



### MAYNARD SUBDIVISION

1958

The growth of this new community is the direct result of promotion on the part of Maynard Realty Company, a firm headed by John Henderson, Brockville barrister, as president, and C. W. Baker, of the Stewart and Broad, Prescott building contractors, as secretary-treasurer. The entire development revolves around a co-operative system which enables prospective home builders and owners to meet payment for the homes by a combination of cash down payment, and part downpayment represented by contributory work in construction.

The land on which these homes are situated at one time formed the farm of Floyd Stephenson and the pioneer Hodges-Prue family. Concession 3, Lot 12, facing on the Charleville Road. Allan Stewart met with Augusta Township Council and outlined his plans for the subdivision. They found his drainage and road plans adequate, and agreed to the setting aside of a four-acre plot for a school on the property, subject to the approval of Augusta Township School Area Board.

Gil Cyr and his wife and family were first to live on the site, occupying a mobile home there before any homes were built. As his house was completed, he removed to that.

The first homes in this Maynard (Stewart) Subdivision were built by:

Lyndon Cronk  
Charles Tackaberry  
Bert Empey  
Dave Simpson  
Jim Cutler  
Eugene Countryman  
Bill Durning  
Ted Humphrey  
Bob Boulerville  
Robert Somerville

Brent Maxwell  
Frank Darcel  
Ron Betsworth  
Leslie Dunn  
Dan Hammerli  
Alan Drake  
Loris Hall  
Earl Greer  
Lionel Abbott  
Grant McIntosh

Tom Callan  
Douglas McElroy  
F. Gudgeon  
Bob Shellard  
Dick Taylor  
W. Humphrey (Bud)  
Raymond Hough  
George Downing  
Babe Saunders

Of these, 15 were in the first co-operative group)

A feature of the Maynard housing development is the fact that most home builders are young couples with families. A number of them hold responsible positions in Prescott, Maitland or Brockville industrial plants.

1959  
Diane &  
Joanne



July	August	September	October	November	December
SUBSCRIPTION PAYABLE WEEKLY					
<b>The Recorder and Times</b> M. <i>Miss Louise Wilson</i> Street <i>3<sup>rd</sup> Concession</i> Carrier's Name <i>Tommy Connell</i> Phone <i>5582</i> TO SUBSCRIBERS—This is your receipt. The Carrier will call each Thursday or Friday to collect for the week's paper. See that the final date of payment is punched on your card, and also on carrier's card.					
June	May	April	March	February	January

Tommy was engaged by the Brockville Recorder & Times to deliver papers in the Subdivision and area. At first there were 4 subscribers, and he was paid \$2 weekly. As the number of homes increased, he was put on commission basis.

When he gave up the route on beginning high School, he had nearly 40 customers.



## MAYNARD SUBDIVISION

The Recorder & Times, Saturday, Dec. 13, 1958 .....by Allan Reid

### FARMLANDS FADING AS NEW TOWN RISES

#### ONETIME INDIAN SETTLEMENT FASTEST GROWING COMMUNITY

This onetime Indian settlement and latter day rural hamlet will never be the same. In fact it may well become a sister city of Brockville and Prescott in the next 25 years. It's about the fastest growing development in Leeds and Grenville.

A transformation, unprecedented in this area, has taken place in Maynard, until this year a thinly populated, scattered rural community.

Today it is a thriving, growing residential townsite with a population that is continually increasing. It has its own modern school, 36 homes built or under construction and another 50 planned. It is anticipated that by the end of 1959 Maynard will have over 500 of a population. A shopping centre is planned.

Maynard is located on the Third Concession road running east and west between Brockville and Prescott. It is about 12 miles northwest of Prescott and about the same distance north east of Brockville.

Until 5 years ago Maynard looked much as it did through the past century. It was an agricultural area, with many substantial homesteads built by the pioneering families of Augusta township. There were no urgent problems. It was located in a picturesque rural setting, with the focal point of the community being the old Methodist church. It was located on a paved road.

But all this has changed. A modern townsite has been laid out on the farmlands to the north of the road, a modern school built and a substantial start made on the residential community.

The growth of Maynard can be attributed to the industrial developments in Brockville, Maitland and Prescott and the fact that Brockville and Prescott have not kept pace with the need for more land for expansion.

The overflow population has gone to the country. While it is rural living now, plans for the future promise to make Maynard one of the larger centres in Leeds and Grenville.

The new community is the direct result of Promotion on the part of Maynard Realty Company, a firm headed by John Henderson, Brockville barrister, as president, and C. W. Baker, of the Stewart and Broad, Prescott Building contractors, as secretary-treasurer. The entire development revolves around a co-operative system which enables prospective home builders and owners to meet payment for the homes by a combination of cash down payment, and part down payment represented by contributory work in construction.

So far 20 new homes have been erected and occupied in the new community, being constructed on lands which at one time formed part of the pioneering farms owned by the Prue and Stephenson families. In addition, 16 homes are presently under construction, all of which will be occupied by their owners next spring. Fifty more lots are at present being surveyed, with the distinct possibility that construction of homes on these will be commenced on a scale similar to the 1953 building programme during 1959.



All homes being built are of brick veneer, have modern plumbing, and are in every way of modern and up-to-the-minute design, from the practical and scenic points of view. It is the intention of the Maynard Realty Co. to maintain the new community as an attractive, well-laidout, and well-landscaped area to harmonize with the rural setting in which it is being developed. No individual lot consists of less than 15,000 square feet, all services, water and drainage and sewerage, are of up-to-date construction. In fact the homes constructed, under construction, or planned, comply in every way with the stringent requirements of the National Housing Act.

The water supply is more than adequate for the development of this new, enlarged community within a community, derived from wells which have passed all tests as to purity and other desirable factors. Sanitation, which embodies a cesspool, have also been designed to meet with departmental housing approval.

Co-operative methods in home construction at Maynard involve down payments in accordance with the size or style of home desired, plus contributions of labour by prospective owners which approximate on the average from \$700 to \$800 towards the amount of the down payment. The home purchaser pays for the lot, and services and the balance of work not done by him, plus the balance of down payment. The balance is paid off by mortgages of varying terms.

A feature of the Maynard housing development is the fact most home builders are young couples with young families. With the exception of ten present and potential owners, the new residents of Maynard will represent persons whose previous homes have been, or still are, in Prescott. Many of them hold positions of responsibility in Prescott, Maitland or Brockville industrial plants.

Until a year ago the problem of education would have presented a serious stumbling block to the success of the co-operative development at Maynard. In a far-seeing move, however, the Augusta Area Public School Board has seen fit to have a new, modernly designed public school set up at Maynard, and thus the educational problem has been solved for some time to come. The new community is in proximity to the access cloverleafs which will form part of Highway 401 which will run south of the neighborhood.

It is planned that, with the growth of the new community at Maynard, shopping areas and other projects will become established. Proponents of the present developments at Maynard embody in the layout of the housing developments a small ornamental lake or large pond to be used as a skating rink during the winter months.

Growth and development of the Maynard district during the past few years has been augmented by the large number of persons who have chosen to build homes and take up residence in the area apart from those who are taking advantage of the co-operative venture. During the past four years the population of the area immediate to Maynard is believed to have increased by some 300 persons.

Modern developments in this area are being pushed forward in a section of country which, wild and untamed, covered with thick forest lands, with several long-vanished creeks, was the stamping ground of Indians long ago.

*Some inaccuracies, but generally correct*



MAYNARD SUBDIVISION.....1981

The number of homes grew steadily, as predicted, and in this year the following are still residing there:

Mr. and Mrs. Lyndon Cronk  
Mr. and Mrs. Earl Greer  
Mr. and Mrs. Raymond Hough  
Mr. and Mrs. Bob Boulerice  
Mr. and Mrs. Dan Hammerli  
Mr. and Mrs. Doug McElroy

Mr. and Mrs. <sup>Buo</sup>~~Paul~~ Humphrey  
Mr. and Mrs. Tom Callan  
Mr. and Mrs. Eugene Countryman  
Mr. and Mrs. Ron Betsworth  
Mr. and Mrs. Loris Hall  
Mr. and Mrs. Grant McIntosh

The young children are now grown and moved to work and live in other places. Some of these men have now retired, and are enjoying leisure in this rural setting. They are involved in the life of the community and have added much to their area.

The school, built to accommodate the influx of inhabitants, has grown to 23 rooms and at one time had more than 600 students, many of them bussed in from feeder schools throughout the township. Augusta is proud of this school, built to be a Senior Public School, with grades 6,7, and 8 from all the township coming here. The library, kindergartens, Special Education rooms, Family Studies (Home Economics) and Industrial Arts rooms are the best in the area. Facilities for Physical Education, gym, track, soccer fields, ball diamonds and games areas are much enjoyed by all ages. For a number of years, the children also enjoyed using the rink in the Sports Field adjacent to the school. This has since been discontinued because of difficulty with keeping a good ice surface in uncertain weather conditions.

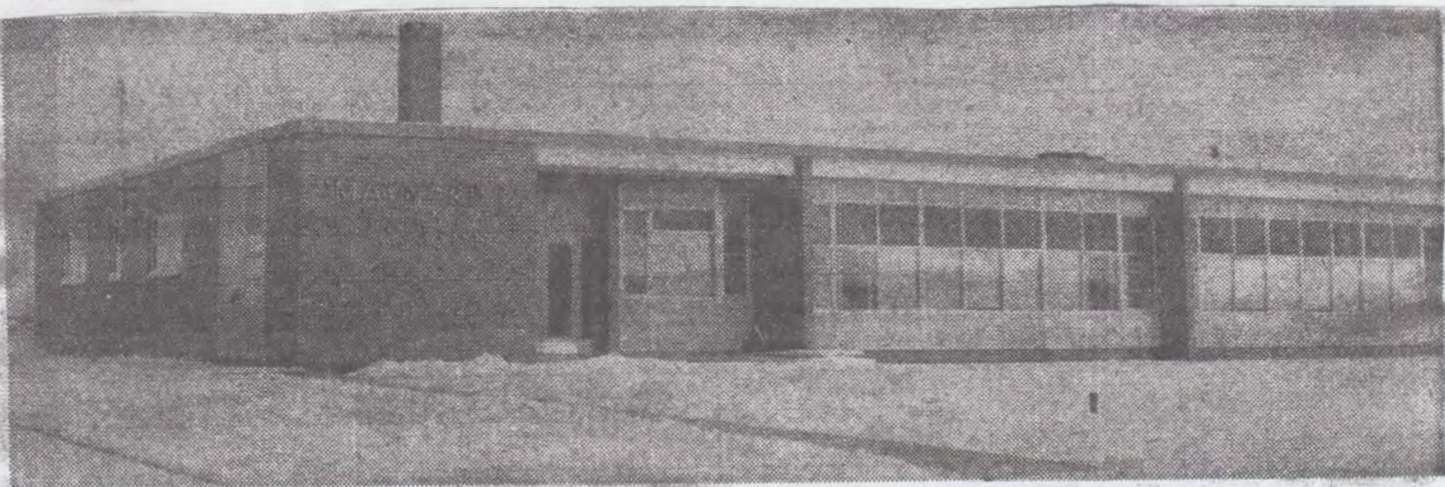
An agreement between the School Board and the Maynard Educational and Recreational Association allows students full use of the 30-acre spread. The rink is now used for horse shows each summer, several times. MERC pays for skating in Prescott Community Centre for hockey teams of various age groups.

The lighted softball field is in regular use by both men's and women's teams, again various age groups, as required. The building there was at one time a portable classroom at the school, but through a deal, the school acquired a smaller shed to house sports equipment and the Field got the larger building. MERC meetings are held there, and it houses equipment for sports and the booth which raises money to finance sports.

A tennis court was established adjacent to the ball field, with lights and paved courts....1977-78. It is under the direction of MERCommittee as well.



# New Town Rises



**LARGE, MODERN SCHOOL AT MAYNARD.** — A far cry from the "country schoolhouse" is this completely modern public school in the new residential district at Maynard. The six-room school has about 150 pupils, the majority of whom arrive by bus from points throughout the district. With more

and more families from Prescott and Brockville about to move into the new homes under construction, the pupil enrollment next fall should include a great many from the immediate vicinity. James Steven is principal of the school. (SPE)



**HOUSING SECTION IN RURAL COMMUNITY.** — This is just a portion of the many new homes of modern design already erected in the new section at Maynard, some 12 miles from Brockville and Prescott, where many families from both communities, are taking up residence. The solidly constructed

homes have all the conveniences of city living. Plans for the new area include a shopping centre and artificial lake, which could be used as a skating rink for the children in the winter months. (SPE)

It has been established by archaeologists that the Maynard area, as well as the districts of Roebuck and west of Spencerville, served as sites for seven or eight separate Indian camps and burial grounds. Within the forest the forest glades of the Maynard areas existed the first settlements of human habitation, occupied by Indians believed to be of the Mohawk-Onandaga tribes. From the earliest days of such settlements, dating back for four, five or six hundred years, were probably planned war-like raiding parties which plagued other primitive residents along the St. Lawrence

## FIRST CHURCH

From the religious history of the area it would appear that the Maynard area was peopled by many who accepted the principles of Methodism as laid down by that indomitable spiritual pioneer, Barbara Heck. Victoria United Church at Maynard was erected as a Methodist church 90 years ago. Today it is the landmark of old Maynard. The new Maynard is marked by its modern homes and schools in a well-planned town site.

Dec. 13.  
1958

R. & T.



## NEW VILLAGE?

# 34 homes building in Maynard sub-division

Maynard may become an incorporated municipality before not too many years, after several generations of leisurely rural living.

Twenty-four houses are in various stages of construction in the Maynard Housing Sub-division, and another 10 are slated to get underway in a few weeks.

Stewart and Broad Ltd., Prescott, recently subdivided an area on the Charleville Road, in the vicinity of the new Maynard Public School. Of the 46 lots provided in the plan, handled by Maynard Realty Co., 24 were sold to the Grenville Home Builders' Association and 10 to the Augusta Home Builders Association.

The Grenville group is made up of Prescott families, and is headed by Chas. Tackaberry, president; S. Lyn Cronk, 1st vice-president; Bert Empey, 2nd vice-president; Dave Simpson, treasurer, and Jim Cutley, secretary.

Other builders of the group, a registered part of the Co-Operative Building Society of Ontario, are Eugene Countryman, Bill Durning, W. Humphrey, Ted Humphrey, Bob Boulterice, Brent Maxwell, Frank Darcel, Ron Betsworth, Les Dunn, Dan Hammerli, Alan Drake, Loris Hall, Earl Greer, Lionel Abbott, Tom Callan, Doug McElroy, F. Gudgeon, Bob Shellard and Dick Taylor.

The mortgages have been handled as a single unit through Central Mortgage and Housing for \$250,000 and will be broken into individual units as the houses are completed. Each owner is required to have a down payment of about \$700 and works out a \$700 total to complete the initial payment. A labor schedule has been worked out to permit shingling, pouring footings, waterproofing basements, laying tile, spreading gravel on basement floors, insulating and painting.

Builders work in teams, keeping the homes progressing in various stages.

On Monday, pre-fab sections were scheduled to start arriving one-a-day, and walls and partitions go up in a few hours.

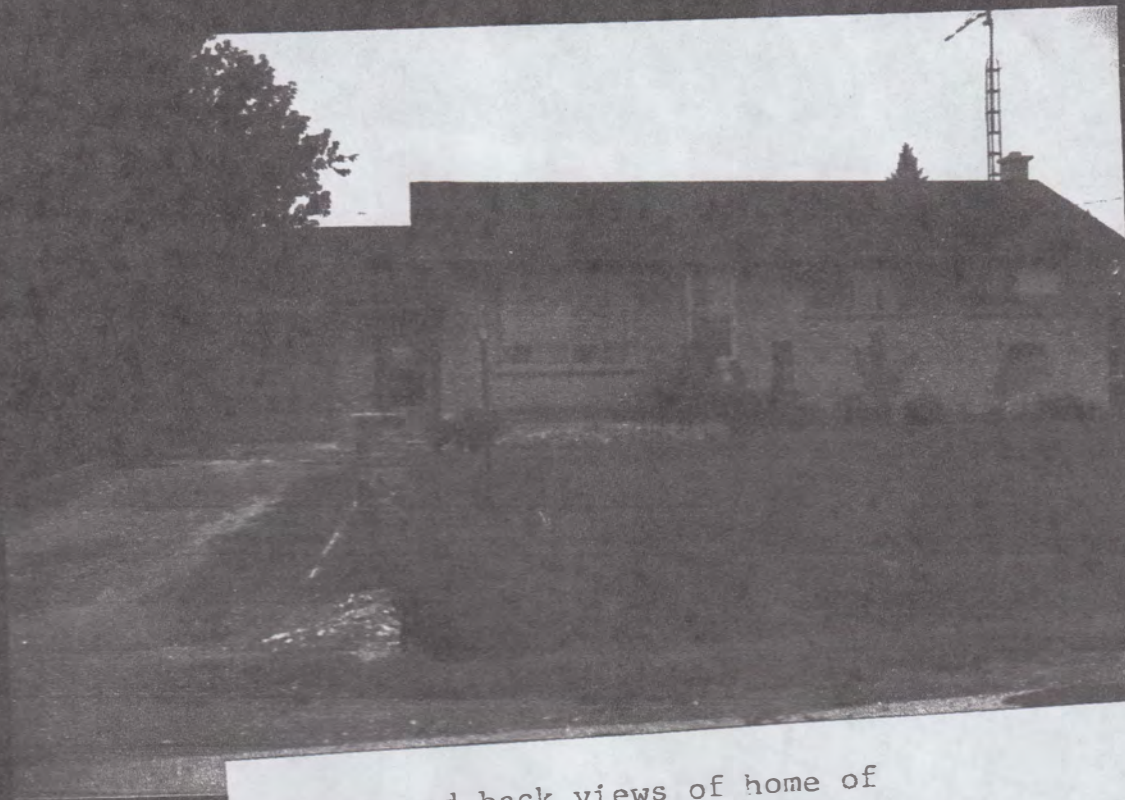
Three designs are being used by the Grenville group, at costs of \$8,600, \$9,100 and 10,100. The lots cost \$400 and the services—drilling well, septic tanks and disposal beds—\$720.

-Prescott Journal



-photo taken from  
Con. 3 Road  
looking north  
into Subdivision





Front and back views of home of  
M. E. (Ted) & Edith Jenkins  
Stewart Drive, Maynard Subdivision

-photos, Mrs. Jenkins

1990





