



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding
Due no later than 4:00pm on Friday, September 21, 2018

Applicant: Town of Concord

Co-Applicant (if applicable): N/A

Project Name: Harrington Park Master Plan

Project Location/Address: 249 Harrington Avenue

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 20,000

Amount from Other Funding Sources: \$ 0

Total Project Budget: \$ 20,000

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline* |
| <input checked="" type="checkbox"/> Map (if applicable) | <input type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Copy of Audit or most recent Financial Information (Non Profit Organizations Only)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input checked="" type="checkbox"/> Feasibility Assessment | |
| <input type="checkbox"/> Statement of Sustainability (if applicable) | |

*Required Documentation

The Contact Person for this Project is: Marcia Rasmussen, Director, DPLM

All Correspondence should be mailed to: Town of Concord, 141 Keyes Road, Concord, MA 01742

The Contact Person can be reached by phone at 978-318-3290 or by email at: mrasmussen@concordma.gov

Signature of Applicant: Marcia Rasmussen

Signature of Property Owner (if different): Christoph Wheeler 9/18/18

For Historic Preservation Projects Only – please check the box below left and acknowledge:

I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

Brief Project Summary

The Town requests funds to prepare a Master Plan for Harrington Park. Harrington Park is a unique Town-owned parcel containing a historic structure on 15.6 acres of fields, wetlands, trails and riverfront in West Concord. A site with tremendous potential as a recreational and open space destination, it is primarily known as the home of the ca. 1745 Wheeler Harrington House. While a small portion of the site is farmed by the adjacent Marshall Farm, the remainder is underutilized. Many Concord residents do not know of its existence, let alone its value and potential. The Town proposes to hire consultants to help develop a community specific plan for the site based on both expert survey and analysis and community input so that this property can reach its true potential as a one of a kind recreational and open space resource for West Concord.

Narrative

Harrington Park is a 15.6 acre parcel of former farm land bordered by Harrington Road to the south and the Assabet River to the north. This unique Town-owned property is the home of the Wheeler-Harrington house, an intact ca. 1745 farmhouse that has retained its original location and setting, but the parcel is far more than a residential house lot. The property was a working farm from the 1700s until 1974, when the Town purchased the property from its last owners, the LeBallister family. A plan was developed at that time to demolish the house and convert the site into playing fields, but as residents became aware of the history and significance of the former farmhouse, a grass roots effort spread to restore and preserve the house. This effort convinced the Town to abandon its original plan for the site, and in 1975 area residents banded together to restore and repair the structure. The site itself, though, was largely ignored during this process and generally forgotten over time. Only in recent years have the long abandoned plans been unearthed and discussions opened on how to achieve the goal of developing a recreational and open space community resource on the property.

Since the 1970s, the Town has rented the house to live-in caretakers, who have had some responsibilities for maintaining the land in close proximity to the house, and the remaining field to the adjacent farmer. The oversight of the property is divided between the Concord Historical Commission (CHC), which oversees the preservation of the house, and the Division of Natural Resources (DNR), which oversees the land. In recent years, both groups have taken steps to develop a better understanding of the property and make use of its potential. Through a series of projects, two of which were CPA funded, the CHC has succeeded in adding the property to the National Register of Historic Places, completing a much needed Historic Structure Report for the building, and having CPA funds allocated to make much needed repairs to the historic house. In respect to the grounds, the DNR has developed a new trail system linking the site along the Assabet River to Second Division Brook. These trails were made possible by a series of recent land and easement acquisitions, partially funded with CPA project funds, which have opened up new possibilities for a network of pathways to connect the Town open spaces throughout this area. All of this work has taken a step towards reconnecting Harrington Park with the larger community, and the proposed project is intended to take the next step in developing the future of the site.

In 2013, a joint project between these two groups and the Planning Division laid the groundwork for this proposed Master Plan by completing three studies – the historic structure report noted above, a cultural landscape report, and an environmental assessment. These reports were necessary first steps towards a better understanding of the existing site and its condition, and will provide important background information for the final Master Plan. The intent of the current project is to draw from these reports, conduct a series of public meetings/outreach sessions with Concord residents, and a prepare full survey plans and physical evaluation of the site to develop a plan to meet West Concord's needs in ways supported by and beneficial to its residents. By completing a Master Plan for the site which incorporates public input and preferences, it is hoped that the plan will provide both a vision for the future of the site and a blueprint for its future implementation.

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2019 Community Preservation Plan:

a. The project's eligibility for CPA funding under the CPA legislation.

The application meets three of the four CPA criteria: for Open Space because it will provide funding to plan for the preservation of existing fields, river frontage, and wetlands; for Recreation as it will provide funding to study the creation of new active and passive recreational uses on the property; and for Historic Preservation as it will provide funding for the preservation (and possible interpretation) of a resource listed on the National Register of Historic Places.

b. The project's consistency with Town-wide planning efforts and reports that have received broad-based scrutiny and input.

Harrington Park is included in the 2017 Community Preservation Plan as the Wheeler Harrington House is an historic building that serves a public purpose and is eligible for CPA funding. The site is also eligible under Historic Preservation for its agricultural lands, which are "central elements of the development and history of Concord," and under Recreation for its potential Waterway Access.

The 2018 Envision Concord – Bridge to 2030 Comprehensive Plan identifies the desire to undertake study and survey to identify and document historical resources. This project represents the desire to interpret the history while making the property more accessible for open space uses (**Goal #3 Undertake additional survey and study work to identify historical resources that are not adequately documented, not fully understood, or currently unknown.**) Identifying characteristic "systems" and typologies of historical landscapes including buildings and structures that are particularly important to Concord's character and which can also include significant buildings and other built features. This historic preservation issue is particularly pressing for Concord because such typologies or systems are not always recognized or identified as important.

In regards to the 2015 Open Space and Recreation Plan, the project will meet Goal 2 "Improve Connectivity and Access to Recreational Resources" and Goal 3 "Protect Agricultural Land, including Fields, Meadows and Orchards" as the existing site is part of a new and developing network of trails in the area and includes both a field and former orchard.

c. The project's support by relevant Town boards and committees and community groups and its consistency with recent Town Meeting actions.

The Historical Commission has long supported the preservation of this building and has advocated for further study and research on the site's condition and potential future uses. The Natural Resources Commission works through the DNR to see to the site's preservation and maintenance, and has been supportive of past efforts to better understand the property and its potential. In 2013 and 2016, Town Meeting supported the site when it voted to use CPA funding to complete the previously referenced studies and to set aside funds for the physical preservation of the building.

d. The extent to which the project preserves, protects or enhances existing Town-owned open space, recreation, historic and/or housing assets.

The primary purpose of this project is to preserve and protect an existing Town-owned historic, open space and recreational resource. This house is the oldest structure owned by the Town, one of the few 1700s structures remaining in Concord, and holds a unique place in the history of

West Concord. The site itself is a large open parcel with river access which could be greatly enhanced for community use. While it's existing recreational potential is limited to walking paths, such a large and well located site holds great potential for other uses which have yet to be fully explored.

e. *The extent to which the project serves multiple or underserved populations.*

The property is a Town-owned resource which is available to all Concord residents but is currently underutilized and largely unknown. This project proposes to respect the historic structure at the heart of the site while working to develop it as an open space and recreational amenity for the West Concord community.

f. *Whether or not the project fulfills more than one purpose of the legislation: housing, historic preservation, open space or recreation.*

The purpose of this project is to consider the site for future open space and recreation projects and uses. This project does not propose to directly impact the historic preservation resources on this site, but will integrate (and potentially interpret) those resources into any future plans.

g. *Administrative and financial management capabilities of the applicant.*

The project will be administered through the Town of Concord's Department of Planning and Land Management (DPLM). Natural Resources is a division of DPLM, and the Department is also responsible for staffing the Concord Historical Commission. DPLM has extensive experience in administering CPA funded grants and projects and the Town has completed all of the requirements of their previously funded programs to date.

h. *The extent to which the applicant has successfully implemented projects of a similar type and scale or otherwise demonstrated the ability and competency to implement such a project.*

As noted above, the applicant has a long standing role in maintaining Concord's existing Town-owned open space parcels and has initiated many similar projects to plan for the future of individual sites. The Planning Division has overseen numerous grant funded projects and has the expertise to implement a project of this scale.

i. *Whether or not the applicant has site control or written consent by the property owner to submit an application.*

The property is owned by the Town of Concord and the Town will be responsible for overseeing this project.

j. *Demonstrated financial need.*

This Town-owned and supported site is maintained and overseen by the Natural Resources Division, which is responsible for all of the Town's conservation lands. At present there is no staff capacity or funding available to take the next steps of considering future uses for the site. Without CPA funding to cover the expense of hiring an outside consultant to work with DPLM and the community on the potential uses for the property, the site will remain underutilized for the foreseeable future.

k. *Whether or not there will be multiple sources of funding for the project, including leveraging of other public and/or private funding.*

As noted above, the Town pays for the regular maintenance of the site and will provide in-kind services to the project in the form of staff time and project administration. A portion of the

budget will also come from unused CPA funding from the previous studies project.

- l. The feasibility of the project plan and whether or not the most reasonable approach for implementing the project has been selected.*

The Town has extensive experience in site planning and will hire the appropriate consultants to insure that the work is completed in a manner appropriate to the character of the conservation and historic resource. The Town plans to work closely with the caretakers and consultants to complete the work without undue inconvenience.

- m. The urgency of the project, the flexibility of the schedule and the impact of any delay in initiating the project.*

The potential for the property has been largely forgotten since its purchase in the 1970s. With the further development of West Concord in recent years, and the purchase and development of trails on the adjacent parcels, there is a growing emphasis on making the area's public open spaces more accessible. The Town would like to capitalize on the recent completion of the studies project and the renewed interest in the preservation of the historic house to move planning for the property forward and gain community input on the site as a whole. While there is flexibility as to the timing of the project, the Town is eager to take advantage of this forward momentum to create a vision for the future of the site.

- n. The provision for maintenance of the project.*

The building and site have an established maintenance plan that will continue to be followed during and after the completion of this project.

- o. The inclusion of an appropriate permanent deed restriction, preservation restriction, or conservation restriction.*

The Wheeler Harrington House has an existing Historic Preservation Restriction that was established when the Town took ownership of the property in the 1970s. The property is already designated as conservation land and is managed by the Natural Resources Division.

Budget

The proposed budget of \$20,000 has been estimated based on the cost of similar survey and planning processes completed by the Town with hired consultants.

Feasibility

The Town has completed numerous planning projects on other Town-owned properties and has both the experience and resources to complete this work on time and on budget.

Timeline

The Town proposes to begin work to find a consultant to survey and develop plans for the project following Town Meeting and will move forward with an RFP for the completion of the work itself over summer 2019. The public meeting process and development of plans is anticipated to be done over the Fall/Winter of 2019/2020.



Legend

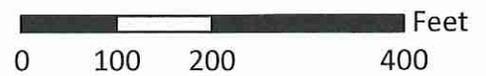


Project Site



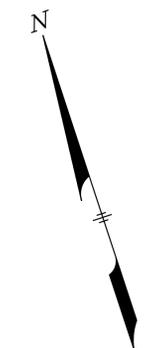
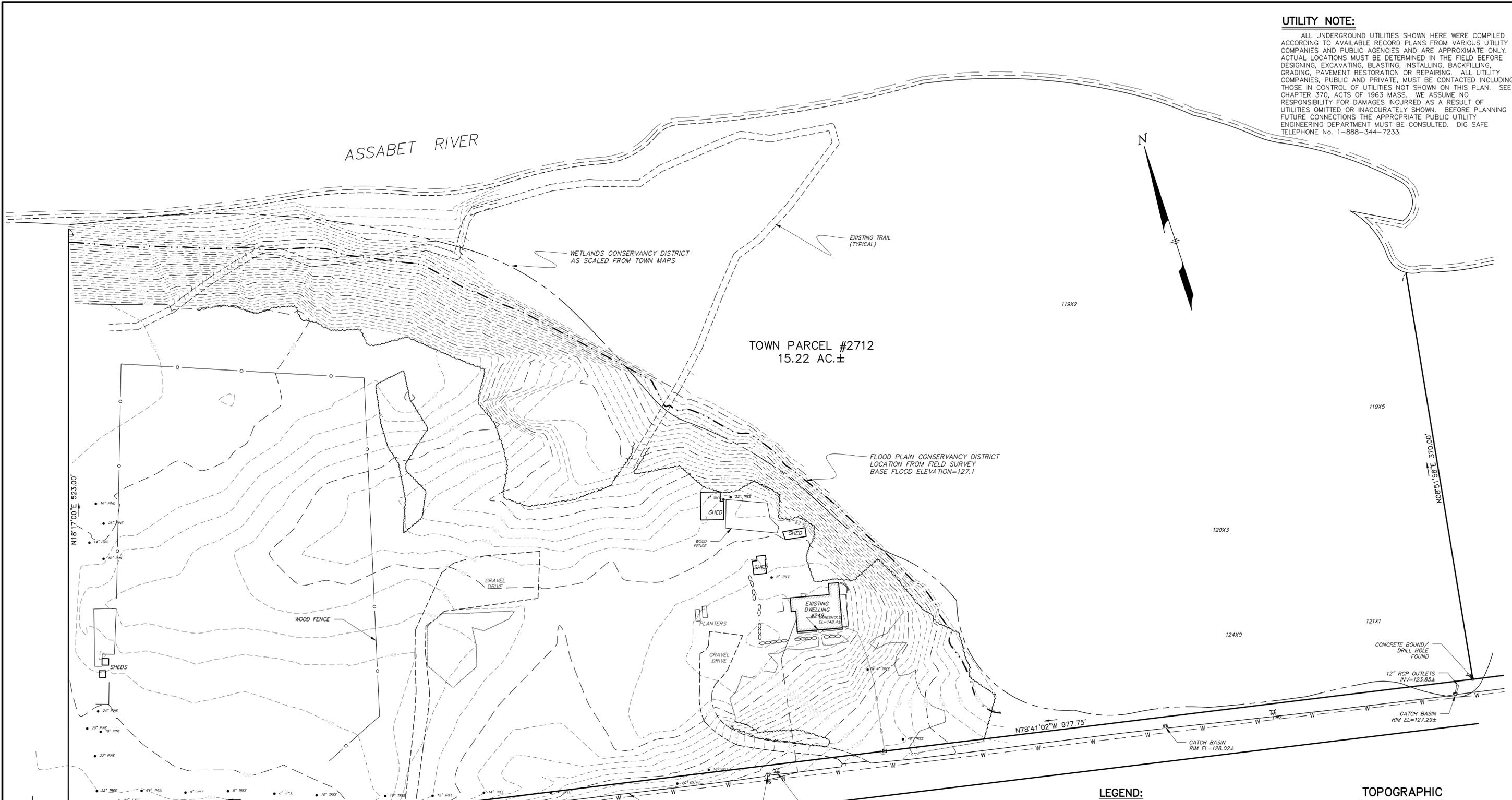
Wetlands Conservancy District

249 Harrington Avenue
Harrington Park Master Plan
2019 CPA Application



UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.



TOWN PARCEL #2712
15.22 AC±

WETLANDS CONSERVANCY DISTRICT
AS SCALED FROM TOWN MAPS

FLOOD PLAIN CONSERVANCY DISTRICT
LOCATION FROM FIELD SURVEY
BASE FLOOD ELEVATION=127.1

RECORD OWNER

TOWN OF CONCORD
22 MONUMENT SQUARE
CONCORD, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 12639 PAGE 350
PLAN No. 517 OF 1974

ZONING DISTRICT

RESIDENCE B

DATUM

N.A.V.D OF 1988.

LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG• GAS GATE
- G- GAS SERVICE (BURIED)
- WG• WATER GATE
- W- WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D- SUB-SURFACE DRAIN LINE
- 99--- EXISTING CONTOUR
- 88--- EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL
- ===== EDGE OF PAVEMENT

TOPOGRAPHIC PLAN OF LAND
IN
CONCORD, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: THE TOWN OF CONCORD
SCALE: 1"=40' DECEMBER 28, 2017

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

