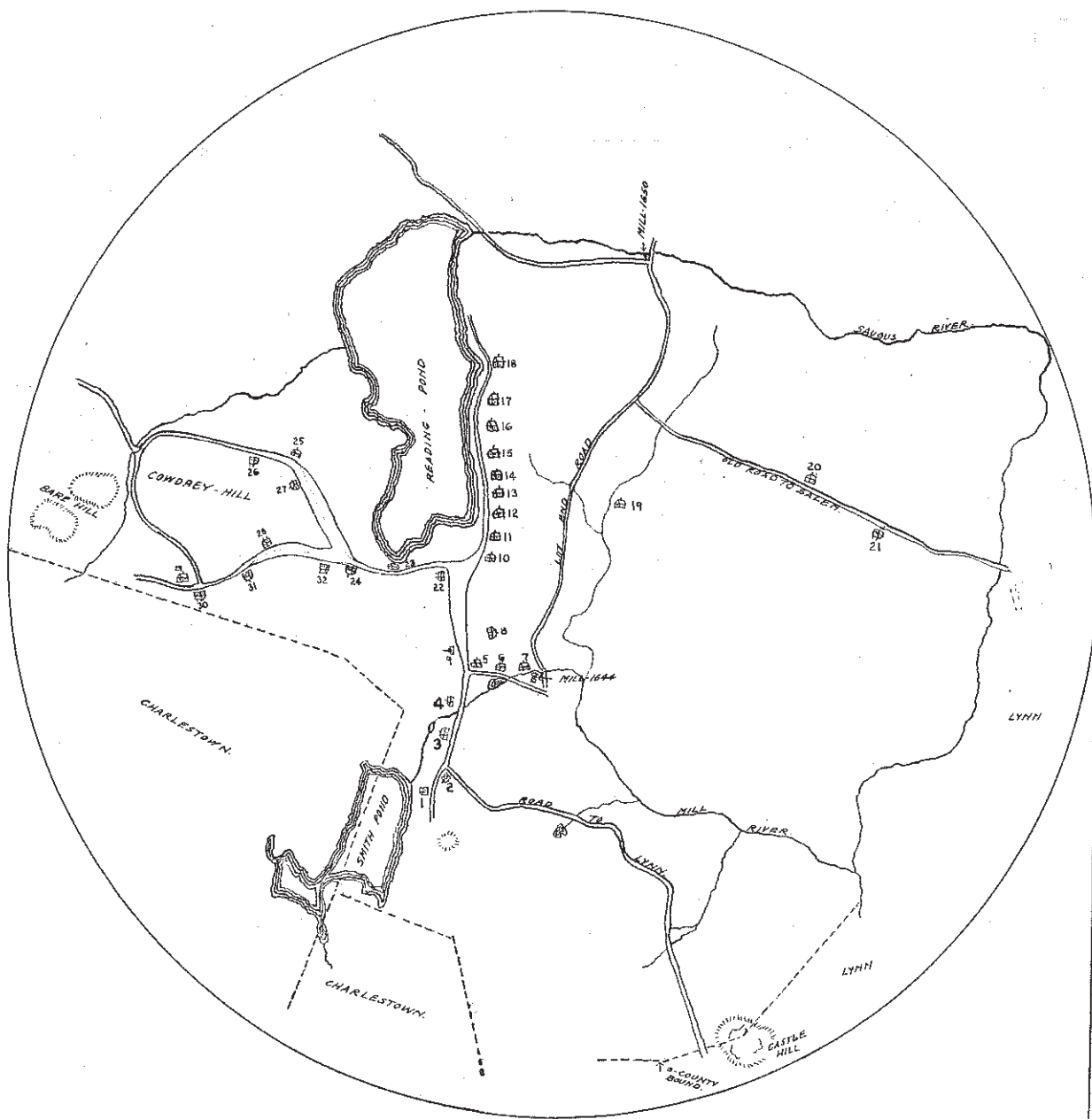
- STREETS
PARKS
SCHOOL GROUNDS
OTHER TOWN PROPERTY
OTHER PUBLIC AND SEMI-PUBLIC PROPERTY

TOWN OF
WAKEFIELD MASS
PLAN PREPARED
FOR
WAKEFIELD TOWN PLANNING BOARD
NOVEMBER 1922
REVISED JANUARY 1, 1941

SCALE 400'-0"
FEET







MAP OF
 OLD READING
 MASSACHUSETTS BAY COLONY.
 -1647-

SHOWING THE LOCATION OF THE HOMESTEADS OF THE FIRST SETTLERS.
 ALL BEING WITHIN THE LIMITS OF THE PRESENT TOWN OF WAKEFIELD.

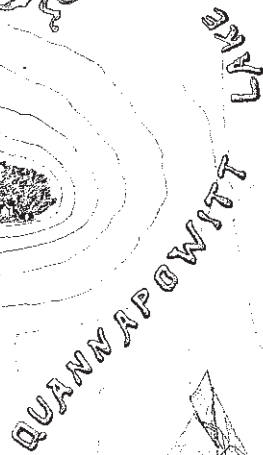
"Like of our home church of stone
 The youngest still before the
 And so they weave the sunset from
 The splendor of the church

"Like of the painted Delftware scene
 Where portraits formed it in
 And
 The water-lilies rippled beside
 The water-lilies of a

"To come no church
 To bring can be
 To bring will be
 To be no church

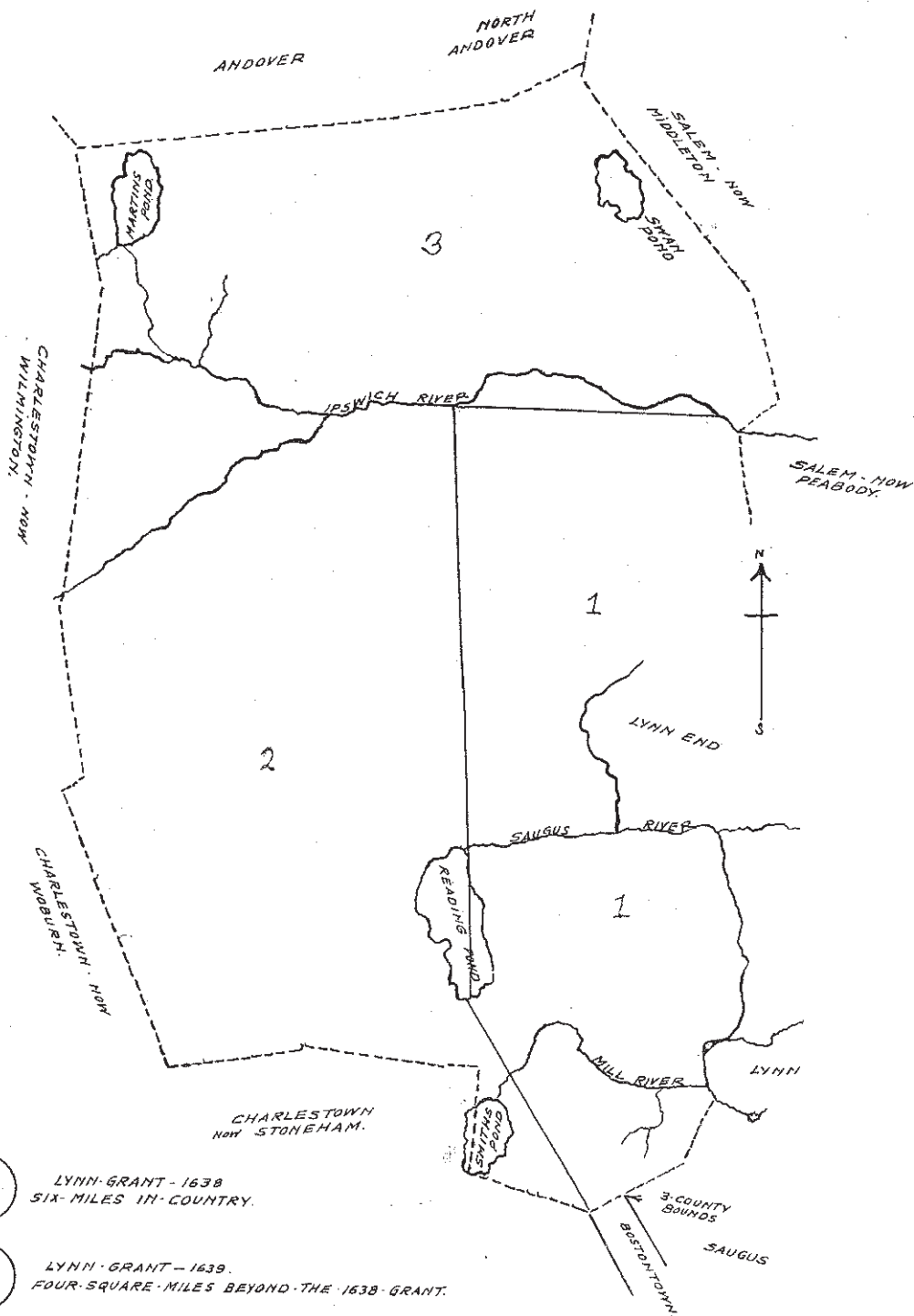
the golden rule of life: to be
The supreme tip of oars
with many heads and one
along its people shores.

This map is from the
REAL ESTATE AGENCY
of
C. W. EATON
WAKEFIELD, MASS.





MAP
OF
OLD READING
MASSACHUSETTS - BAY COLONY.
-1651-



- 1 LYNN GRANT - 1638
SIX MILES IN COUNTRY.
- 2 LYNN GRANT - 1639.
FOUR SQUARE MILES BEYOND THE 1638 GRANT.
- 3 READING GRANT - 1651
TWO MILES NORTH FROM THE IPSWICH RIVER
TO THE ANDOVER BOUNDS.

William E. Esbry
-1935-



The South of
Col. Nichols Plan
of
The First Parish
of
READING

The present towns of Wakefield and Reading
Plotted in 1765

Published by
Wm. and G. B. Allen
Boston
1877

Note: This map was made to show at
what an inconvenient distance
from the Old Meeting House,
many of the parishoners lived, and
to prove the need of a new one.



Appendix J

Properties Recommended to be Surveyed as Part of an Expanded Wakefield Survey of Historic Resources

Additional historic resources to be surveyed in Wakefield.

As part of the preparation of the Wakefield Preservation Plan, a windshield survey of the town was conducted to determine which properties should be surveyed and added to the Town's inventory of historic properties. A total of 545 properties were identified as survey prospects and include the following addresses:

<u>Street</u>	<u>Street Numbers</u>
Aborn Avenue:	7, 10, 18.
Albion Street:	58, 99.
Armory Street:	23-23A, 30, 36.
Ashcroft Place:	2, 4, 5.
Auburn Street:	2, 11.
Avon Street:	4, 6, 7, 9, 11, 20, 28, 31, 32, 33, 40, 43, 45.
Bancroft Street:	10, 16.
Bartley Street:	3, 6, 27, 33, 50,
Bennett Street:	16, 34, 39, 70.
Broadway:	181; 188.
Brook Street:	16.
Bryant Street:	15, 27, 31.
Butler Avenue:	45, 94-96.
Byron Street:	3, 5, 14, 18, 30.
Cedar Street:	8, 9, 11, 14, 23, 30, 53, 56, 57.
Central Street:	6, 9, 37.
Charles Street:	10, 25, 32, 35.
Chestnut Street:	5-5A, 7, 11, 13, 14, 18, 22, 24, 29, 30, 35, 39, 42, 44, 45, 46, 48, 49A, 51, 52, 53, 55, 58, 59, 62, 69, 71, 75, 76, 77, 90, 94, 100, 105, 117, 126.
Church Street:	26.
Claria:	1-3.
Columbia Road:	4.
Common Street:	3.
Cordis Street:	6, 8, 12, 16, 21, 23, 28, 37, 41, 47, 49, 56.
Cottage Street:	2, 28, 38.
Crescent Street:	17, 25, 29.
Crystal Street:	7, 11, 12.
Curtis Street:	38.
Cyrus Street:	8.
Eaton Street:	6, 10, 11, 15, 16.
Elm Square:	3, 4-6, 9, 11, 13, 14.
Elm Street:	38, 61.
Emerson Street:	17, 20, 43, 48 (including the barn).
Eustis Street:	22, 35.
Fern Wood Street:	368.
Findley Street:	2.

Francis Avenue: 6,7.
 Franklin Street: 8, 9.
 Gould Street: 8, 43, 80, 96.
 Grafton Street: 1, 2, 5, 6, 8, 14.
 Greenwood Ave.: 66, 68, 70, 71, 75, 87, 91, 93, 101, 104, 105, 106, 107, 114.
 Greenwood St.: 30, 32, 37, 67, 83, 90, 111, 123, 124, 134, 138, .
 Hansen Street: 2, 10, 16, 18, 19, 20, 23.
 Harrison Avenue: 2.
 Hopkins Street: 19.
 Humphrey Street: 6, 8, 12, 14, 18, 19, 20, 23.
 Jordan Avenue: 30, 38, 39.
 Jordan Terrace: 9.
 Juniper Street: 21.
 Kendrick Road: 6, 22.
 Lafayette Street: 13, 15, 16, 20, 33.
 Lake Street: 21, 30.
 Lawrence Street: 10, 16, 20, 22, 23.
 Linden Street: 24.
 Lowell Street: 222, 450, 474, 486, 502, 506, 512, 516, 541, 550, 554.
 Madison Street: 8, 13, 17, barn between 26 and 30, 32, 34, 51, 58, 68, 69, 71, 72.
 Magnolia Terrace: 45, 54.
 Main Street: 220, 232, 266, 270, 685, 693, 697, 706, 710, 822, 824, 923, 931, 933, 935, 937, 939, Greenwood Pharmacy to 957, 998, 1014, 1029, 1068-70, 1080, 1108-1110, 1180, 1188, 1204, 1207, Blessed Sacrament Church.
 Melvin Sstreet: 2, 7, 10, 18, 51.
 Morrison Ave.: 9-13, 21.
 Morrison Road: 10, 22, 31, (property opposite #36).
 Mt. Pleasant Ave: 7.
 Murray Street: 5, 11.
 Nahant Street: 21, 27, 35, 44, 53, 75, 28.109, 201, 206.
 Newell Street: 2, 10, 12.
 North Avenue: 257, 652, 672, 684, 697, 706.
 Oak Street: 8, 10, barn at 11, 24, 33, 37, 50, 51, 55, 165, 169, 173, 174, 193, 210, 216, 220.
 Old Nahant Road: 42, 65.
 Otis Street: 13, 14, 16.
 Overlake Road: 11, 12, 18.
 Overlook Road: 14, 16.
 Park Avenue: 2, 4, 6, 7, 20, 22, 31, 38.
 Park Street: 8, 11, 14, 15, 17, 20, 21, 24, 25, 33, 34, 36, 96.
 Parker Road: 33.
 Pearl Street: 4, 6, 7, 16, 17, 21, 23, 29.
 Pine Street: 61, 67.
 Pine Ridge Road: 1, 10.
 Pitman Street: 1.
 Pleasant Street: 28, 34, 36, 39, 41, 47, 48, 54, 56, 69 (inc. barn), 73.
 Preston Street: 45, 64.
 Prospect Street: 16, 18, 22, 24, 26, 53, 57, 71, 91, 95, 106, 108.

Renwick Road:	46, 47, 48, 49, 58.
Richardson Ave.:	8, 24, 34.
Richardson St.:	3, 12, 14, 15, 17, 18, 19-33, 20, 26-26A, 28-28A, 32, 34-36, 38, 40, 39-41, 47.
Salem Street:	4, 6, 8, 9, 10, 11, 18, 36, 37, 39, 173, 266, 269, 276, 281, 285, 294, 295, 310, 400.
Scott Lane:	2.
Sheffield Road:	29, 30.
Shumway Street:	15.
Spring Street:	38, 57, 61, 71, 103.
Spruce Street:	5.
Stedman Street:	9, 14, 15, 21, 22, 23, 28, 32, 34.
Summer Street:	15, 27, 30.
Summit Avenue:	1, 9, 10, 13, 15, 16, 22.
Sweetser Street:	17, 18, 23, 27, 28, 29, 41.
Traverse Street:	15.
Valley Street:	66, 73, 77.
Vernon Street:	227, 402.
Wakefield Ave.:	21, 32.
Walter Street:	9.
Walton Street:	26-28.
Water Street:	259 (birthplace of Gov. John Volpe), 278, 292, 319, 340, 501, 502.
Wave Avenue:	5, 7, 13, 15, 21, 24, 25.
West Water St.:	24.
White Avenue:	9, 11, 15, 16, 17, 24.
Whittemore Ter.:	8.
Wilson Street:	9.
Yale Avenue:	9, 17-19, 29, 33.16, 20, 28, 32, 34, 44-44A.

Total: 545 properties.

Appendix K

Memorandum of Agreement Related to the Demolition of the Woodville School

MEMORANDUM OF AGREEMENT
AMONG THE
THE DEPARTMENT OF EDUCATION, THE TOWN OF WAKEFIELD, AND
THE MASSACHUSETTS HISTORICAL COMMISSION

WHEREAS, the Department of Education (the "DOE") has proposed to fund the new construction of the Woodville Elementary School in Wakefield, MA; and

WHEREAS, the new construction of the Woodville Elementary School necessitates demolition of the existing Woodville Elementary School; and

WHEREAS, the Woodville Elementary School is listed in the State and National Registers of Historic Places and is included in the Inventory of Historic and Archaeological Assets of the Commonwealth maintained by the MHC; and

WHEREAS, the new construction of the Woodville Elementary School constitutes a project undertaken by a state body pursuant to 950 CMR 71.03 and is a project for which the DOE has sought the comments of the Massachusetts Historical Commission (the "MHC") pursuant to M.G.L. Chapter 9, Section 26-27c, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00); and

WHEREAS, the MHC has determined that the proposed demolition of the existing Woodville Elementary School would have an adverse effect on the Woodville Elementary School pursuant to 950 CMR 71.05(a); and

WHEREAS, the DOE and the Town of Wakefield (the "Town") have provided the MHC with information regarding the demolition of the Woodville Elementary School and the MHC has reviewed this information and concurred that there are no feasible and prudent alternatives to the demolition and new construction; and

WHEREAS, the Wakefield Historical Commission (the "WHC") has participated in the consultation process and has been invited to concur with this Memorandum of Agreement; and

WHEREAS, the MHC has determined to accept the adverse effect of the project on the Woodville Elementary School in consideration of the mitigation described herein;

NOW, THEREFORE, the MHC, the Town and the DOE have agreed that the project shall be undertaken and implemented in accordance with the following stipulations to mitigate the effect of the project on the Woodville Elementary School.

STIPULATIONS

The Town and the DOE shall ensure that the following measures are carried out in coordination with the MHC:

1. PHOTOGRAPHIC DOCUMENTATION - Prior to the commencement of the demolition of the existing school building, the proponent will ensure that the Woodville Elementary School is documented according to the following recordation requirements and that one (1) copy of this documentation shall be submitted to the MHC for transfer to the Massachusetts State Archives and one (1) copy shall be transmitted to the WHC.

- a. Photographic documentation of the Woodville Elementary School in the form of 35mm 4x6" black and white archival quality prints which are keyed by number to a photograph description sheet and basic floor plans. To meet the requirements of the Massachusetts Archives for permanence of materials, the original, archival set of the documentation shall be prepared as follows. The 35mm 4" x 6" black-and-white photographs should be archivally processed on archival-quality photographic paper, accompanied by negatives. All photographs should be identified on the back in pencil, with no affixed labels, unmounted but sleeved in archival-quality, unbuffered envelopes, the contents of each envelope identified and numbered in pencil on the envelope. The negatives should be sleeved in a stable polypropylene negative holder; the negative holder should be suitably labeled. The accompanying paper documentation should be prepared on alkaline, buffered paper, enclosed in archivally stable materials (such as an archival-quality, buffered alkaline file folder). A properly-sized archival-quality box (e.g., 12" x 11" x 2") is suitable to enclose this documentation.
- b. Photographic documentation of the Woodville Elementary School shall include, but is not limited to, the following: (1) each exterior elevation; (2) each interior space, including stairways and hallways; (3) interior details including millwork, casework, moldings, doors, and any other features unique to the building interior; (4) exterior details including cornices, door surrounds, window surrounds, entrances, and other trim.
- c. Photographic documentation shall be supplemented with historic photographs and a brief written history of the building.
2. FRANKLIN SCHOOL PRESERVATION – It is anticipated that after construction of the new Woodville Elementary School students who would then otherwise have attended the Franklin Elementary School, a public school in Wakefield which is included in the MHC's Inventory of Historic and Archaeological Assets of the Commonwealth, will be transferred to the new Woodville Elementary School.
- a. If, following such transfer of students, the Town elects to leave the Franklin Elementary School vacant for an extended period of time (i.e., for more than one year), the Town will ensure that the building is "mothballed" as set forth in Preservation Brief 31: Mothballing Historic Structures, published by the National Park Service and dated September 1993.
- b. If and when the Town, through its Board of Selectmen, determines a new use or uses for the Franklin Elementary School and/or the land upon which it is located, the Town will notify the MHC and the WHC of such proposed new use or uses and shall give the MHC and the WHC a reasonable opportunity to review and comment upon the proposed plans.
3. TOWNWIDE PRESERVATION PLAN FOR HISTORIC SCHOOLS – The Town shall develop a preservation plan for the continued use and/or adaptive reuse of its historic school buildings and grounds and shall submit the said plan to the MHC and the WHC for review and comment.
4. NOTIFICATION OF FUTURE PROJECTS – The Town shall notify the MHC of future school projects involving any state and/or federal funding, licensing and/or permitting early in the planning stages of the project and shall consult with the MHC in a timely manner, if necessary, for each project.

Execution and implementation of this Memorandum of Agreement evidences compliance with M.G.L. Chapter 9, Section 26-27c, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00).

DEPARTMENT OF EDUCATION

By: _____
Name
Title

Date: _____

TOWN OF WAKEFIELD

By: Stephen P. Maria
Name
Title Chairman, Board of Selectmen

Date: 5/7/01

MASSACHUSETTS HISTORICAL COMMISSION

By: _____
Brona Simon
Deputy State Historic Preservation Officer
Massachusetts Historical Commission

Date: _____

Concurring Party:

WAKEFIELD HISTORICAL COMMISSION

By: _____
Name
Title

u:\72\woodville2.agt

Appendix L

Existing Georgian and Federal Farmhouses in Wakefield

Georgian and Federal Farmhouses Remaining in Wakefield from 1668 to 1830

17 Main Street	Woodard Homestead	pre-1765	Federal
114 Main Street	Dr. Thomas Simpson Hse.	1750	Georgian
142 Main Street	Beebe Homestead	1798-1818	Federal
252 Main Street	Mary Bentley Eaton Hse.	c. 1818	Federal
306 Main Street	Shoe factory	c. 1800	Federal
316 Main Street	Benjamin B. Wiley Hse.	c. 1822	Federal
758 Main Street	Jonathan Evans House	1800-22	Federal
747 Main Street	Daniel Green House	1750-85	Federal
1074 Main Street	William Green House	c. 1727-65	Georgian/ Federal
58 Oak Street	James Smith House	pre-1765	Georgian/Fed
3 Old Nahant Road	John Smith/Oliver Hse.	c. 1792	Federal/Gr.R.
42 Old Nahant Road	Benjamin Oliver	1840	Gr. Revival
427 Water Street	Nathaniel Wiley Hse.	c. 1774	Georgian
28 Pleasant Street	Capt. John Batchelor Hse.	1760-65	Federal
49 Cordis Street	John Brown Esq. Hse.	1760	Georgian/Fed
48 Court Street		1840-60	Federal/Gr.R.
One Common Street	Winship House	c. 1812-20	Federal
21 Lafayette Street		c. 1830	Federal
34 Church Street		c. 1812	Greek Rev ?
38 Church Street	Francis Hay House	c. 1803	Federal
40 Church Street	Ebenezer Wiley House	c. 1804	Federal
41 Church Street	James Hartshorne House	c. 1681	Georgian/ Federal
42 Church Street	Samuel Stacey House	c. 1800	Federal
44 Church Street	Nathaniel Cowdry Hse.	c. 1790	Federal
46 Church Street	William Emerson Hse.	c. 1814	Federal
458 Lowell Street	Daniel Sweetser House	1780	Federal
467 Lowell Street		1797	Federal
One Woodcrest Dr.		1789	Federal
193 Vernon Street		1831-1840	Federal
196 Vernon Street	Edward Mansfield Hse.	1831	Federal
391 Vernon Street	Capt. William Green Hse.	1680/1750	Georgian
10 Crescent Street	E. Weston/N. Eaton Hse.	c. 1785	Federal
19-21 Salem Street	Sweetser/Gould House	-1765-1795	Georgian
23 Salem Street	Emerson/Poole House	1795	Federal
33 Salem Street	Samuel Swain House	1810-30	Federal/Ital.
34 Salem Street	Elias Boardman House	1820	Federal
38 Salem Street		1810-1835	Federal
162 Salem Street		1831-1850	Federal/Gr.R.
168 Salem Street		1812-1830	Federal/Gr.R.
269 Salem Street	Michael Burditt House	1801-1812	Federal
339 Salem Street	Capt. Jonas Swain Hse.	c. 1732	Federal/Gr.R.
361 Salem Street	Capt. John Swain Hse.	c. 1765-76	Federal
28 Wiley Street		1780	Federal
23 Eaton Street	E. S. Upham House	1814	Federal

15 Nahant Street
 75 Nahant Street
 48 Meriam Street
 7 Foster Street
 18 Albion Street
 45 Albion Street
 335 Albion Street
 379 Albion Street
 One Prospect Street
 22 Prospect Street
 61 Prospect Street
 71 Prospect Street
 98 Prospect Street
 106 Prospect Street
 One Elm Street
 53 Elm Street
 72-74 Elm Street
 80 Elm Street
 7 Pitman Ave.
 11-13 Cooper Street
 133 Greenwood Street
 43 Spring Street
 7 Spaulding Street
 4 West Park Drive

Michael Sweetser House
 Joseph Eaton House
 Samuel Gould House
 South Reading Academy
 Samuel Wiley House
 John Wiley House
 Abraham Gould House
 D. Horace Tilton House
 Thomas Kendall House
 William Stimpson House
 Jonas Cowdry House
 Nathaniel Cowdry House
 Aaron Cowdry House
 Morrisson Merrill House
 Goodwin-Eustis House
 Dr. John Hay House
 Suel Winn House
 Widow Lambert House
 William Green House
 Capt. Thomas Gould Hse.
 Reuben Green House
 Reuben Green House

1755 Georgian
 1760-90 Cape Cot.
 1735 Georgian
 1828-29 Federal
 c. 1795 Federal
 c. 1800-30 Federal
 Pre 1760 Federal
 1726-35 Federal
 pre 1750 Federal
 pre 1795 Federal
 1833 Federal
 1833 Federal
 1833 Federal
 c. 1790 Federal
 1770/1830 Federal/G. R.
 c. 1780 Federal
 1813-1814 Federal
 c. 1700 Georgian
 1740 Georgian
 1763 Georgian
 c. 1795 Federal
 c. 1788-90 Federal
 c. 1800 Federal
 c. 1800-20 Federal

Appendix M

Promotional and Publicity Materials for the Two Public Preservation Forums

The Wakefield Historical Commission & the Wakefield Town Planner present

Preserving Wakefield

A Public Forum on Our Historic Past

Saturday, February 3, 2001, 10:00 AM to 12:00 Noon
(Snow Date: February 10th)

First Baptist Church, Fellowship Hall, Lafayette Street on the Common

Coffee and refreshments will be available at 9:30.



- Come learn about Wakefield's history.
- Participate in providing recommendations into the Town's Preservation Plan.
- Plan Wakefield's future with fellow citizens.



Join your fellow residents, elected officials and planning experts
for an important and enjoyable public forum on historic preservation.

The information obtained from citizens during the forum
will be incorporated into the town's
Preservation Plan and Master Plan.

For more information on the forum, call 246-3070.

News Release
For Immediate Release

Contacts: Nancy Bertrand, Chair, Wakefield Historical Commission (781) 246-3070
Paul Reavis, Wakefield Town Planner (781) 246-6397

Residents Invited to Preserve Wakefield's Past

Wakefield: January 14: Wakefield residents are invited to a Preservation Forum to participate in planning for the preservation of the town's historic resources. The forum, sponsored by the Wakefield Historical Commission, will be held on Saturday, February 3rd from 10:00 AM to 12:00 at the Fellowship Hall, First Baptist Church, Lafayette Street on the Common.

"This event will be of interest to anyone concerned about how Wakefield can grow without sacrificing its past," said Nancy Bertrand, Chair of the Wakefield Historical Commission. "This forum will be an excellent opportunity for residents to learn about the town's past and participate in shaping its future," she added.

The forum will begin with an illustrated presentation by Alfred Lima, preservation planning consultant for the town, that will provide an overview of the history of the town and explore some of the issues that Wakefield now faces in preserving its historic resources. A brainstorming session in small groups will follow, ending with a presentation to the full assembly of the recommendations of the small groups. The ideas and recommendations that emerge from the forum will be incorporated into the Wakefield Preservation Plan being prepared for the Town by Mr. Lima.

Funding for preparing the plan was obtained from the Massachusetts Historical Commission as a result of an application prepared by Paul Reiser, Wakefield Town Planner. "I see the Preservation Plan as an important component of the Wakefield Master Plan that is now in preparation," noted Mr. Reiser. "It will provide an excellent beginning for the larger Master Planning effort."

Coffee and refreshments will be available at 9:30 AM in the church hall. Parking is available in the Town Hall parking lot across the street from the First Baptist Church. for more information on the event, call _____.

EDITORIAL

Taking stock of Wakefield's past

"Don't it always seem to go that you don't know what you got 'til it's gone? They paved paradise and put up a parking lot." – words to a Joni Mitchell song.

As pop poems often are, this song proved prophetic, especially for Wakefield, although the town paved its original town hall to put up a parking lot.

Anyone who cares about Wakefield must look at photos of the ornate town hall, Victorian towers, arched, Palladian-like windows stretching two stories high and at its portal windows and cry in frustration. To top it off, the building had a 1,000-seat auditorium. One guesses the room would be a prime candidate for alteration to accommodate the performing arts center Wakefield now hopes to build – if the building had survived.

A man named Cyrus Wakefield donated the building for use as a town hall; up until the donation Wakefield was called South Reading.

Unfortunately, one can't undo the past, but learning from it is a different story.

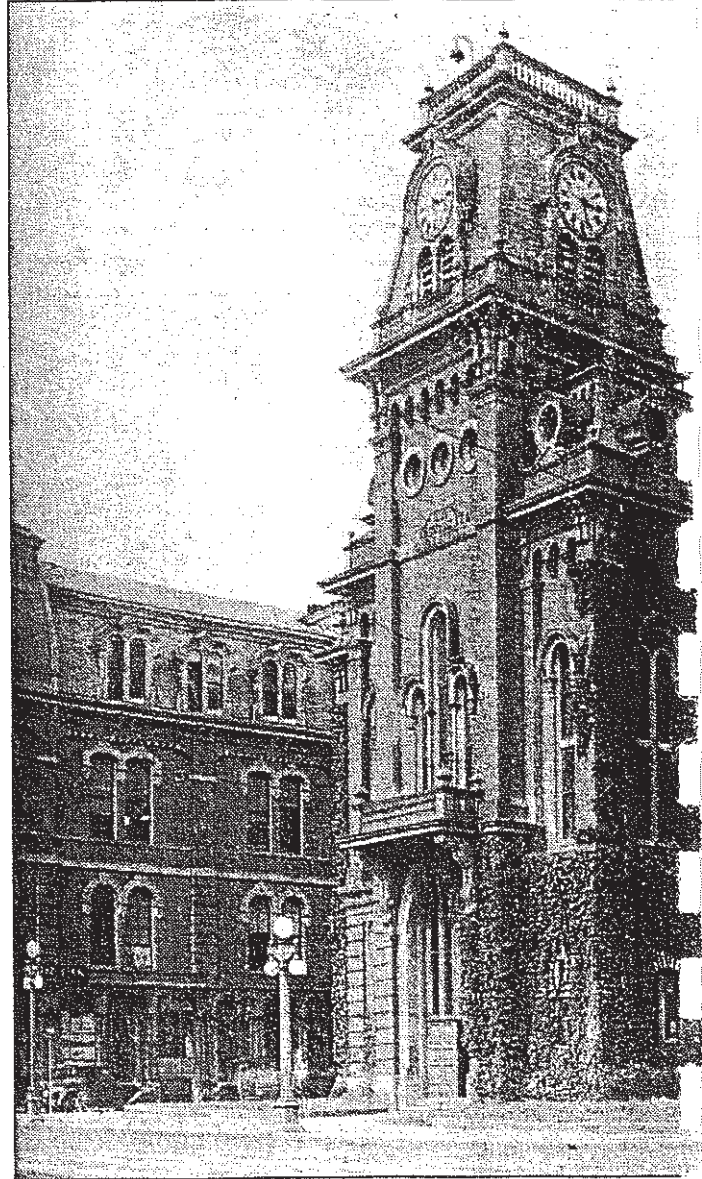
That's precisely what Wakefield seems to have done in beginning its work for a new master plan with a two-hour, historic preservation forum Feb. 3, 10 a.m., at the First Baptist Church.

The forum represents the first step in updating the town's master plan first completed in 1985. Fifteen years later, town volunteers and officials believe its time for an update. That update will begin with a complete inventory of all the town's historic buildings.

Despite the lack of historic planning previously, Wakefield is lucky in that almost 300 historically significant buildings survive.

The forum's purpose will be to listen to what other Wakefieldians have to say about their town's history and its historic buildings; how they plan to preserve the most deserving of these buildings; and how they would like to make room for the future.

The town has hired Al Lima, a preservation consultant, to help



The original town hall was torn down to make room for a parking lot. If preserved, there might be no need for a performing arts center now in

This is a test. T

Armed with a pen instead of a No. 2 pencil, a diet Dr Pepper instead of a juice box, I read silently as the instructor read aloud, "This is the MCAS challenge. The test you are about to take..."

I joined 40 other parents and educators at Andover High School over the weekend to respond to the challenge issued by Sen. Sue Tucker (D-Andover) to

and boxes of M... took seats in re... Had this been the elementary cafeteria folding ourselv... under our chins... Face down in troi...

accommodate the performing arts center Wakefield now hopes to build – if the building had survived.

A man named Cyrus Wakefield donated the building for use as a town hall; up until the donation Wakefield was called South Reading.

Unfortunately, one can't undo the past, but learning from it is a different story.

That's precisely what Wakefield seems to have done in beginning its work for a new master plan with a two-hour, historic preservation forum Feb. 3, 10 a.m., at the First Baptist Church.

The forum represents the first step in updating the town's master plan first completed in 1985. Fifteen years later, town volunteers and officials believe its time for an update. That update will begin with a complete inventory of all the town's historic buildings.

Despite the lack of historic planning previously, Wakefield is lucky in that almost 300 historically significant buildings survive.

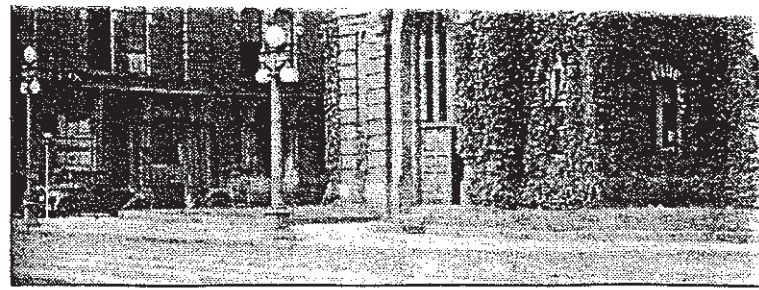
The forum's purpose will be to listen to what other Wakefieldians have to say about their town's history and its historic buildings; how they plan to preserve the most deserving of these buildings; and how they would like to make room for the future.

The town has hired Al Lima, a preservation consultant, to help draw up the historical inventory and then create a plan to preserve the town's historic buildings. The town will take inventory of all its historic buildings before going ahead with the master plan. At the Saturday forum, Lima will present a slide show of significant buildings and give a glimpse into Wakefield's past. He will then present his ideas on what should be preserved and why.

Anyone who cares about Wakefield, its immediate and its distant future, should attend this forum. It may not seem like a big deal. What's a building more or less? But, as our economy moves toward cookie-cutter malls, McMansions and pre-built homes designed through a National Association of Home Builders marketing seminar, preserving a community's historic, built environment will be the key to preserving each community's identity and setting it apart from the rest of the world as a unique and interesting place to live.

Anyone who doubts the importance of such distinctions should drive through the suburbs of Washington, D.C., and see what a rolling plan of strip malls, malls, apartment buildings, town houses, condos, and small, medium, large and largest single-family houses looks and feels like.

The town may not be able to save every building from being replaced with what are perceived to be better uses for modern needs. But, if buildings are torn down, at least developers, town officials and Wakefield residents will know what they're losing before it's lost.



The original town hall was torn down to make room for a parking lot. If it had been preserved, there might be no need for a performing arts center now in the plans.

This is a test. Th

Armed with a pen instead of a No. 2 pencil, a diet Dr Pepper instead of a juice box, I read silently as the instructor read aloud, "This is the MCAS challenge. The test you are about to take..."

I joined 40 other parents and educators at Andover High School over the weekend to respond to the challenge issued by Sen. Sue Tucker (D-Andover) to "experience life as a 10th-grader once again." Her reason to hold this forum was we as parents and educators in the community read about the Massachusetts Comprehensive Assessment System but don't see or take the test. We have to live it to, well, live it.

She also wanted to pick our brains on the value of the test to the commonwealth.

Well, the lunch tables were turned on Saturday as parents filed into the high school cafeteria. We were going to take the test — voluntarily, unlike the teens. A current of nervousness underlined snippets of conversation as the adults signed in at reception.

"My son asked me what I would do if I failed," said one in line to another. "I'm going to lie, of course."

"The problem is, on what side of the forget line are we?" said another.

Instead of hair-netted cafeteria workers tending steam trays, giant carafes of Dunkin' Donuts coffee

and boxes of Munchkins took seats in real chairs. Had this been the fourth elementary cafeteria instead of folding ourselves into huddles under our chins at 2-foot

Face down in front of a choice questions and the if we had time. We were a cross-section of the full-t

At exactly 9:30 a.m. we through the whole test and (I thought) I knew, skipping thought. I returned to the best shot.

Within 20 minutes I knew was finished and no or answer sheets of those at barely half-finished with tions. That could mean o up.

So I reviewed my answers. The English test was one from Robert Frost and to read and analyze. As edge on this portion of the it. I was also pleased to see we were expected to know ominous and simile. Is this es told through flashback or description?

Math, now, was a disaster. I was in school on MCAS. Out of the 12 incorrectly. Precisely the ly. Guessing got this stu



ROBIN ELLINGTON

GUEST COLUMNIST

Does Britney's moth

The time has come. Someone has got to save Britney Spears from herself. OK, I'll do it.

I'll admit that to this point I've followed Britney's career only tangentially, and often used to get her confused with that other teen diva superstar, Christina Aguilera. However, a quick poll of my office confirms that the best way to tell them apart is to remember that Britney is the "meatloaf" one. You

me so much I could barely

Of course, Britney's many disturbing complex which also featured the watching these boys close do not actually dance; rather, unison, like a group of tra

I'm wondering when it — when I was younger Devo, the rock group you

WAKEFIELD OBSERVER

www.townonline.com/north/wakefield
e-mail addresses:
for news: wakefield@cnc.com

COMMUNITY
NEWSPAPER

preserving the past FOR THE FUTURE

Wakefield includes preservation in master plan

By Jill Anderson
OBSERVER STAFF

Many historic buildings still survive in Wakefield. The West Ward School, the band stand and Hartsorne House are just some of the nearly 300 buildings that serve as living links to Wakefield's past. Unfortunately, they survive more by chance than by preservation planning.

Without preservation, many of the town's most historic buildings have been torn down including the original town hall on the corner of Main and Water streets and the Miller Piano Factory, behind the original town hall. They only exist in fading memories or in photographs.

Wakefield hopes to give more historic buildings a chance to survive by making historic preservation part of a town master plan, thus saving Wakefield's past for the future.

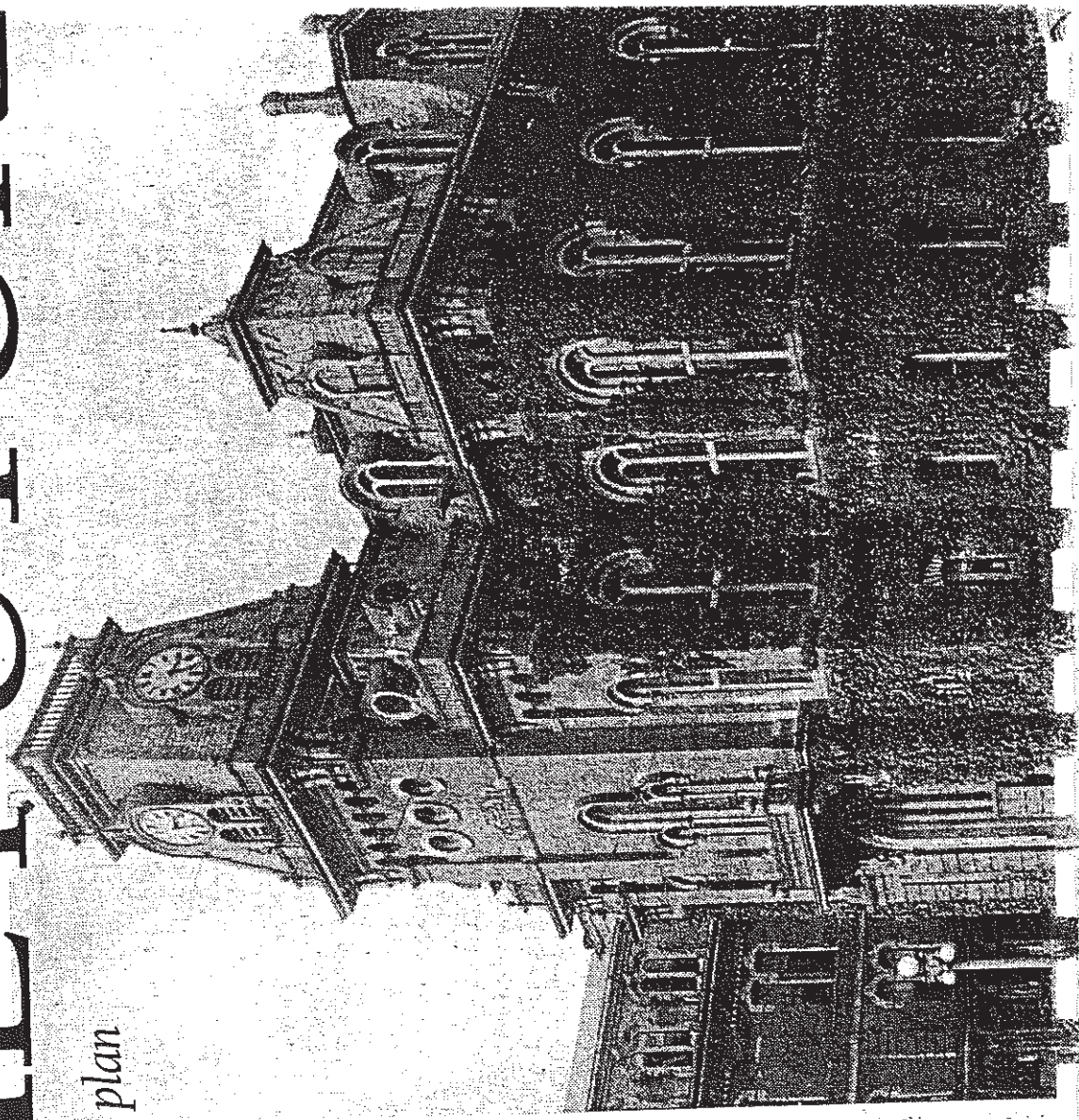
"You drive around every day and don't necessarily see the old buildings," said Nancy Bertrand, of the Wakefield Historical Commission.

On Saturday, February 3, a preservation forum will be held at the First Baptist Church on Lafayette Street. The two-hour forum, which begins at 10 a.m., will discuss the Wakefield's history, followed by ways to preserve that history in the future.

"This is the first part of the new preservation plan for the town," Bertrand said.

In 1985, the town developed its first Master Plan. Now, 15 years later, the town is preparing for the second plan. The first, most integral part, will be developing the preservation plan.

If you go
Town Planner Paul Reavis applied for a state grant to cover costs of developing a plan and hiring a consultant, Al Lima. The state gave Wakefield \$10,000. The town had \$10,000 to



about vitality of town's historic buildings has been torn down including the original town hall on the corner of Main and Water streets and the Miller Piano Factory, behind the original town hall. They only exist in fading memories or in photographs.

Wakefield hopes to give more historic buildings a chance to survive by making historic preservation part of a town master plan, thus saving Wakefield's past for the future.

"You drive around every day and don't necessarily see the old buildings," said Nancy Bertrand, of the Wakefield Historical Commission.

On Saturday, February 3, a preservation forum will be held at the First Baptist Church on Lafayette Street. The two-hour forum, which begins at 10 a.m., will discuss the Wakefield's history, followed by ways to preserve that history in the future.

"This is the first part of the new preservation plan for the town," Bertrand said.

In 1985, the town developed its first Master Plan. Now, 15 years later, the town is preparing for the second plan. The first, most integral part, will be developing the preservation plan.

If you go

The Preserving Wakefield Forum at

the First Baptist Church, Fellowship Hall on Lafayette

Street will begin at 10 a.m. on Saturday, Feb.

3. Refreshments will be served at 9:30 a.m. Open to the public. For more information contact: 246-3070

Snow date: Feb. 10

ings downtown that are in need of preservation including the Richardson Building and Wakefield Building.

"There are a lot of significant buildings in downtown Wakefield,"

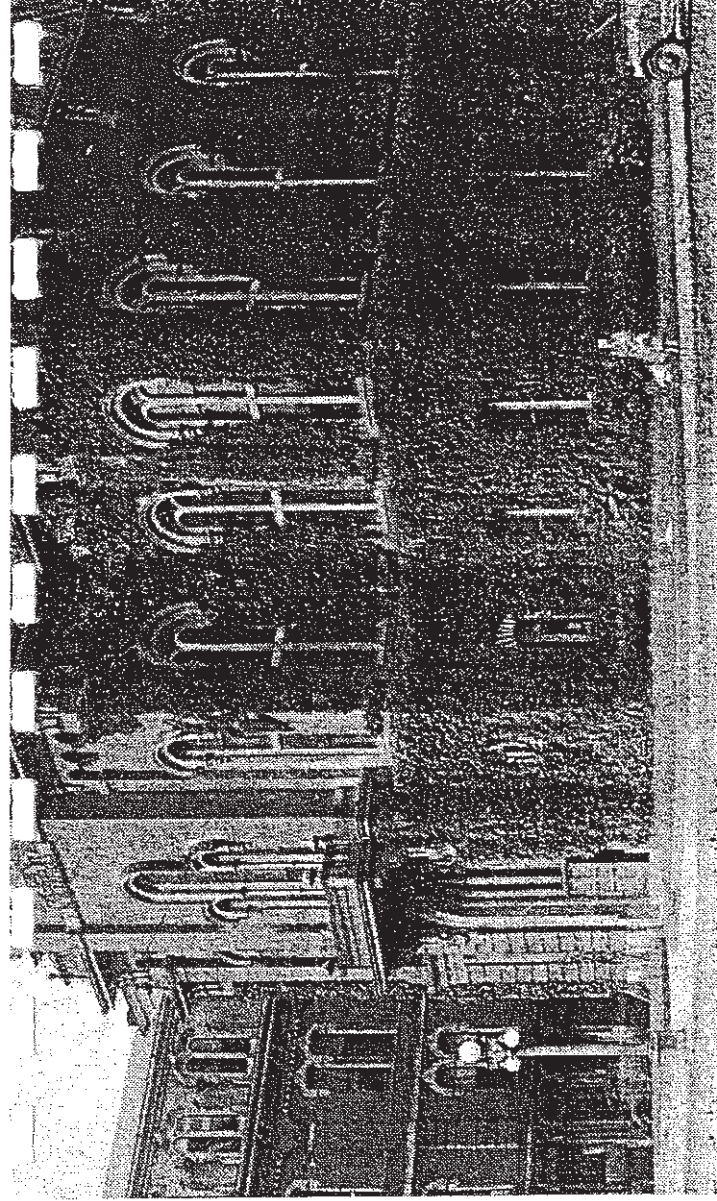
Reavis said. "We have high numbers of inventory like 250 - 260 noteworthy buildings in town altogether."

With such high numbers, the town has to look and evaluate every one of the buildings for the plan.

"It's like taking stock before you do most things, before you re-do a store, you take stock," Reavis said. He said that the preservation part of the plan would find out the condition of each building. "It is initial inventory before starting the master plan."

According to Reavis the town has many tremendous architectural aspects. He said that they need to discover where these buildings are, what makes them nice and how to protect them.

The forum will allow the residents to give input into what they feel is important in the community.



COURTESY PHOTOS

Cyrus Wakefield offered to donate the original town hall in 1868. Upon completion in 1871, he sold the building to the town for \$1. In gratitude, the town changed its name from South Reading to Wakefield. The original town hall was torn down to make room for a parking lot. It had an auditorium that could hold 1,000 people. Too bad. If the building had been preserved, there might be no need for a performing arts center now in the planning stages for Wakefield. Right, The auditorium of the original town hall. It had a capacity of 1,000.



In addition, if they feel like there is something missing the forum will give them the opportunity to discuss it.

Lima will conduct the forum, by introducing the town to Wakefield's history through a slideshow.

"On Saturday, I'll present ideas and what to preserve," Lima said.

After looking at the slides, Lima said everyone will split into small groups to brainstorm what new things need to be done in order to preserve the town.

The preservation plan will look at how the town has evolved and how it can grow. According to Lima, he develops the plan by analyzing what the town needs, creating goals and objectives and an action plan to meet the objectives.

Bertrand recommends people who are interested in the process or just casually interested in preservation attend it. "Whether they come or not—we are going to see if we tapped for WCAI," she said. "The whole preservation plan through this, but it will get the ball rolling."

Lima said in previous forums he has conducted there 60 - 90 people who attend, but he stresses the importance in preservation.

"It is just a two-hour forum, but a lot will come out of it. It is very fun and informative."

"I'm hoping it will be an enjoyable session," Bertrand said, be enjoyable finding out more about Wakefield's history.

Reavis said, "Lima has done a number of these plans. We found he was the best consultant." Preservation consultant Al Lima has already worked on plans for Amesbury and Bolton. According to Lima, it was easy to take on a community like Wakefield.

"The first thing I noticed is there is quite an amount of historic properties in the town," Lima said. "Wakefield has industrial and suburban development — it is interesting." The gem of the town is the common area and downtown," Lima said. "They seem to flow into one another and that is unique."

Reavis has already identified significant buildings downtown that are in need of preservation including the Richardson Building and Wakefield Building.

"There are a lot of significant buildings in downtown Wakefield," Reavis said. "We have high numbers of inventory like 250 - 260 noteworthy buildings in town altogether."

With such high numbers, the town has to look and evaluate every one of the buildings for the plan.

"It's like taking stock before you do most things, before you re-do a store, you take stock," Reavis said. He said that the preservation part of the plan would find out the condition of each building. "It is initial inventory before starting the master plan."

According to Reavis the town has many tremendous architectural aspects. He said that they need to discover where these buildings are, what makes them nice and how to protect them.

The forum will allow the residents to give input into what they feel is important in the community.

Cyrus Wakefield offered to donate the original town hall in 1868. Upon completion in 1874, he sold the building to the town for \$1. In gratitude, the town changed its name from South Reading to Wakefield. The original town hall was torn down to make room for a parking lot. It had an auditorium that could hold 1,000 people. Too bad. If the building had been preserved, there might be no need for a performing arts center now in the planning stages for Wakefield. Right, The auditorium of the original town hall. It had a capacity of 1,000.



In addition, if they feel like there is something missing the forum will give them the opportunity to discuss it.

Lima will conduct the forum, by introducing the town to Wakefield's history through a slideshow.

"On Saturday, I'll present ideas and what to preserve," Lima said.

After looking at the slides, Lima said everyone will split into small groups to brainstorm what new things need to be done in order to preserve the town.

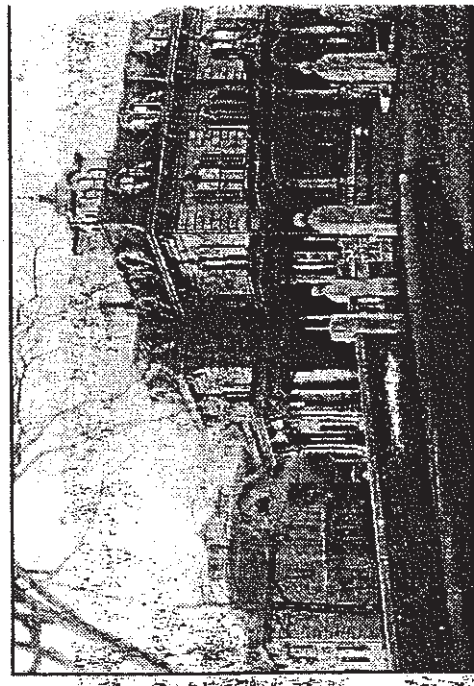
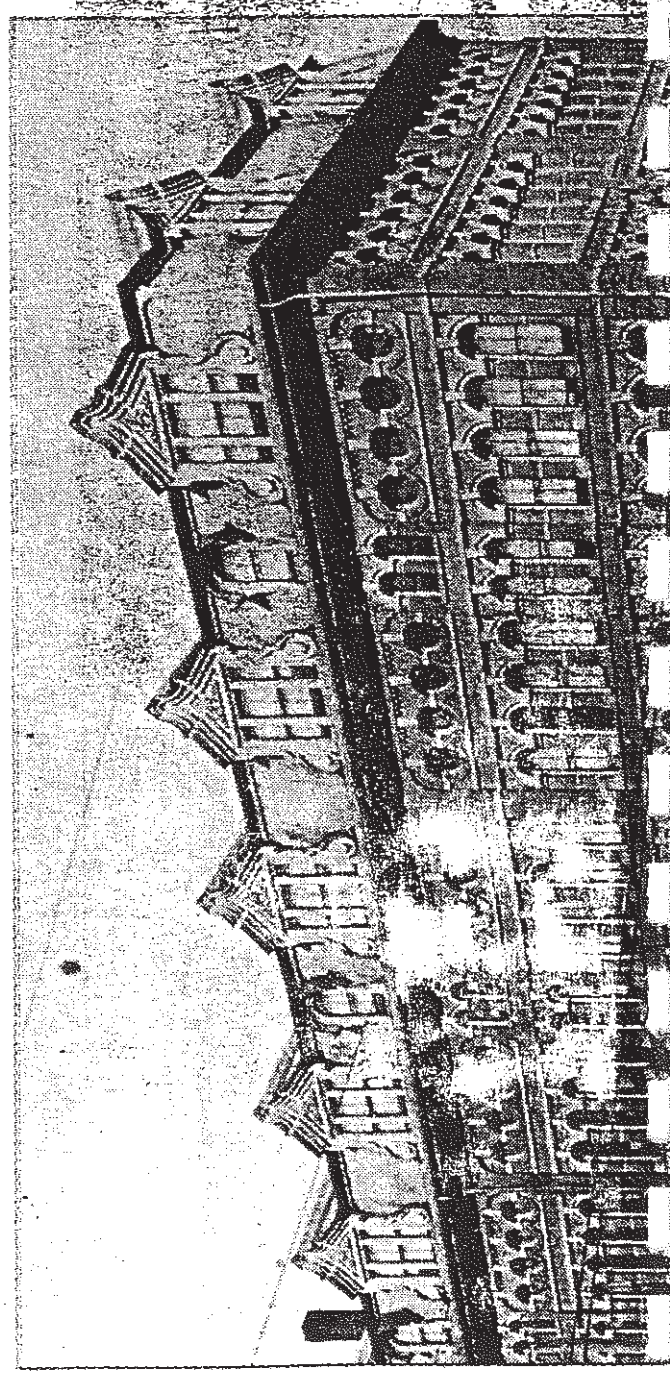
The preservation plan will look at how the town has evolved and how it can grow. According to Lima, he develops the plan by analyzing what the town needs, creating goals and objectives and an action plan to meet the objectives.

Bertrand recommends people who are interested in the master plan process or just casually interested in preservation attend the meeting. "Whether they come or not — we are going to see if we can have it taped for WCAT," she said. "The whole preservation plan won't be done through this, but it will get the ball rolling."

Lima said in previous forums he has conducted there is usually about 60 - 90 people who attend, but he stresses the importance of this first step in preservation.

"It is just a two-hour forum, but a lot will come out of it," Lima said. "It is very fun and informative."

"I'm hoping it will be an enjoyable session," Bertrand said. "It should be enjoyable finding out more about Wakefield's history."



The estate of Mr. and Mrs. Cyrus Wakefield, in 1863, was designed in Italianate style by an architect named Copeland. The mansion was torn to make way for the high school.

The Wakefield Historical Commission & the Wakefield Town Planner present

Preserving Wakefield

A Public Forum on the Goals & Preservation Action Plan

Saturday, June 16, 2001, 10:00 AM to Noon
Lecture Hall, Lucius Beebe Memorial Library, 345 Main Street
Coffee and refreshments will be available at 9:30 AM

- Help set Wakefield's preservation goals
- Review the final recommendations of the Preservation Plan Consultant
- Participate in the drafting of the Town's Action Plan to accomplish preservation goals
- Plan Wakefield's future with fellow citizens

Join your fellow residents, elected officials and planning experts
for an important and enjoyable public forum on historic preservation.
The information obtained from citizens during the forum
will be incorporated into the town's
Preservation Plan and Master Plan.

For more information on the forum, call 246-6397

Appendix N

Recommendations from the Preservation Forum Held on February 3, 2001

Master Plan Forum: February 3, 2001
Preservation Plan Focus Group Priorities

Group 1 *Spokesperson: Paula Penell*

- 1 Tree plantings on Streets
- 1 Inventory of Resources
- 1 Tree planting in Parking Lots
- 1 Preserve town-owned buildings, i.e., schools
- 1 Encourage people to walk in their neighborhoods 3 Lake Shore – North Ave.
- 1 Educate residents about the town's history
- 1 Protect ancient historic sites
- 1 Encourage natural landscaping
- 1 Work regionally when possible
- 1 Traffic Calming/ Improve Walkways
- 1 Encourage/Enforce Maintenance
- 1 Publicize successful restoration projects

- 2 Better business site design standards
- 2 Better Signage
- 2 Incentives to home and property owners
- 2 Design Review for new buildings
- 2 Identify Economic Opportunity Areas – Albion Street
- 2 Tax Incentives for property owners
- 2 Investigate Zoning Protections
- 2 Crystal Lake Watershed

- 3 Protect lakes
- 3 Uniformity Downtown
- 3 Downtown Historic District
- 3 Control Restoration of Buildings
- 3 Install period lighting
- 3 Preserve old manufacturing Buildings
- 3 Create more historic districts
- 3 Underground Utilities
- 3 Solve Downtown Traffic/Parking to provide incentives

Group 2

Spokesperson: Nancy Bertrand

- 1 Open Space
- 1 More enhancements around Lake Quannapowitt, i.e. Lanai Island Park
- 1 Continuity in landscaping between the Lake and the (green) Common
- 1 Preserve and enhance neighborhoods with the addition of trees (trees capes)
- 1 Prevent the demolition of old buildings for new homes, schools, and businesses
- 1 Utilities underground
- 1 Join with other communities to preserve Reedy Meadow, Breakheart Reservation
- 1 Add the center island down Main Street

- 2 Preserve Downtown
- 2 Create a Public Garden (involve garden clubs)
- 2 North Avenue Boulevard
- 2 Incorporate safety considerations into the design of bicycle & walking paths

- 3 Remove the vinyl siding & restore structures back to their original detail
- 3 Recapture Main Street
- 3 Use signage regulations to bring back a uniform architectural theme to Main Street
- 3 Consider the Lincoln School as future Town Hall
- 3 Preserve Neighborhoods
- 3 Carry restoration into adjacent neighborhoods (i.e., Greenwood, Water St., Montrose)

Group 3

Spokesperson: John Leone

- 1 By-laws on Historic Homes with money from State
- 1 better by-laws for land use
- 1 Traffic mitigation program
- 1 Landscaping of Lake Quannapowitt
- 1 Create sitting areas around Lake Quannapowitt
- 1 one pipe for catch basin
- 1 the train depot needs a better sitting area
- 1 school traffic & parking

- 2 Zoning By-Law
- 2 Preservation of large lots
- 2 Preservation of wooded lots
- 2 Visual access to Crystal Lake
- 2 Claim more open space
- 2 rethink parking areas & how they impact traffic, consider remote parking areas with shuttles

- 3 Uniform commercial facades on Main Street
- 3 Downtown uniformity – brick sidewalks
- 3 Fix North Avenue
- 3 Reroute 129 out of Wakefield (create a turn-off near the railroad to divert traffic to Water Street)
- 2 More Landscaping
- 3 Take down the wire - underground utilities
- 3 Traffic flow through town
- ? Grocery store
- ? Recreation/playgrounds
- ? More bus routes

Group 4

Spokesperson: John Wall

- 1 Establish a Land Committee
- 1 Trees: Survey/Preservation/?? Significant trees
- 1 Water: Crystal & Lake Q water quality/education
- 1 Redo War Memorials – town-wide survey/preservation/restore
- 1 Traffic Flow
- 1 Registry of Homes

- 2 Street lighting
- 2 Homeowner assistance: grants/tax incentives/workshops/forums
- 2 Architectural Preservation: private/main street/context appropriate
- 2 Main Street historic district
- 2 Main Street: Façade Program/signage/grants/guidelines
- 2 Signage: new by-laws coupled with grant programs
- 2 Archeological By-laws: preserve/protect ancient sites
- 2 Mechanisms to preserve important private sites – grants
- 2 North Avenue: trees cape/buildings/traffic

- 3 Archives: wicker museum
- 3 Power Lines
- 3 Master Plan for the Common: uses/planting/structures/paved areas
- 3 Program to restore and preserve churches: grants
- 2 New public construction: increase funding & encourage better design
- 3 Art Gallery: space/organization/structure

Group 5

Spokesperson: ?

- 1 More Trees with curbing and watering systems
- 1 survey our historic resources
- 1 add local history to the Wakefield public school curriculum
- 1 more, bigger trash barrels and empty them more frequently
- 1 the town should actively enforce zoning and historic by-laws
- 1 define "historic" and related terms
- 1 specify time constraints . . . terms
- 1 develop a response to Reading's Jordan's/Home Depot development
- 1 aggressively pursue grant and foundation money
- 1 find different architects for our public buildings

- 2 by-laws to prevent the town from selling its open land
- 2 Map and protect historically significant areas
- 2 Local Historic Districts, as opposed to National Register Districts
- 2 Master Plan for an "Olmstead-like" park system
- 2 Control signage through standards or historic district by-laws
- 2 preserve cul-de-sac dead-ends
- 2 moratorium on residential development
- 2 fix our "Logan Airport" downtown lighting fixtures
- 2 add median strip and greenery downtown

- 3 Bury all public utilities, eliminate poles and towers
- 3 Acquisition of land around the lakes
- 3 public education for the owners of historic properties
- 3 make public funds available to support historic preservation of privately held sites
- 3 amend the zoning by-laws to include -- historic preservation
- 3 buy historic properties for public use and/or restoration and /or resale through a non-profit
- 3 augment/locate/protect the town's historic and archeological areas
- 3 more consistent -- wider paths around Lake Q -- promenade rather than sidewalks
- 3 maintain/preserve the pathway running ... around Lake Q
- 3 preserve small wooded areas
- 3 by-laws to control the scale & character of development
- 3 INCENTIVIZE builders/developers to preserve rather than destroy
- 3 area commission on coordinating planning and preservation

Group 6

Spokesperson: David Rice

- 1 beautify Main and Water Street parking areas
- 1 preservation of archeological sites
- 1 examine the parking situation at the high school
- 1 develop better traffic signage throughout town
- 1 advise property owners of the significance of their historic sites

- 2 Signage uniformity for the town center
- 2 urban design/master plan for the town center
- 2 upgrade North Ave walkway around Lake Q
- 2 enhance the Town Forest
- 2 master landscape plan for the upper & lower Common
- 2 Treescape plan that includes all of Main Street with a branch on North Ave & Water Street
- 2 improve North Ave depot area
- 2 utilize the Saugus River – hiking trails
- 2 inventory of resources – identify town owned land and promote to public
- 2 re-examine the telecommunications by-laws
- 2 expedite public construction
- 2 examine the parking situation downtown

- 3 improve the walkways around Lake Q
- 3 Improve Greenwood Center – define it and enhance it
- 3 enhance linkage of Water and Albion streets to Main Street
- 3 recapture and reuse . . . rail areas
- 3 enhance Breakheart
- 3 examine public utility wires – what can be done 0 summarize and promote

Appendix O

Description of the ACEC Program

CEC Program

of Critical Environmental Concern

The designation of an ACEC directs state agencies under the Executive Office of Environmental Affairs to preserve, restore, and enhance the resources within the ACEC. Designation requires greater environmental review of certain kinds of proposed projects under state jurisdiction within the ACEC boundaries. The ACEC Program is also intended to encourage better environmental planning and cooperation on the local and regional levels.

What is an ACEC?

An "Area of Critical Environmental Concern" is a formal designation made by the Secretary of Environmental Affairs to protect and preserve critical areas of environmental significance.

What is the purpose of an ACEC designation?

An ACEC designation recognizes the critical environmental importance of areas with significant natural resource systems. The designation notifies regulatory agencies and the public that most development activities under state jurisdiction within ACECs must meet high environmental quality standards. The designation process is intended to foster greater public awareness and appreciation of the unique values of the ACEC. Citizens, communities, and agencies are encouraged to work together to ensure the long-term preservation of these resources. Municipal boards and commissions are also encouraged to implement local regulations and actions to protect and sustain these critical resources.

The Areas of Critical Environmental Concern (ACEC) Program is a statewide program administered by the Department of Environmental Management (DEM) on behalf of the Secretary of Environmental Affairs. DEM works with private citizens, communities, environmental organizations, and other state agencies to protect ACECs throughout the Commonwealth. The Massachusetts Coastal Zone Management (MCZM) Office, which managed the original coastal ACEC Program from 1978 to 1993, continues to play a key role in monitoring the ACECs within the coastal zone and in consulting with DEM concerning ACEC issues.

How is an area designated as an ACEC?

Several steps are involved. A potential area must meet certain eligibility requirements, be nominated by an appropriate party, be discussed and reviewed at a series of public meetings and a public hearing, and be formally designated by the Secretary of Environmental Affairs according to established criteria (described below).

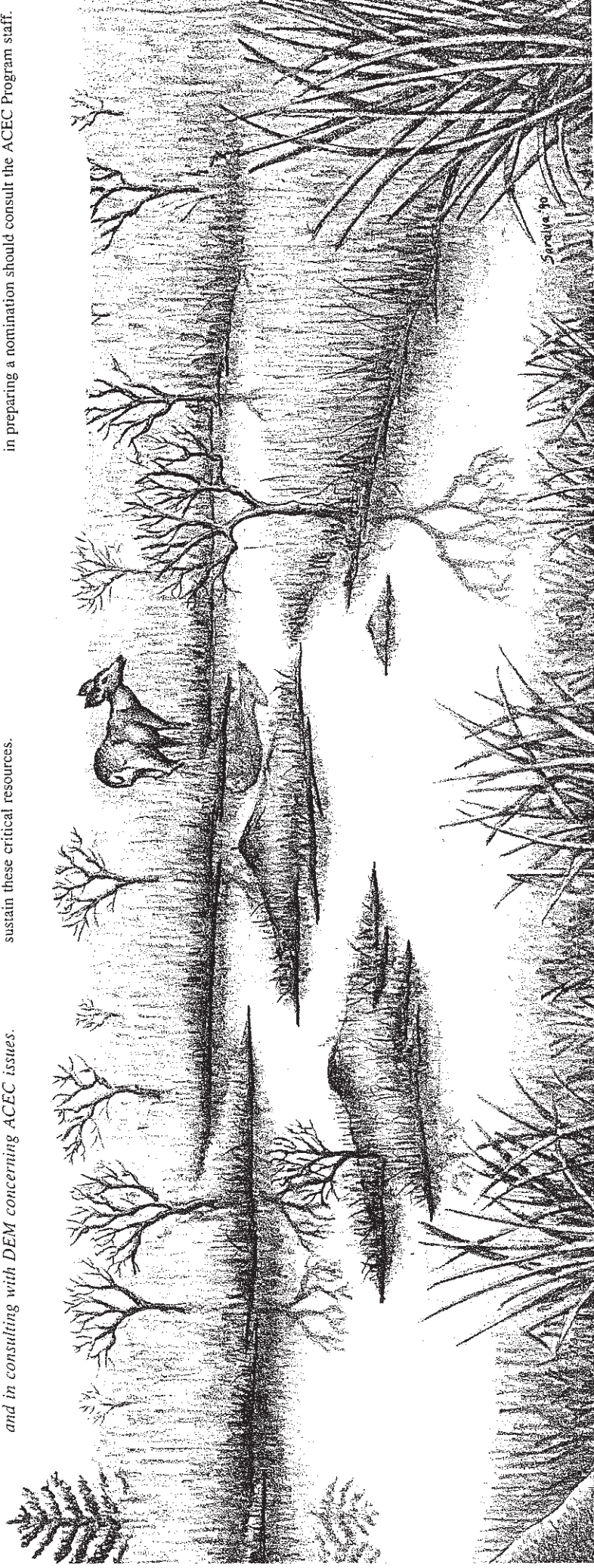
Nomination and Eligibility

How is an area nominated for an ACEC designation?

Any 10 citizens of the Commonwealth, board of selectmen, city council, mayor, planning board, conservation commission, state agency, regional planning agency, the Governor or any member of the legislature may make a nomination by submitting a letter to the Secretary of Environmental Affairs containing:

- detailed information describing the area's resources, ecological relationships, and their significance;
- a suggested boundary that clearly delineates an area adequate to protect and preserve the resources described;
- a general description of the benefits of such a designation.

In addition, information describing public education and outreach regarding the nomination, and proposals for local and regional actions to protect and preserve the area should be included. People interested in preparing a nomination should consult the ACEC Program staff.



What features must an area contain to be eligible for an ACEC nomination?

An ACEC must contain a resource complex of regional or statewide significance with at least four of the following features:

Fishery Habitat: anadromous/catadromous fish run, fish spawning area, fish nursery area, or shellfish bed

Coastal Features: barrier beach system, beach, rocky intertidal shore, or dune

Estuarine Wetlands: embayment, estuary, salt pond, salt marsh, or beach

Inland Wetlands: freshwater wetland, marsh, flat, wet meadow, or swamp

Inland Surface Waters: lake, pond, river, stream, creek, or ox bow

Water Supply Areas: surface water reservoir, reservoir watershed, groundwater aquifer, or aquifer recharge area

Natural Hazard Areas: floodplain, erosion area, or unstable geologic area

Agricultural Area: land of agricultural productivity, forestry land, or aquaculture site

Historical/Archaeological Resources: buildings, site, or district of historical, archaeological, or paleontological significance

Habitat Resources: habitat for threatened or endangered plant or animal species, habitat for species of special concern, or other significant wildlife habitat

Special Use Areas: undeveloped or natural area, public recreational area, or significant scenic site

What general guidelines should be used in suggesting a boundary for a nominated area?

The general rule is that the minimum area necessary to protect and preserve the critical resources should be included within the suggested

For more information, write or call:

ACEC Program
Massachusetts Department of Environmental Management
Division of Resource Conservation
100 Cambridge Street
Boston, MA 02202
(617) 727-3160

Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Management
William F. Weld, Governor
A. Paul Cellucci, Lt. Governor
Trudy Coxe, Secretary
Peter C. Webber, Commissioner

boundary. For example, if a wetland is part of the critical resource area, then adjacent uplands necessary to preserve the wetland must be included in the nominated area. The boundaries should be readily recognizable so the general public and local and state regulatory agencies can work with them. Roads or other rights-of-way, for instance, are easily understood and identifiable potential boundaries.

Review Process

What steps are involved in reviewing an ACEC nomination?

- 1) DEM conducts an initial review of the nomination. As part of this review, the Department may request additional information. The Secretary will then either reject the nomination or accept it for full public review.
- 2) Upon acceptance, DEM proceeds with a full review of the nomination. This process includes holding public information meetings, gathering environmental information, and receiving public comment, culminating in a public hearing.
- 3) The Secretary's decision whether to designate the nominated area is made within 60 days of the public hearing. The decision is published in the *EOEA Environmental Monitor*, and is further explained and discussed at a public meeting.

What criteria does the Secretary use in deciding whether or not to make a designation?

A nomination is reviewed according to the following criteria: threat to the public health posed by inappropriate use; quality of the area's natural characteristics; biological productivity; uniqueness of the area; irreversibility and magnitude of impact resulting from alterations; imminence of threat to the resources; economic benefits; and other supporting factors.

Can the boundary of the nominated area be changed by the Secretary during the review of the nomination?

Yes. The nominated boundary represents only a suggested delineation of the proposed ACEC and can be altered by the Secretary if a different

boundary configuration would provide more effective protection for the unique resources of the area.

Effects of Designation

What is the effect of an ACEC designation?

In general, the ACEC regulations require state environmental agencies to take actions, administer programs, and revise regulations to preserve, restore or enhance the resources of the ACEC. Certain kinds of state projects and private development proposals that require state permits or state funding are reviewed more carefully and with more public input to ensure that adverse impacts to the resources of the ACEC are avoided or minimized. More detailed information is contained in the ACEC regulations (301 CMR 12.00), the Massachusetts Environmental Policy Act (MEPA) regulations (301 CMR 11.00), the Department of Environmental Protection (DEP) regulations, and the ACEC Program Guide (which describes specific regulation references).

Is development prohibited within an ACEC?

No. Most projects under state jurisdiction and within an ACEC must meet standards that effectively protect the resources of the ACEC.

Does an ACEC designation affect property ownership or zoning?

Land ownership is not changed by an ACEC designation. Public access does not change and existing development or use is not affected. Designation as an ACEC does not change any local bylaws, regulations, zoning or subdivision procedures. ACEC designation is intended to complement local controls and regulations.

Once an area becomes an ACEC can the designation be modified or repealed?

Yes. After the designation has been in place for one year, any individual or group eligible to make a nomination may make a request for modification. The same administrative and public comment procedures necessary for an ACEC nomination are required.

