



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 - Division of Natural Resources

Co-Applicant (if applicable): Heywood Meadow Stewardship Committee

Project Name: Heywood Meadow Stone Wall Extension

Project Location/Address: 150 Lexington Road

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 21,619
 Amount from Other Funding Sources: \$ 5,300
 Total Project Budget: \$ 26,919
 (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 checked="" 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 (<u>Non Profit Organizations Only</u>)* |
| <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 checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |

* Required Documentation

The Contact Person for this Project is: Delia Kaye, Natural Resources Director

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

The Contact Person can be reached by phone at: (978) 318-3285 or by email at: dkaye@concordma.gov

Signature of Applicant: *Delia Kaye*

Signature of Property Owner (if different): *[Signature]*

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.

Project Summary: The Division of Natural Resources (DNR) and the Heywood Meadow Stewardship Committee (HMSC) are pleased to submit this application for Community Preservation Act (CPA) funding in the amount of \$20,000 from the Open Space category. This third and final phase of the Heywood Meadow Stone Wall Restoration Project consists of the removal of the unsightly concrete posts located along the east side of the Lexington Road/Heywood Street corner and extending the East Meadow stone wall by 75 feet as shown in the attached project plans.

Narrative: The 6-acre Heywood Meadow is comprised of six separate lots and is bordered by Lexington Road, Walden Street and the Mill Brook and is bisected by Heywood Street. It lies at the gateway to Concord Center and is within Concord's American Mile Historic District, the State Historic District and the Monument Square-Lexington Road National Register District. The Meadow serves as the historically appropriate landscape for the 18th and 19th century homes which surround it and as such enhances their integrity.

Heywood Meadow is the sole open meadow in Concord Center and thus is the only cultural landscape encountered on the "route of battle" after leaving the National Park. This historic and cultural landscape is a reminder of Concord's agrarian roots. Historian Anne Forbes notes "*Heywood Meadow, the landscape which stretches along both sides of Heywood Street south from Lexington Road to Walden Street, is the only survivor of the many small open meadows and fields that were scattered throughout the residential and even the business portions of Concord Center*". It lies on the April 19, 1775 soldiers' line of march; it was a source of inspiration to Concord's nineteenth century literary figures, most prominently Emerson and Thoreau; and it remains an evocative link with nearly 370 years of Concord's history. This Town- owned meadow and both its previously restored stone walls on the east and west side of the meadow are viewed daily by hundreds of Concord residents and visitors.

In early 2005 the NRC approved the Heywood Meadow Landscape Preservation Plan which was written in cooperation with the HMSC by Hines, Wasser and Associates. One of the Plan's key recommendations was the

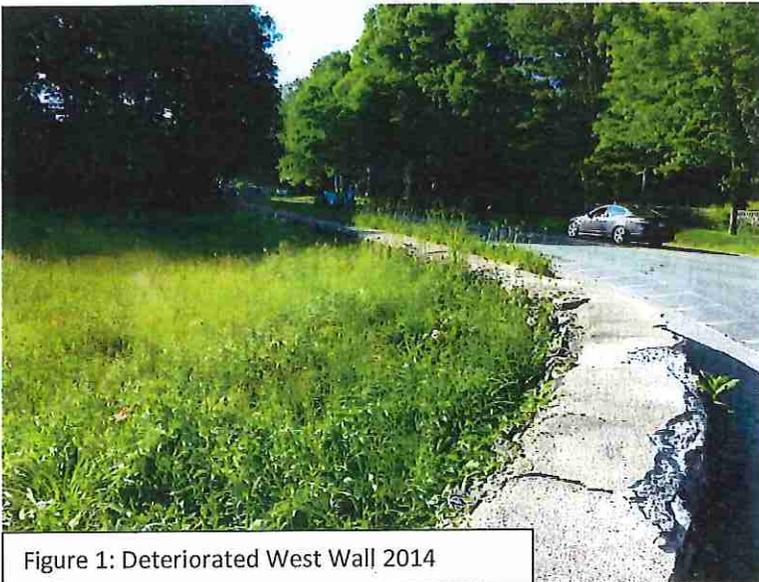


Figure 1: Deteriorated West Wall 2014

restoration of the stone walls bordering the perimeter of Heywood Meadow. The Plan states: "*The stone walls which line Lexington Road and the western section of Heywood Street are important character defining features of Heywood Meadow that had deteriorated over time. Rebuilding these walls will greatly improve the character of Heywood Meadow and created some separation between the meadow and the adjacent street.*"

Figure 1 shows the crumbling and deteriorated condition of the wall bordering Lot 1 of Heywood Meadow to the west of Heywood Street (West Meadow), which was once a dry laid field stone wall. In the 20th century the wall west of Heywood Street was both patched

and capped with cement.

The wall along Lexington Road that retained the sidewalk was leaking sand into the meadow and, in addition to being unsightly, was a potential safety hazard. The 2016 restored West Wall is shown in Figure 2 and is in keeping with the historic character common to other mid- seventeenth century walls in the area. The narrowness of the curved section of sidewalk at the intersection with Heywood Street also presented a safety hazard, and the stone wall was shifted approximately 1 foot into the meadow to allow an increased width of the sidewalk to 4 feet.

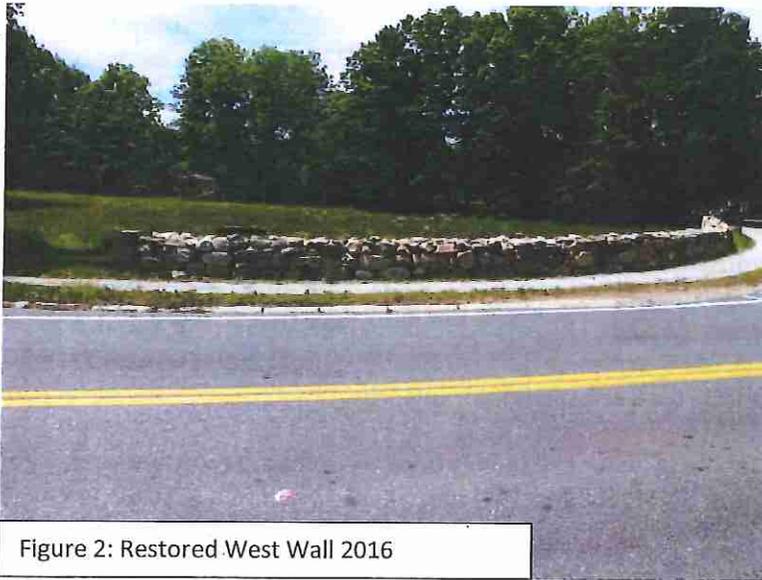


Figure 2: Restored West Wall 2016

The restored West Wall matched the restored East Wall that was restored in 2012. The restored East Wall and is shown below in Figure 3.

Both restoration projects were undertaken with the support of CPA funding.

The completion of these restoration projects greatly improved the character of the Heywood Meadow and created separation between the Meadow and adjacent Lexington Road. The addition of a traditional stile with steps was determined to be historically appropriate and was added to the West Wall as part of the 2016 restoration project and provides greater public access to the West

Meadow via the Emerson - Thoreau Amble and the regional Bay Circuit Trail. Accessing the western portion of the Meadow in effect extends the Emerson - Thoreau Amble and the Bay Circuit Trail into the center of Concord along this most historic route.

With the completion of the 2016 west wall restoration project, public interest in the Heywood Meadow noticeably increased both from Concord residents using the meadow as a point of interest with respect traversing the meadow to for passive recreation purposes. Recent restoration efforts including invasive species removal and native replantings have increased the biodiversity value of the meadow to indigenous flora and fauna.

Based upon personal observations and comments received from users of the meadow, the HMSC

became aware that the 12 concrete posts that remained along the corner of the East Meadow at the junction of Lexington Road and Heywood Street detracted from the significant improvements resulting from the 2012 and 2016 wall restoration projects. The views looking east and north from the Lexington Road/Heywood Street intersection are shown in Figures 4 and Figure 5.

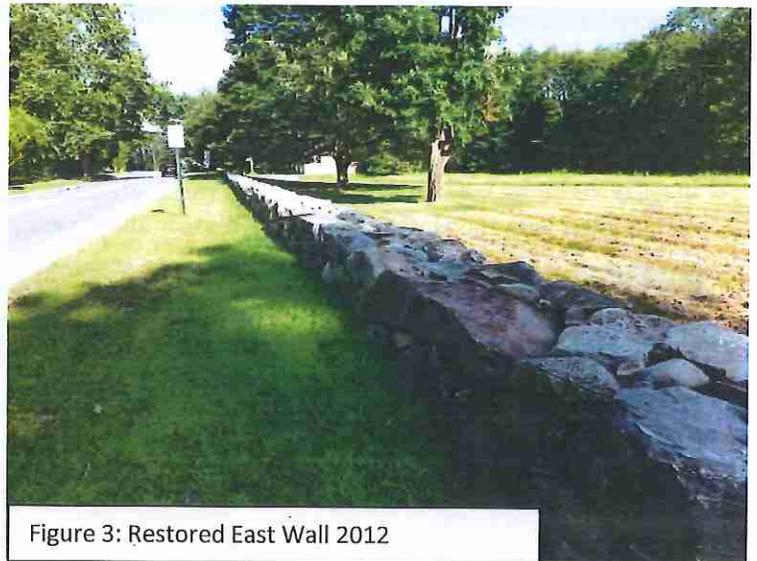


Figure 3: Restored East Wall 2012

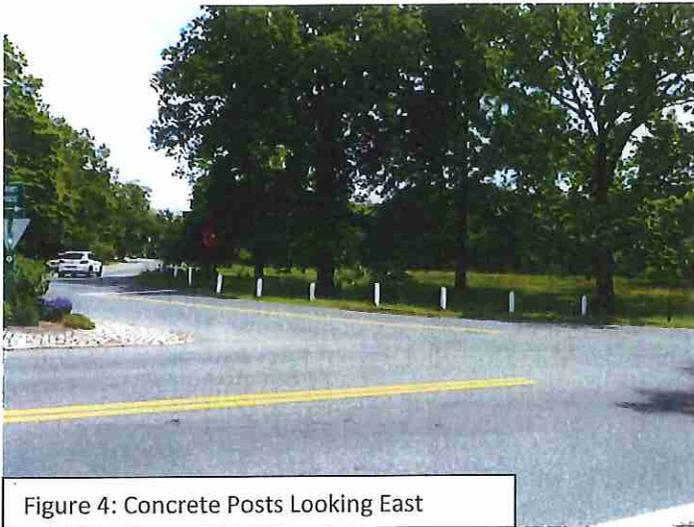


Figure 4: Concrete Posts Looking East

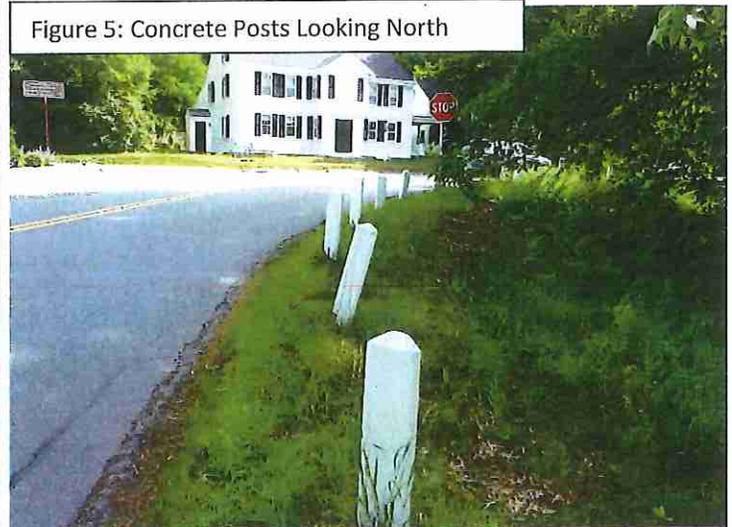


Figure 5: Concrete Posts Looking North

These views conflict with the curve of the West Wall as shown in Figure 6.

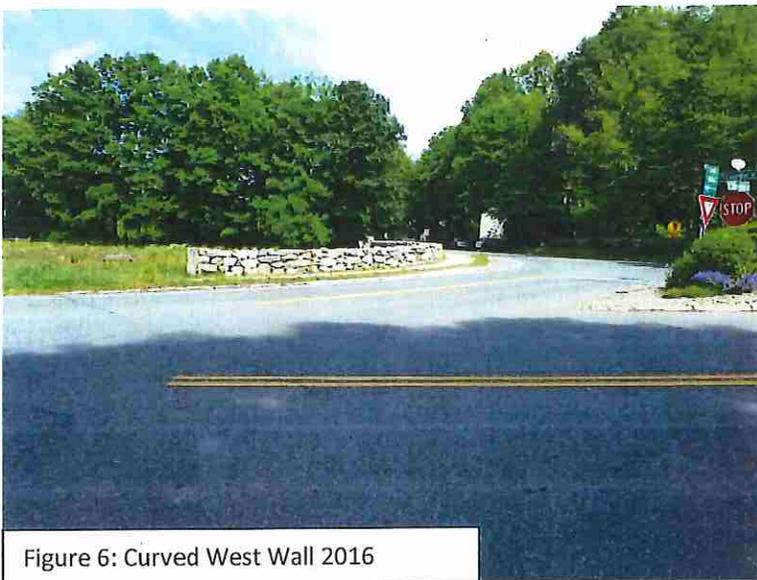


Figure 6: Curved West Wall 2016

The extension of the East Wall by 75 feet with a curve that matches the curve in the West Wall will allow the removal of the concrete posts, providing a more historically appropriate appearance to an important Concord landscape and gateway into Concord Center. .

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2018 Community Preservation Plan:

- a.) **Eligibility** – Under the CPA legislation, CPA funds can be used for *“the acquisition, creation, and preservation of open space”* amongst other categories. This proposal seeks to restore and preserve Town-owned open space, thereby improving and enhancing this important historic open space.

Restoration of Heywood Meadow meets the objectives set forth in the 2015 Open Space and Recreation Plan (OSRP), 2005 Comprehensive Long Range Plan (CLRP), and other plans in several ways as highlighted below.

Both the OSRP and the CLRP identified preservation of historic landscapes as a major priority. Both these documents sought and received wide community input and were accepted by the Board of Selectmen. Additionally, the 2013 Community Preservation Plan recognizes historic landscapes as critically important to preserve and stone walls as key elements of the historic landscapes.

GOAL CH-1 Protect and maintain Concords existing historic and cultural resources, as well as Native American archeological sites and artifacts. Heywood Meadow has a remarkable history that extends to early use by Native Americans. It was established in 1635 and used for agricultural purposes into the early 20th century. At one time it was part of a larger meadow that extended along the Mill Brook; it is now a remnant of this historic landscape that has increased its value to the community. Most of Heywood Meadow is included in the locally designated American Mile Historic District; Ford Park is included in the Main Street Historic District. All the Meadow is included in the Concord Monument Square – Lexington Road National Register District. Restoring stone walls and unifying the Meadow projects a strong community statement on historic preservation.

GOAL CH-2: Protect and maintain historic and cultural scenic vistas, including farm land, scenic roadways, stone walls, road widths, sidewalks, major trees, and village centers. This project meets this goal through replacing unsightly concrete bollards with a drylaid stone wall in an iconic historic landscape in the village center.

The 2013 Community Preservation Plan Criteria for Historic Preservation is most relevant in points 5 and 6. Criteria number 5 is “Help ensure that a threatened historic resource is saved”. Point 6 is “preserve the settings of historic buildings and cultural landscapes. The Meadow provides the setting for the lovely 18th and 19th century homes which surround it. The open meadow and stone walls evoke Concord’s agricultural heritage and continue the Minuteman National Historic Park’s Battle Road landscape. Lastly the Meadow and its stone walls are the gateway to Concord Center and establish a cultural sense of place.

- b.) **Support by Boards, Committees, Community & Town Meeting Actions** – Town planning documents identify the urgent need to protect dwindling agricultural land and open space. Several Town Meeting actions have demonstrated support for preserving this land in its natural state, and as an integral component of the Historic District. In 1969, Article 64 protested the taking of Heywood Meadow by the County Commissioners for a courthouse, and placed the meadow on the east side of Heywood Street (Lot A) into conservation. Lots 1 and 2 were placed in conservation through Town Meeting action in 1985 and 1986 and with support from private fundraising efforts; Lot 3 was placed into conservation by Town Meeting action in 2000, again with support from private fundraising efforts. In 2010 and 2012 the Concord Historical Commission wrote letters of support for the east wall restoration. The Historic Districts Commission approved essentially the same plan in 2011 and, pending .
- c.) **Preservation, Protection, or Enhancement of existing Town-owned open space, recreation, historic, and/or housing assets** – Extending the historically appropriate existing stone wall and removing the historically inappropriate and unsightly concrete posts at the Lexington Road - Heywood Street intersection is in keeping with preservation and protection of open spaces in Concord.
- d.) **Service of Multiple or Underserved Populations** –Town lands are public and open to all members of the community.
- e.) **CPA Purposes** – This proposal meets one of the four CPA purposes: open space preservation.
- f.) **Administrative and Financial Management** - The Division has taken the lead on numerous CPA projects including the restoration of the wall on the east and west sides of the Meadow and has proven itself more than capable of administering the requirements set forth by the CPC for use of CPA funds.

- g.) **Successful Implementation of Similar Projects** – The Division develops bid documents and oversees projects of this nature on a regular basis.
 - h.) **Site Control** – Heywood Meadow is owned by the Town of Concord.
 - i.) **Financial Need** – The Division of Natural Resources manages over 1,400 acres of conservation land and conducts regular maintenance and small improvements through careful application of limited funds within its operating budget, summer staff, trail stewards, and volunteers. A restoration project of this nature requires specialized equipment and personnel to successfully implement and is beyond the financial resources of the Division.
 - j.) **Sources of Funding** – The Division and the HMSC undertake regular maintenance of Heywood Meadow, including mowing trails, planting native species, eradicating invasives, and hosting volunteer cleanup days. Design of the stone wall, construction oversight, bid document preparation, and an as-built plan will be prepared by a qualified member of the HMSC. Division staff will obtain necessary permitting, bid the contract, and oversee contract management
 - k.) **Project Plan Feasibility** – The proposal seeks to complete a phased approach to restore Heywood Meadow to a historically evocative landscape.
 - l.) **Urgency of Project** – In 2000 the HMSC submitted a grant to the State Historic Landscape Preservation Grant Program seeking to evoke the Heywood Meadow’s historic and agricultural past, including restoring the stone walls. The State responded that a Landscape Plan was required before the grant could be obtained. In January 2005 the Landscape Plan was completed, but by this time the grant program was no longer in existence. Funding to restore the Meadow is critical to meeting these goals.
 - m.) **Maintenance Provisions** – Restoration of this section of the stone wall needs to be done very infrequently, provided it is constructed correctly.
 - n.) **Permanent Restriction** – No permanent restriction is proposed as part of this project
 - o.) **Reimbursement** – This proposal does not seek reimbursement of previously appropriated funds.
 - p.) **Incorporation of Sustainable Design Features** – Extending the stone wall and the removal of the concrete posts will improve the character of this historic landscape.
 - q.) **Four Sustainability Principles** – N/A
 - r.) **Local Qualified Vendors** – The Town will adhere to state bidding rules, and will award projects to local bidders where it is legal and feasible to do so.
 - s.) **Normal CPC Schedule** - This proposal does not request the CPC to act outside their normal schedule.
 - t.) **Land Acquisition Projects** - N/A
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Budget

The total project cost is estimated at \$25,100. Funds in the amount of \$19,800 are requested from CPA funds. Matching funds in the amount of \$5,300 will be provided. Projected costs are outlined below.

	<u>CPA Request</u>	<u>Matching Funds</u>
<i>Mobilization/Demob</i>	\$1,000	
<i>Wall Finished Face</i>	\$10,500	
<i>Wall Foundation</i>	\$1,125	
<i>Wall Stone for Above Grade</i>	\$6,294	
<i>Tree Protection</i>	\$200	
<i>Finish grade and seed</i>	\$500	
<i>Permitting</i>		\$500
<i>As-Built Drawings</i>		\$800
<i>Project Administration (including bid document preparation and construction oversight)</i>		\$4,000
<i>Contingency</i>	\$2,000	
TOTAL	\$21,619	\$5,300

Feasibility

As witnessed by the past stone wall restoration, if approved, this project is very likely to be completed. The Historic Districts Commission (HDC) issued a Certificate of Appropriateness in 2010 for the east stone wall and in 2012 for the west wall. Approval for the 2016 stone wall work within NRC jurisdiction was also obtained. This work will need approval from the HDC and a permit will be requested pending CPC recommendation for 2019 Town Meeting approval.

Statement of Sustainability

N/A

Timeline

If funds are awarded, it is estimated that a Request for Proposals will be prepared for the stone wall and contracts awarded in the summer of 2019. The stone wall restoration is expected to be completed within a period of three months.

Attachment 1

- Heywood Meadow Location Map

Attachment 2

- Extension of East Heywood Meadow Wall



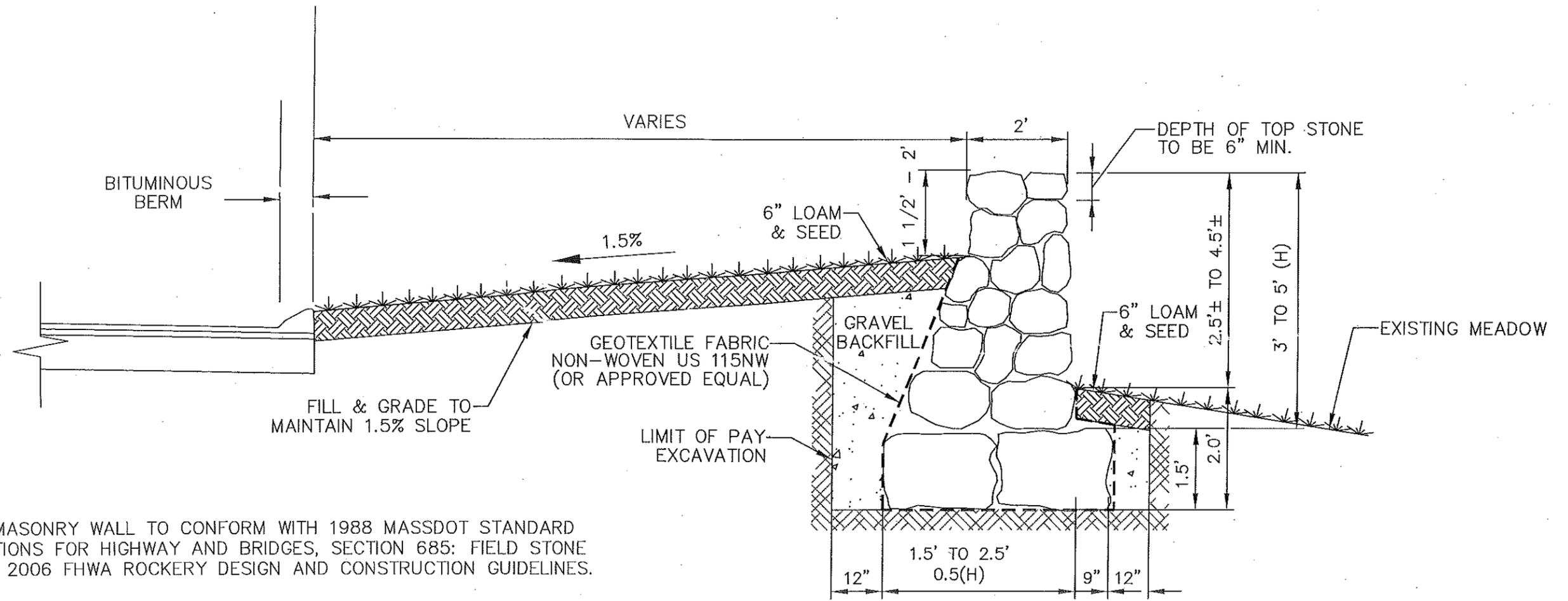
Heywood Meadow
Location Map

September 21, 2018

LEGEND:

	EXISTING DRAINAGE CATCH BASIN	<i>BC: 99.72</i>	EXISTING EDGE OF PAVEMENT
	EXISTING DRAINAGE MANHOLE	<i>TC: 99.95</i>	EXISTING TOP OF CURB
	EXISTING SEWER MANHOLE	<i>FW: 99.14</i>	EXISTING FRONT OF WALL
	EXISTING TELEPHONE MANHOLE	<i>TW: 99.41</i>	EXISTING TOP OF WALL
	EXISTING ELECTRIC MANHOLE	<i>BW: 97.27</i>	EXISTING BACK OF WALL
	EXISTING UTILITY MANHOLE	—————	PROFILE — EXISTING TOP OF STONE WALL GRADE
	EXISTING UTILITY POLE	- - - - -	PROFILE — EXISTING FRONT OF STONE WALL GRADE
	EXISTING SIGN	- · - · - · -	PROFILE — EXISTING BACK OF STONE WALL GRADE
	EXISTING TREE LINE	—————	PROFILE — PROPOSED FACE OF STONE WALL GRADE
	EXISTING STONE WALL		
	EXISTING APPROXIMATE RIGHT-OF-WAY		
<u><i>BIT. BERM</i></u>	EXISTING BITUMINOUS BERM CURB		
	EXISTING 5' CONTOURS		
	EXISTING 1' CONTOURS		
	EXISTING SPOT GRADE		
	TEMPORARY TRAVERSE POINT		
	DRILL HOLE		
	IRON PIN		

EXTENSION OF EAST HEYWOOD MEADOW WALL 2018 - WALL PLAN
150 LEXINGTON ROAD CONCORD, MASSACHUSETTS MIDDLESEX COUNTY



NOTES:
 1. STONE MASONRY WALL TO CONFORM WITH 1988 MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES, SECTION 685: FIELD STONE WALL AND 2006 FHWA ROCKERY DESIGN AND CONSTRUCTION GUIDELINES.

STONE WALL DETAIL*
 NOT TO SCALE

*THIS DRAWING BASED ON STONE WALL DETAIL DRAWN BY GCG ASSOCIATES, INC. SHEET TITLE "HEYWOOD MEADOW STONE WALL RECONSTRUCTION WALL SECTIONS & DETAIL" DATED SEPTEMBER 6, 2011

EXTENSION OF EAST HEYWOOD MEADOW WALL 2018 - WALL SECTION
 150 LEXINGTON ROAD CONCORD, MASSACHUSETTS MIDDLESEX COUNTY