

## 4. TREATMENT RECOMMENDATIONS

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### APPROACH

The *Secretary of the Interior's Standards for Treatment of Historic Properties* identify four possible treatments for historic properties: preservation, rehabilitation, restoration and reconstruction. For a landscape like Heywood Meadow, where site surroundings, regulatory framework and ecological conditions have changed over time, literal restoration to an earlier period is not feasible. However, a rehabilitation treatment would re-establish the appearance of the meadow to the greatest extent possible.

The Heywood Meadow Stewardship Committee mission statement written in 2000 established a framework for rehabilitation, which is elaborated in the goals that follow.

*“To rehabilitate all of Heywood Meadow (Lots A, 1, 2, 3 and Ford Park), so as to evoke the Meadow’s historical and agricultural past. This historic landscape should reflect the period from Colonial settlement through Concord’s Literary Renaissance (late 1800s). The rehabilitated meadow will accommodate passive recreation and further the conservation goals of the Town of Concord.”*

### GOALS

The following goals expand upon the mission statement and provide a framework for rehabilitation and stewardship of Heywood Meadow.

- Emphasize Heywood Meadow as the welcoming entry to the Town of Concord and a prominent reminder of Concord’s agrarian past.
- Unify the Meadow’s separate parcels with the use of common plant treatments.
- Evoke the agricultural past of Heywood Meadow through the addition of historically appropriate plantings, fencing, walls, and field management practices.
- Protect the Mill Brook Corridor and its watershed to promote an ecologically sound and scenic stream environment.
- Reconnect Heywood Meadow to other historic landscapes and structures by selectively creating open views to related areas and making recommendations to the Town Manager regarding maintenance of adjacent town parcels.
- Enhance the Meadow’s scenic and contemplative qualities and highlight its historical relationship with adjacent 18<sup>th</sup> and 19<sup>th</sup> century structures and roads, especially the historic Bay Road (Lexington Road) and Potter’s Street (Heywood Street).
- Remove structures and associated landscape elements that do not relate to the time period established for the rehabilitation. These will include, but may not be limited to: the garage on Lot 3, the information booth on Lot A, and associated paved areas. The Concord Gun House will be retained.

## LANDSCAPE CHARACTER RECOMMENDATIONS

### Meadow Treatment

The most enduring quality of Heywood Meadow is its character as an open meadow. The original wet meadow was dependent on seasonal flooding to keep it open. During the three centuries of agricultural use it was maintained by livestock and/or periodic mowing. More recently sections adjacent to the brook have grown up into shrub swamp while upland areas have been converted to turf grass. A meadow-like appearance would more accurately convey the historic character of the area and, once established, would also require less maintenance.

- Re-establish meadow grasses throughout Heywood Meadow (Parcels A, 1, 2, 3) to restore the historic character of the meadow landscape.

### Mill Brook

Historically the banks of the Mill Brook were kept open either by periodic flooding, by grazing or other agricultural use. Today the brook has become overgrown and nearly invisible as it travels through the meadow and the rest of downtown Concord.

- Manually remove invasive vegetation to the meadow edge to open up wooded areas and to free the brook, particularly on the north side. Establish ground plane that can be mowed along with the rest of the meadow.
- Coordinate with other agencies to assure that all municipal actions are consistent with the goal of preserving and re-establishing the historic character of the brook and its watershed.
- Explore other options for making the entire length of the Mill Brook more visible and creating linkages among the many open space parcels along it.

### Topography

West of Heywood Street, Lexington Road has been raised over time and is now several feet higher than the meadow, creating an awkward relationship between the two and making the portion of the meadow adjacent to the road separate.

- Consider raising the grade of the meadow adjacent to Lexington Road to more accurately reflect the historic character of the road relative to the meadow.

### Perimeter Trees

Historic photos (Figure 7 on page 10 and Figure 17 on page 19) indicate that in the late nineteenth and early twentieth century trees along Concord's roadways, especially American elms, formed a strong vertical presence that defined the edges of the roadways and created clear separation between the road and the adjacent land. The present trees along the western edge of Heywood Street, and to a lesser extent, those along Lexington Road, continue to function in this way although they are more regularly spaced. Other edges are not well defined by street tree plantings.

- Retain current tree plantings along Lexington Road and Heywood Street but do not replace.
- Remove nursery trees. Perform periodic maintenance on mature apple trees but do not replace.

- Prepare a planting plan to create a physical separation between the street and the meadow while ensuring the openness and tranquility of the meadow.

### **Pedestrian Circulation**

The meadow should be a welcoming and accessible place for people who wish to visit but should retain its character as a historic meadow as distinct from a park. There is an informal path from the Heywood Street bridge to the Gun House and also a worn path along the north side of the brook.

- Maintain one or more mown paths through the meadow for pedestrian use.

### **Walls and Fences**

The stone walls which line Lexington Road and the western section of Heywood Street are important character defining features of Heywood Meadow that have become deteriorated over time. Historic pictures of stone walls in Concord (see Figure 17 page 19, far right) show walls as dry laid fieldstone approximately 30” high. The current appearance along Lot A (Figure 18 on page 19) shows that only remnants of the wall exist in this section while the wall in the western portion of Heywood Meadow has been poorly repaired with concrete. Rebuilding these walls would greatly improve the character of Heywood Meadow and create some separation between the meadow and the adjacent street.

- Consider rebuilding stone walls along the northern edge of Lot A and around Lots 1, 2 and 3. Determine which walls are historically appropriate. Any rebuilding would use historically appropriate techniques.
- The Heywood Meadow Stewardship Committee has proposed use of a rail fence along the east side of Heywood Street as a temporary measure to prohibit parking in this area and to allow the former visitor center site to be revegetated.
- Consider appropriateness of using rail fencing or identify other effective means of preventing unauthorized parking along the east side of Heywood Street. Reevaluate the effectiveness of the method chosen as necessary.

### **Structures and Small-scale Features**

The Gun House was built in 1960 to house the equipment of the Concord Independent Battery. While it is a modern structure, it is based on historic designs for similar buildings. The building itself is in good condition and supports an appropriate use of the meadow.

- Work with Concord Independent Battery to assure that Gun House and its immediate surroundings are maintained in a manner that is consistent with the conservation purpose of the adjacent land, while meeting the appropriate needs of the Battery.
- Explore options for screening the electrical boxes located behind the Gun House.
- There is currently no way for passers-by to identify Heywood Meadow. An important step in expanding awareness and understanding of the meadow would be to provide an informational sign.
- Install a freestanding informational sign similar to other conservation signs in the Town. Include name of meadow, date established and very brief history.

Two historic clapper stones from other sites within Concord have been retrieved and are lying in the western part of Heywood Meadow. While they are not original to the meadow, they present a unique story about early transportation.

- Relocate clapper stones to form a pedestrian footbridge over the Mill Brook.

Heywood Meadow is a natural and historic landscape rather than a park.

- Provide limited number of benches in an appropriate rustic style, preferably no more than three in total on the meadow.
- Plaques and other commemorative markers are not consistent with the rustic character of the meadow and should be prohibited. The Concord Independent Battery should be allowed to maintain a sign in front of the Gun House.

The root cellar located on Lot 3 dates to the early twentieth century and is considered outside the period of significance.

- Remove root cellar.

## **ADMINISTRATIVE/MANAGEMENT RECOMMENDATIONS**

### **Protection Mechanisms**

Most of Heywood Meadow is included in the American Mile Local Historic District, while Ford Park is included in the Main Street Historic District. Thus any projects impacting the meadow are subject to review by the Concord Historic Districts Commission. All of Heywood Meadow is included within the Concord Monument Square-Lexington Road National Register District. Any federal or state projects that would impact the meadow are subject to review by the Massachusetts Historical Commission. Areas along the Mill Brook are designated wetlands and fall under the jurisdiction of the Natural Resources Commission. Each of these regulatory processes provides an opportunity for review and comment on any proposed actions that would impact Heywood Meadow. Utility lines, road improvements, sidewalks, signage, bridge work and curbing can cumulatively have an enormous impact on Heywood Meadow, particularly its vulnerable perimeter. The Heywood Meadow Stewardship Committee should remain perpetually active and vigilant in its review of all proposed actions that may impact the meadow and should work with other boards and agencies to coordinate efforts.

### **Boundaries of Heywood Meadow**

Historically, Heywood Meadow extended from Lexington Road to the Mill Brook. Land along the south side of the Mill Brook served as pasture and agricultural land for the houses along Walden Street and thus was similar in function and character to Heywood Meadow. Today the small parcel on the west side of the Mill Pond known as Ford Park, which has been designated as conservation land, is generally considered to be part of Heywood Meadow. The municipally owned parcel south of Lot A includes land north of the Mill Brook, which is perceived as part of Heywood Meadow, as well as land south of the brook which is not considered part of the meadow.

- The current five parcels of conservation land and the narrow strip of town-owned land between Lot A and the Mill Brook form the logical boundaries of the Heywood Meadow conservation area. Designate the strip of town-owned land between Lot A and the Mill Brook as conservation land and place it under the jurisdiction of the Natural Resources Commission and the Heywood Meadow Stewardship Committee (see Figure 11 on page 15).

### **Surrounding Streets**

Heywood Meadow is located adjacent to Lexington Road and is bisected by Heywood Street. Both are heavily traveled roads that must accommodate trucks and emergency equipment from the nearby fire station as well as smaller vehicles. One of the greatest threats to the historic character of the meadow is the impact of the adjacent traffic, whether it be noise, air pollution or the visual clutter of the modern roadway and its barrage of signs. Addressing these issues is critical to the character of Heywood Meadow.

- To preserve the historical significance of the site, assure that the impacts of the roads and motor vehicle traffic are mitigated to the highest extent possible. Road-related impacts can best be addressed through active stewardship and careful review of any proposals that may alter the character of the roadways.

### **Education/Interpretation/Outreach**

A responsibility of the Heywood Meadow Stewardship Committee is to build understanding of and support for Heywood Meadow by raising public awareness of the history and special values of the meadow.

- Distribute informational materials about Heywood Meadow at all appropriate public facilities and maintain a Committee presence at special events.
- Establish an endowment fund for the meadow.
- Involve other civic and community groups in activities to increase awareness and support for Heywood Meadow.

### **Use and Special Events**

Most public landscapes, especially those such as Heywood Meadow, are under constant pressure for uses that may or may not be appropriate.

- Follow established guidelines for what uses and activities are allowed. Establish special events procedures for use of the meadow as is consistent with town conservation land.
- Use of the meadow by the Independent Battery in connection with historical and memorial events is considered an appropriate modern use of the meadow.

### **Maintenance**

A critical aspect of Heywood Meadow stewardship will be an effective maintenance plan that addresses all aspects of preserving and maintaining the meadow.

- Once landscape preservation plan is finalized, prepare maintenance plan in conjunction with the Department of Public Works and the Natural Resources Commission.

### **Archaeology**

The long period of use with relatively little disturbance means that Heywood Meadow is likely to contain valuable archaeological resources.

- Commission a preliminary archaeological assessment of Heywood Meadow to determine likelihood of pre-historic and historic resources.