NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Community Memorial Hospital

other names/site number

2. Location

street & number 15 Winthrop Avenue n/a not for publication

city or town Ayer n/a vicinity

state Massachusetts code MA county Middlesex code 017 zip code 01432-1910

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant ☐ nationally ☐ statewide ☑ locally. (☐ See continuation sheet for additional comments.)

Betsy Friedberg, National Register Director 3/25/03

Signature of certifying official/Title Cara H. Metz, State Historic Preservation Officer Date
Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. 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 Patrick Andrus Date of Action 5/14/04

5. Classification

Ownership of Property
(Check as many boxes as apply)

- x private
- _ public-local
- _ public-State
- _ public-Federal

(Check only one box)

- x building(s)
- _ district
- _ site
- _ structure
- _ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	building
		sites
1		structures
		objects
2	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

HEALTH CARE/hospital

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

Early 20th Century Revivals: Colonial Revival

Materials
(Enter categories from instructions)

foundation concrete
walls brick
roof tar
other Wood, cast stone

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

The Community Memorial Hospital, designed in the Colonial Revival Style, opened in April of 1929. Sited at the top of a hill facing west, it is located in a residential neighborhood and backs up to a heavily wooded area. The building is set back approximately 90 feet from Winthrop Avenue, facing toward the street. The parcel is bounded to the west by Winthrop Avenue, to the north by a driveway, which is actually a paper street (Webster Avenue), to the east by a wooded lot and to the south by a parking lot, which is actually the east end of High Street. The building is L-shaped in plan consisting of the original 1929 building which sits parallel to Winthrop Avenue, and a 1950s south wing which sits parallel to High Street.

The site slopes down toward the southern border of the lot and there is a concrete retaining wall at the southeast corner where a portion of the lot is a few feet lower than the grade around the building. The grade drops also on the east side of the retaining wall. At Winthrop Avenue, a low stone wall runs along the sidewalk. Stone piers mark the south end of the wall, the entrance walk to the 1950s addition and the north driveway (Webster Avenue) entrance. (photo #2) The wall actually continues north beyond the north driveway sloping down to meet grade.

The lawn between the building and Winthrop Avenue is planted with scattered trees and overgrown bushes, especially near the northwest and southwest corners of the building. Bushes are also planted along the front of the building. There are trees located at the southeast corner of the lot, beyond the building. The entire rear of the lot is paved. There is a gable-roofed concrete block building at the northeast corner of the site (photo #7). Rectangular in plan, the one-story building has an overhead door and a pedestrian door in the west elevation, paired doors, a single door, an oversized door and single windows in the south elevation and a large window and three louvered vents in the east elevation. It appears to have served as a garage and storage building. According to the 1942 Sanborn Insurance map, the concrete block building dates after 1942. Due to its date and lack of architectural significance, it is considered non-contributing.

The red brick hospital building is an example of an institutional building designed in the Colonial Revival Style, ornamented with brownstone and cast stone trim and wood cornices. The original hospital, which sits on a high basement, consists of a two-story central block with one-story flanking wings terminating at projecting pedimented pavilions (photo #1). The two-story section of the building projects from the main block at both the front (west) and rear (east) elevations. The building is trimmed with pale brownstone quoins, sills and lintels. A wood cornice rims the building below the brick parapet, which is topped by a concrete coping. Single and paired windows are 6/6 double hung wood sash. Triple windows in the south pavilion contain 10/10 sash with 6/6 sidelights (photos # 5-6). Some of the original sash remain, but several of the sash are wood replacements with the correct number of lights. The windows in the north pavilion on the west and north elevations had been replaced with aluminum picture windows, either fixed or sliders. During the 2004 rehabilitation, the aluminum windows will be replaced with double hung wood windows to match those found elsewhere.

A north entry sits under a pedimented portico supported on narrow wood columns with wood brackets (photo #3). A steep wood ramp leads up to the portico from the north and a set of concrete steps with a pipe railings lead down to grade at the west side of the portico. A set of concrete steps lead down to a basement entry on the north elevation which is sheltered by a canvas canopy on pipe railings. Both of the north doors are glass and aluminum doors.

(continued)

The original wooden balustraded entrance portico centered in the two-story block was removed, presumably when the south wing was added in the 1950s. The portico is being reconstructed according to early photographs. In the photographs, the original portico was supported by Tuscan columns and was surmounted by a wooden balustrade. The main entrance, set under a basket-handle arch, consisted of a single door framed by narrow sidelights and topped by a fanlight.

A one-story rear ell, which originally contained a boiler room and other service areas, appears to have been added in sections. Constructed of red brick and concrete block, its flat roof is rimmed by pipe railing. According to the 1942 Sanborn Insurance map, it was added after 1942. It may have been part of the changes from 1949.

The two-story south wing, added ca. 1957, is rectangular in plan and repeats the vocabulary of the original building (photo #4). Its red brick walls are trimmed with cast stone lintels and sills to match the original brownstone. The wood cornice below the parapet is continued on the south wing and the brick parapet with concrete coping matches that on the original building. Windows are typically double hung, either single or paired with 8/8 or 6/6 wood sash. Centered on the west elevation of this wing, a Tuscan portico shelters the west entrance to the south wing.

Two tall brick chimneys rise high above the two-story block, one an interior chimney, the second a rear wall chimney (photo #1). A large brick penthouse and a larger wood clapboard penthouse sit on the roof of the south wing.

The rear (east) elevation of the original hospital is simply detailed with red brick walls, brownstone sills and lintels. The wood cornice wraps around the corners and stops at the rear elevation, the brick parapet is lower and there are no quoins on this elevation. The north and east elevations of the south wing are treated similarly, with red brick walls and cast stone rather than brownstone trim.

2004 Addition

A new two-story addition is proposed to be added in 2004. U-shaped in plan, connecting to the original hospital building to the north and to the 1950s south wing, it will create an open courtyard at the center. Built of brick, cement fibre clapboard and wood, it has a flat roof and 1/1 double-hung aluminum windows.

Interior

The interior of the original building was renovated in the 1950s. There was no evidence of the original lobby at the original front entrace to the building. In 2004 the entire building is being rehabilitated to create assisted living residences. The plan will retain much of the double-loaded corridor in the building and will recreate a large public lobby at the rebuilt west entrance. All of the finishes will be new. One feature that has been retained is an existing wooden handrailed central stair with landings.

Archaeological Description

While no ancient Native American sites are located on the hospital property or in the general area (within one mile), sites may be present. Environmental characteristics of the area indicate the presence of several locational criteria that are favorable for the

(continued)

presence of Native sites. The hospital occupies a well drained, level to moderately sloping hilltop within 1000 feet of wetlands. A swampy depression, possibly once a pond, is located north of the hospital. The area is located within the Nashua River drainage. Given the above information, the size of the parcel (1.85 acres), and construction impacts related to the hospital and parking areas, any archaeological resources, both ancient Native American and historic, that predate the hospital have been destroyed. Historic landuse that predates the hospital has yet to be identified and any archaeological resources associated with the hospital (1928-1964) would have limited research value and limited importance to this nomination.

(end)

Community Memorial Hospital
Name of Property

Middlesex, MA
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

x **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ **B** Property is associated with the lives of persons significant in our past.

x **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

_ **A** owned by religious institution or used for religious purposes.

_ **B** removed from its original location.

_ **C** a birthplace or grave.

_ **D** a cemetery.

_ **E** a reconstructed building, object, or structure.

_ **F** a commemorative property.

_ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

HEALTH/MEDICINE
SOCIAL HISTORY
ARCHITECTURE

Period of Significance

1929-1957

Significant Dates

1929

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Haynes & Mason, architects

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): HPCA # 9110

x preliminary determination of individual listing (36 CFR 67) has been requested
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic Landmark
_ recorded by Historic American Buildings Survey #_____
_ recorded by Historic American Engineering Record #_____

Primary location of additional data:

x State Historic Preservation Office
_ Other State agency
_ Federal agency
_ Local government
_ University
_ Other

Name of repository:

Built as an independent private hospital in 1928 by architects Haynes & Mason, the Community Memorial Hospital building at 15 Winthrop Avenue in Ayer was the first hospital building constructed specifically to serve the community of Ayer. The Community Memorial Hospital was an outgrowth of two organizations: the Ayer Hospital Association (founded in 1912) and the Ayer Private Hospital (established in 1924). According to a reporter who witnessed the dedication of the building in 1928, the new "community feature for health" was the lifelong dream of Dr. Bertrand H. Hopkins, a founder of both the Ayer Hospital Association and Ayer Private Hospital.

The Community Memorial Hospital is an intact example of an early 20th century community hospital and stands as testament to the expansion of hospital-based care to rural America. Located near the west border of Middlesex County among several small towns, Ayer, with a population of 6,900 residents, is 27 miles northeast of Worcester. Community Memorial not only served the citizens of Ayer but extended its care to six surrounding towns: Groton, Harvard, Littleton, Shirley, Pepperell, and Westford. The Community Memorial Hospital was the focus of collective local pride for some forty years, drawing on the efforts of private citizens as well as local goverment and religious groups for support of its services. Community Memorial was designed by Fitchburg architects Haynes and Mason in a Colonial Revival style. The original structure has been expanded over the years and later served as both a nursing home and long-term care facility. The various uses the hospital has served over its seventy-four year history register the evolution and dramatic changes of Ayer's health care needs. The Community Memorial Hospital retains integrity of design, location, setting, materials, feeling, workmanship, and association; and fulfills National Register criteria A and C at the local level. The period of significance is from its date of construction to 1957 to encompass the period of expansion of this facility with the construction of the south wing, which was added to increase the number of beds and thus the number of patients that could be treated here. The hospital merged with the Groton Community Hospital in 1964, and served as an independent community hospital until 1971.

The rise of the small community hospital was a nationwide phenomenon that reflected significant shifts in the provision of medical care during the late 19th century. From the 1880s to the early decades of the 20th century, towns and small cities across the United States founded and supported local hospitals. In Massachusetts alone, at least seventeen small community hospitals are listed on the National Register alongside nearly eight pages of private residences that served in a similar capacity during their history. The Massachusetts Department of Public Health currently licenses 90 such hospitals, although the number has dropped significantly since 1945.[1]

Prior to the 1880s, most medical care was provided in the home, with hospital wards reserved for the less fortunate. With the expanding sophistication of surgical practice, scientific hospitals began to attract a middle class clientele. Admission as a private hospital patient provided an alternative to the high cost and spatial constraints associated with private duty nurses employed within the home. From the perspective of the physician, a centralized point of patient care reduced the amount of time devoted to travel and permitted a more efficient means of serving a greater number of patients.

Increased reliance on surgical procedures and the rising prominence of the modern hospital were trends that quickly spread to rural areas. The largesse of prominent small-town citizens often took the form of establishing a community hospital to provide care for local residents regardless of their ability to pay. These small hospitals extended privileges to all local physicians, for whom the

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[1] Personal Communication with Robert Condon, Massachusetts Department of Public Health, Division of Health Care Quality, May 28, 2003.

demands of travel and coordination of home-based staffing proved more burdensome than for their urban counterparts. Most community hospital admissions related to surgical care because contagious and incurable disease placed too great a burden on their limited resources.

Community hospitals were a source of collective pride and often grew into truly participatory institutions. Municipal governments and religious organizations endowed beds and the local populace raised funds to meet budgetary gaps. Reliant on private patient fees as well as local charity, the community hospital was greatly challenged by consolidation of the medical care system during the latter half of the 20th century. Founded to meet needs at a local scale, the community hospital was not well poised to compete in a growing health care market. Regional mergers among community hospitals were a common strategy of survival in the post-World War II era. In recent years, community hospitals have witnessed increased closures and acquisition by national health care concerns.

The Ayer Hospital Association was formed on October 19, 1912 "for the purpose of providing and maintaining a hospital in the town of Ayer for the care, cure and relief of sick and injured persons, irrespective of their color or nationality." The Association was eventually incorporated in November 1919, but otherwise remained inactive until 1927 when it agreed to merge with the small private hospital in Ayer.

The Ayer Private Hospital, on the other hand, was active from its inception in 1924. Dr. Bertrand H. Hopkins, Dr. Edward A. Adams and Mrs. Hazel P. Hastings established the hospital with a staff of four at the former residence of George J. Burns on Washington Street. Mrs. Hastings, recently widowed by an accident in the operating room, served as superintendent and nurse. Only one other nurse was in attendance. The first patient was admitted on May 5, 1924, followed by 165 patients in the first year.

The effort to merge the two organizations to form the Community Memorial Hospital began at a meeting in September 1927. The meeting of the doctors of Ayer and neighboring towns was called at the Groton Inn to consider establishing a larger hospital. Agreeing that there was indeed a great need for one, the Ayer Private Hospital was conveyed to the original hospital association.

A public contest was immediately held to determine the name of the proposed new hospital. Community Memorial was selected as "a name which the judges deem most appropriate and descriptive of the aims and ideals of the proposed hospital." The name change was authorized by legislature on October 17, 1927.

An executive committee was chosen with representatives from every nearby town to articulate the mission and begin the fundraising campaign. The mission was ambitious. "The new hospital will make available to rich and poor alike the most advanced methods of treatment of disease, together with the most modern equipment. Every physician of the district will have equal rights and privileges in the new hospital and every patient will be able to have his own family doctor attend him."

Ayer residents made up the building committee, including Dr. Bertrand H. Hopkins, druggist William Brown; leather manufacturer Eugene S. Barry; bank cashier Charles A. Normand; and manager of the Chandler Machine Co., Luther K. Yoder. The newly formed committee moved rapidly, selecting architects Haynes & Mason of Fitchburg for the project, and publishing a perspective drawing of the proposed hospital building in the local paper, *Turner's Public Spirit*, as early as November 5, 1927.

Citizen participation in support of the new hospital was almost immediate. One significant example of local voluntarism was the

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Hospital Aid, founded by Mrs. Luther K. Yoder in January 1928. The Aid maintainted committees in each of the surrounding towns that used the hospital: Ayer, Groton, Littelton, Harvard and Shirley. Members focused on aiding patients, sewing and mending for the hospital, and raising money for medical equipment and patient niceties. The Hospital Aid has been a constant support to the hospital, reorganizing itself to reflect each of its institutional mergers (considered below) and expanding its efforts to include maintenance of a gift shop, landscaping the grounds, and sponsoring the "Candy Stripe" volunteer progam. In 1971, the Aid had over 800 members.

According to their directory advertisement, architects Haynes & Mason offered "complete architectural services: sketches, specifications, plans, superintendence, details, and auditing accounts of building operations." Stephen Wesley Haynes, born in Leominster in 1892, was educated in the public schools there and at the Boston Architectural Center. He was a draughtsman for the prolific and versatile architectural firm of Peabody & Stearns from 1912 to 1916, and for Allen & Collins from 1916 to 1918. He worked independently in Fitchburg beginning in 1921 and the following year formed a partnership there with Harold E. Mason. The partnership lasted just over a decade. Their most prominent commissions are all scholastic in nature and executed in a Classical or Colonial Revival style. After the partnership of Haynes and Mason was dissolved, Haynes continued to practice in Fitchburg until at least 1962 under the new name of S. W. Haynes and Associates. In the biographical account that he submitted to the *American Architects Directory*, all six of the principal works that he listed were school buildings dating from the 1950s. One was the Burbank Hospital School of Nursing in Fitchburg. Haynes' New Braintree Grade School dating from the 1930s was one of the earliest applications of the Art Moderne style to a Masschusetts public school building.

To date, comparatively little is known about Haynes' one-time partner Harold E. Mason. After separating from Haynes, Mason built a 1938 ward at the Barnstable County Hospital in Bourne, the drawings for which are on file at the Massachusetts State Archives. He also designed the Barnstable County Jail and Sheriff's house, both located in Barnstable.

The aforementioned perspective drawing and large advertisement for the Community Memorial Hospital in the *Turner's Public Spirit* of November 5th launched what contemporaries described as "the greatest campaign for funds in the history of the town." It must also have been the quickest, lasting only from November 9 to November 18. In just over one week, $72,500 was raised by the devoted committee.

Hospital trustees had purchased the former home of Valincourt Stone on Washington Street for the future site of the new hospital building, but were readily persuaded to relocate by a generous gift of land on the Richardson estate by "Nonacoicus Park." Mrs. Edward A. Richardson donated the land in memory of her late husband, who had been on the founding board of the Ayer Hospital Association in 1912. Prior to the construction of the hospital, this lot does not appear on the insurance maps and atlases of Ayer. Therefore, it is assumed that previously the property was not developed.

In a highly successful campaign to attract funding through memorial gifts, the fundraising committee published a descriptive pamphlet listing recommended memorial rooms. A delivery room, operating room, diet kitchen, laboratory, record room, sterilizing room, drug and chemical room, hospital store room, doctor's room, two nurses' rooms and two private rooms were listed in the pamphlet, among others. Contemporary newspaper articles did not record the full list.

On April 6, 1929, the new Community Memorial Hospital building was dedicated and patients of the Ayer Private Hospital were transferred to the new site by ambulance. The reported description of the hospital at its dedication was disappointingly vague.

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"Opportunity was given to view the building in its entirety. The various rooms, appurtenances and general plan all came in for their share of much favorable comment. There are 25 beds and an accident room, a delivery room and nursery. Mrs. Hazel P. Hastings, superintendent, has five graduate nurses under her supervision at present. Dr. Hopkins has the satisfaction of seeing his life's dream realized in this community feature for health." Participants at the dedication ceremony represented board members, the medical staff and each of the towns of Littleton, Harvard, Shirley and Groton. The keynote speaker was Dr. Edwin R. Lewis, superintendent of the Burbank Hospital in Fitchburg. The ceremony reflected the wider involvement in the hospital beyond the citizens of Ayer.

The new Community Memorial Hospital was certainly public spirited but was apparently created exclusively with private funds. The Town of Ayer was involved only in a cursory manner. The town, for example, made road repairs to abutting streets and accepted them as public ways in February 1929. The following February, the town paid $500 to the hospital "for the establishment and maintenance of a free bed for the care and treatment of persons certified by the selectmen to be residents of Ayer and unable to pay for such care and treatment." Fundraisers such as a 1963 rummage sale were held regularly to support the hospital and exemplified the cooperation among the several towns served by the hospital to ensure its continued vitality. A poem by Edgar A. Guest about a country hospital was printed in the *Turner's Public Spirit*, October 10, 1942. It is said to have been written for a fundraiser for Ayer's Community Memorial Hospital. Guest, a reporter and columnist for the *Detroit Free Press*, published twenty volumes of poetry during his career. It is not clear what the connection may have been between Guest and the Ayer Hospital.

According to an index (at the Massachusetts State Archives) of drawings once on file with the Massachusetts Public Safety Department, architect John Radford Abbott made alterations to the Community Memorial Hospital in 1949 and 1950. More alterations and additions were made in 1956 and 1957 by Kendall-Taylor & Co., Inc., Architects. Founded in Boston in 1901, Kendall and Taylor were noted designers of hospitals. Their commissions include buildings at Boston City Hospital, the Corey Hill Hospital, and the Massachusetts state hospitals at Westboro and Wrentham.

In 1957, the Community Memorial Hospital and the nearby Groton Community Hospital in Groton (founded 1906) merged their medical staffs but otherwise continued to operate as separate institutions. On December 31, 1964, the Community Memorial Hospital merged with the Groton Community Hospital, just 4.5 miles away. The new organization, named the Nashoba Community Hospital, operated under two roofs until May 1971 when a new building was opened on Washington Street in Ayer. At this time the Winthrop Avenue building was converted to the Woodford Nursing Home. It is currently undergoing renovation for use as assisted living residences.

(end)

Bibliography and References

"Ayer Community Hospital," Massachusetts Historical Commission, Public Safety Archive, Record of Plans, Plans missing.

Condon, Robert, Department of Public Health, Division of Health Care Quality, Telephone interview conducted by Bernard Zirnheld, May 28, 2003.

Rosenberg, Charles E. *The Care of Strangers, The Rise of America's Hospital System*. New York:Basic Books, 1987.

Sanborn Map Company, *Insurance Maps of Ayer, Massachusetts*, New York, New York, 1921 corrected to 4/42.

Timelines, Inc. "Russia Wharf Buildings," Historic American Buildings Survey.

Town of Ayer:Centennial, 1871 - 1971, np, 1971. Ayer Library.

"Community Memorial Hospital, Ayer, A Poem by Edgar A. Guest." *Turner's Public Spirit*, Ayer, MA. October 10, 1942. p. 5.

"New Hospital Opened, " *Turner's Public Spirit*. Ayer, MA. April 13, 1929, p.5.

"New Hospital Will Serve the Whole Community," *Turner's Public Spirit*, Ayer, MA. November 5, 1927, p. 3.

(end)

10. Geographical Data

Acreage of Property 1.85

UTM References See continuation sheet.
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1.	19	288020	4715060
2.			
3.			
4.			

_ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leslie Donovan, Bernard Zirnheld, Tremont Preservation Services, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date March 2004

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Commonwealth Rehabilitation and Nursing Center of Ayer

street & number 909 Summer Street telephone

city or town Stoughton state MA zip code 02072

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Verbal Boundary Description:

Beginning at the intersection of the easterly line of Winthrop Avenue and the northerly line of High Street, Thence

S.55°45'E. by the northerly line of High Street three hundred and twenty (320) feet to a stone bounded at the easterly line extended of Thornton Street, thence;

N.34°15'E. by land now or formerly of Richardson two hundred and fifty-one and 08/100 (251.08) feet to a stone bound at the southerly line of Webster Avenue, thence;

N.55°45'W. by the southerly line of Webster Avenue three hundred and twenty (320) feet to the easterly line of Winthrop Avenue, thence;

S.34°25'W. by the easterly line of Winthrop Avenue two hundred and fifty-one and 08/100 fee to the point of beginning.

Containing 1.85 acres according to said plan.

Verbal Boundary Justification:

The nominated property includes the entire original parcel associated with the Community Memorial Hospital.

(end)

PHOTOGRAPHS

Photographer: Leslie Donovan
Date: February 2004
Negatives at: Tremont Preservation Services, Boston

1. West and south elevations, looking northeast
2. Detail, stone wall along Winthrop Avenue, looking northeast
3. West entrance, south wing, looking east
4. West elevation, original (1929) block, looking east
5. Detail, window, west elevation, south bay, original block, looking west
6. Detail, double window, south elevation, south wing (1957), looking south
7. Outbuilding, north and west elevations, looking east

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Community Memorial Hospital

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 3/31/04 DATE OF PENDING LIST: 4/21/04
DATE OF 16TH DAY: 5/06/04 DATE OF 45TH DAY: 5/14/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000423

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	Y
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 5/14/04 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept A&C

REVIEWER Patrick Andrus DISCIPLINE Historian

TELEPHONE _____ DATE 5/14/2004

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

COMMUNITY MEMORIAL HOSPITAL
15 WINTHROP AVE.
AYER, MIDDLESEX COUNTY, MA
PHOTO NO. 1

COMMUNITY MEMORIAL HOSPITAL

15 WINTHROP AVENUE

AYER, MIDDLESEX COUNTY, MA

PHOTO NO. 2

COMMUNITY MEMORIAL HOSPITAL
15 WINTHROP AVE.
AYER, MIDDLESEX COUNTY, MA
PHOTO No. 3

COMMUNITY MEMORIAL HOSPITAL
15 WINTHROP AVE
AYER, MIDDLESEX COUNTY, MA
PHOTO NO. 4

COMMUNITY MEMORIAL HOSPITAL
15 WINTHROP AVE.
AYER, MIDDLESEX COUNTY, MA
PHOTO NO. 5

COMMUNITY MEMORIAL HOSPITAL

15 WINTHROP AVE.

AYER, MIDDLESEX COUNTY, MA

PHOTO NO. 6

PHOTO #7

COMMUNITY MEMORIAL HOSPITAL

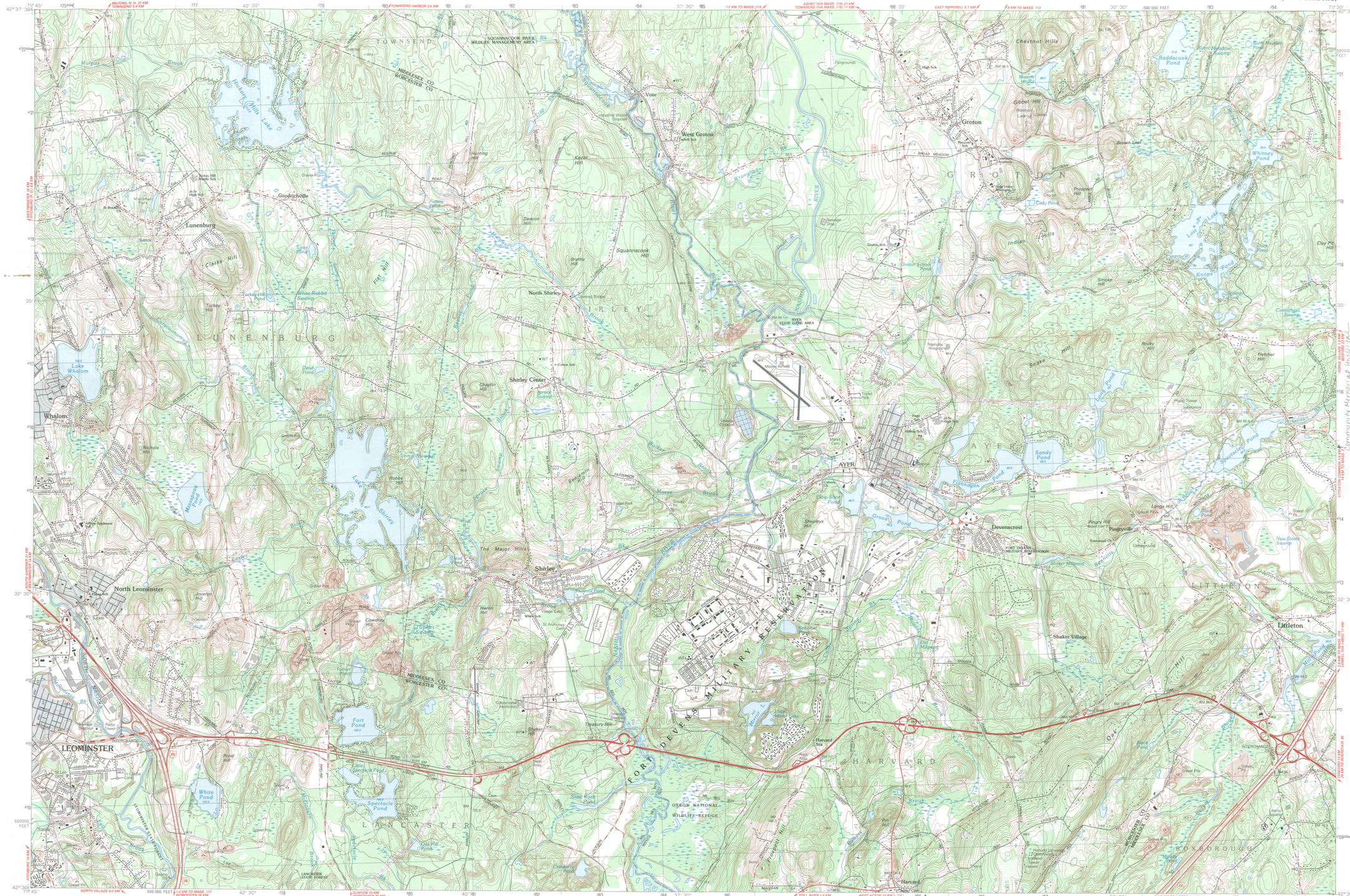
15 WINTHROP AVE

AYER MA — MIDDLESEX COUNTY

OUTBUILDING, N & W ELEVS., LOOKING EAST

Community Memorial Hospital, Ayer (Middlesex), MA

HIGHLAND AVENUE
BRILAINA COURT
LINCOLN ST.
WINTHROP AVENUE
NORWOOD AVENUE
HIGH STREET
ADAMS ST. PRIVATE
WILLIAMS STREET
WILLIAMS ST. (PRIVATE)
WINTHROP AVENUE (PRIVATE)
TRORNTON STREET (PRIVATE)
WACHUSETT ST. (PRIVATE)
CAMBRIDGE STREET
CAMBRIDGE STREET (PRIVATE)
ADAMS ST.
CENTRAL AVENUE
BOSTON & MAINE RAILROAD
MAIN STREET
EAST MAIN ST.
PROSPECT STREET
ELM STREET
SCHOOL STREET
OAK STREET
POND ST.
GROVE ST.
GROTON - HARVARD ROAD
PAGE ST.
OAK RIDGE DRIVE
OAK GROVE ST.
JOYCE LANE
STONY BROOK DIVISION
FITCHBURG DIVISION
BALCH'S POND
FLETCHERS POND
DRAIN EASEMENT 20' WIDE
Site
18 Winthrop Ave. Ayer, MA
CHARLES A. PERKINS CO., INC.
CIVIL ENGINEERS & SURVEYORS - CLINTON, MASS.
SCALE: 1" = 100'
SHEET 27
REVISED: DEC. 1979, AUG 1987
revised July, 1998 by: David E. Ross Associates, Inc


TOWNSEND
SHIRLEY
LUNENBURG
GROTON
AYER
HARVARD
LANCASTER
LEOMINSTER
BOXBOROUGH
LITTLETON
Squannacook River Wildlife Management Area
Oxbow National Wildlife Refuge
Fort Devens Military Reservation
Nashua River
Squannacook River
Nissitissit River
Unkety Brook
Catacoonamug Brook
Whalom
Lake Whalom
Lunenburg
Goodrichville
North Shirley
Shirley Center
West Groton
Groton
Vose
Ayer
Harvard
Shirley
North Leominster
Littleton
Devenscrest
Pingryville
Shaker Village
Chestnut Hills
Gibbet Hill
Brown Loaf
Prospect Hill
Indian Hills
Rocky Hill
Snake Hill
Smoke Hill
Clay Pit Hill
Fletcher Hill
Pine Hill
Harvard Hill
Kemp Hill
Kezar Hill
Deacon Hill
Squannacook Hill
Brattle Hill
Clarks Hill
Flat Hill
Turkey Hill
Nichols Hill
Robbs Hill
Hickory Hills Lake
Long Swamp
Baddacook Pond
Burnt Meadow Swamp
Whitney Pond
Cady Pond
Knops Pond
Sandy Pond
Spectacle Pond
Lake Shirley
Fort Pond
White Pond
Slate Rock Pond
Mirror Lake
Flannagan Pond
Long Pond
Grove Pond
Plow Shop Pond
Mill Pond
Clear Pond
Pingry Hill
Longs Hill
New Fancie Swamp
White Rabbit Swamp
Dead Pond Swamp
Bennetts Pond Swamp
Bk
Brook
Pond
Swamp
Hill
Mt
Creek
River
Lake
Rd
Road
Ave
Avenue
St
Street
Dr
Drive
Ln
Lane
Cir
Circle
Pl
Place
Ter
Terrace
Sq
Square
Ct
Court
Trl
Trail
Pkwy
Parkway
Hwy
Highway
Expy
Expressway
Tpke
Turnpike
Bridge
Dam
Cem
Sch
Ch
Church
Hosp
Hospital
Lib
Library
Mus
Museum
Golf Course
Country Club
Fairgrounds
Campground
Picnic Area
Rest Area
Gravel Pit
Quarry
Tower
Radio Tower
Water Tower
Lookout Tower
Fire Tower
Windmill
Monument
Memorial Park
Town Hall
Post Office
Police Station
Fire Station
Municipal Building
Industrial Waste Disposal
Sewage Disposal
Sewage Treatment
Reservoir
Standpipe
Moore Airfield
Devens Airfield
Nashoba Hospital
Community Memorial Hospital
Groton School Pond
Groton Sch
High Sch
Middle Sch
Elementary Sch
Academy
Parochial Sch
Catholic Sch
Robbins Hill Middle Sch
Nichols Middle Sch
Spaulding Memorial Park
Jackson Park
Prescott Park
Lawrence Park
Fairhaven Park
Jewett Park
Page Park
Bancroft Park
Groton Center
Groton Junction
Pingryville
Devens
Oak Hill Cemetery
Mount Wachusett
Wachusett Mountain State Forest
Lancaster State Forest
Middlesex Co
Worcester Co
Interchange
Exit
Rt 2
Rt 2A
Rt 111
Rt 117
Rt 119
Rt 40
Rt 70
Rt 102
Rt 110
Rt 113
Rt 119
Rt 225
Rt 495
Rt 2 Eastbound
Rt 2 Westbound
Rt 495 Northbound
Rt 495 Southbound
Rt 111 Northbound
Rt 111 Southbound
Rt 119 Eastbound
Rt 119 Westbound
Rt 225 Eastbound
Rt 225 Westbound
Rt 40 Northbound
Rt 40 Southbound
Rt 70 Eastbound
Rt 70 Westbound
Rt 102 Eastbound
Rt 102 Westbound
Rt 110 Eastbound
Rt 110 Westbound
Rt 113 Eastbound
Rt 113 Westbound
Rt 117 Eastbound
Rt 117 Westbound
Rt 119 Eastbound
Rt 119 Westbound
Rt 225 Eastbound
Rt 225

The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 30, 2004

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the following nomination form:

Community Memorial Hospital, 15 Winthrop Ave., Ayer (Middlesex), MA

As we discussed with our reviewer, Patrick Andrus, the consultant will follow up with updated photographs once the rehabilitation is complete.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Leslie Donovan, consultant
Comm'lth. Rehabilitation and Nursing Center of Ayer
Frank Maxant, Ayer Historical Commission
C. Jane Witherow, Ayer Board of Selectmen
James Lucchesi, Ayer Planning Board

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www.state.ma.us/sec/mhc