

Town of Maynard
MAYNARD HISTORICAL COMMISSION MEETING
Thursday, June 11, 2015 - Maynard Public Library

Meeting called to order by Jack MacKeen at 6:00pm

Members Present: Jack MacKeen, Ellen Duggan, Lee Caras, Dave Griffin, Ken Neuhauser; alternates: Paul Boothroyd

A Special Meeting of the Commission.

Coolidge Preservation Recommendation

The Commission is recommending two levels of preservation:

1. A preservation restriction on the deed with the following specific restrictions:

Materials, architectural elements and details for the West (front) elevation and one of either the North or South elevations.

- Materials, architectural elements and details to include:
 - Brick masonry
 - Cast stone trim
 - Window openings with cast stone splayed keystone lintels
 - Granite water table (foundation)
 - Brick quoins at corners
 - Wood brackets at overhang
 - Denticulated pediment (for the front)
 - Arched entry
- The form and material characteristics of the West, South and North roof slopes including the prominent brick ventilation/chimney shafts:
 - Slate or material of substantially similar properties and appearance to be maintained as the roof cladding system.
 - Copper or coated metal as exposed flashing elements and chimney/vent cap
 - Modifying the West gable, that is behind and partially obscured by the curvilinear pediment, to improve drainage and durability of the structure is excepted from restriction.
 - Skylights in plane with the roof and penetrations as necessary for mechanical systems provided these occupy only a small (<15% in total) percentage of the particular roof slope and do not obscure or interfere with the hips, would be excepted from restriction.
- Interior:

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- The paired stair at the West side of the central hall from the level of the first floor to the second floor.
- The central hall of the first floor inclusive of:
 - Wood paneled doors and glazed side lights at West and East end
 - Two sets of plastered arches and doric columns
- wood flooring

The first two elements (or groups of elements) relate to the National listing criterion C relating to an example of a particular architectural style and also an example of work for two locally and regionally significant architects. The 3rd and 4th elements or groups of elements relate to the national listing criterion A relating to the association of development of Maynard's education system (and, in turn, the early 20th century development of a mill community as well as educational norms at the beginning of the 20th century).

2. The concept of "preferably preserved" attributes that should be weighed in any reuse scenario:

Rather than list specific elements or attempt to establish a priority, the Commission recommends that the Town seek a developer/owner who will renovate the building according to the guidelines of the Federal Historic Tax Credit Program. As noted in the Epsilon memo, a large (but flexible) array of elements would likely be required to be preserved in a federal tax credit redevelopment.

Rather than try to guess which elements would be compatible with an as yet unknown future use, the Commission recommends that it is best to defer to this well established process as it will likely arrive at an substantially equal result relative to preservation of the building while imposing less restrictions on use.

MOTION: Submit our recommendations to the Coolidge School Re-use Task Force based on the Epsilon report (as outlined above). Unanimously approved.

Motion to adjourn. Adjourned at 6:34pm