

**LANDSCAPE PRESERVATION PLAN
HEYWOOD MEADOW
CONCORD, MASSACHUSETTS**



Prepared by

Hines Wasser & Associates LLC
126 Harvard Street
Brookline, MA 02446
Phone: 617-731-0111

Shary Page Berg FASLA
11 Perry Street
Cambridge, MA 02139
Phone: 617-491-3727

January 2005

**LANDSCAPE PRESERVATION PLAN
HEYWOOD MEADOW
CONCORD, MASSACHUSETTS**

Prepared for

Heywood Meadow Stewardship Committee

Lynn Huggins, Chair
John Althouse
John Bordman
Diane Campanella
Mary Clarke
Hasso Ewing
Joanne Gibson
Marion Grabhorn
Elizabeth Igleheart
Nancy Nelson
Markus Pinney, NRC Administrator
Marian Thorton
Win Wilbur

Prepared by

Hines Wasser & Associates LLC
126 Harvard Street
Brookline, MA 02446
Phone: 617-731-0111

Shary Page Berg FASLA
11 Perry Street
Cambridge, MA 02139
Phone: 617-491-3727

January 2005

CONTENTS

1.	INTRODUCTION	1
	Background	
	Summary of Findings	
2.	SITE HISTORY	3
	Pre-Concord and Settlement Period (1500-1655)	
	Forest to Farmland Period (1655-1828)	
	Literary and Railroad Period (1828-1915)	
	Early Automobile Period (1915-1947)	
	Public Use and Stewardship Period (1947-present)	
3.	ANALYSIS AND EVALUATION	14
	Areas of Significance	
	Period of Significance	
	Site Boundaries	
	Integrity	
	Character Defining Features	
4.	TREATMENT RECOMMENDATIONS	20
	Approach	
	Goals	
	Landscape Character Recommendations	
	Administrative/Management Recommendations	
	BIBLIOGRAPHY	26

EXISTING CONDITIONS PLAN

PRESERVATION PLAN

1. INTRODUCTION

BACKGROUND

Heywood Meadow in Concord, Massachusetts has a remarkable history that extends back to the earliest use of the area by Native Americans. It is a surviving feature from one of the first inland settlements in the United States, established in 1635; it was part of the Mill Pond, constructed in 1636 to power Concord's early industries; it was witness to the events of April 19, 1775; it was a source of inspiration to Concord's nineteenth century literary figures; and it remains an evocative link with nearly 370 years of Concord's history. It is also a significant natural resource that is valued for its role as wetland, flood storage area and wildlife habitat, and as a unique open space prominently located near the center of town.

Heywood Meadow remained in private ownership for over three centuries and was used for agricultural purposes into the early twentieth century. After World War II it was perceived as "vacant" land, with proposals made for various uses, including a fire and police station in the 1950s; a county courthouse in the 1960s; and an expanded visitor information center in the 1990s. In 2000, after several decades of intense debate, the town of Concord designated the final parcel of Heywood Meadow as conservation land, thereby placing the entire area under a permanent conservation restriction. Now that consensus has been reached about preserving Heywood Meadow as open land, attention has turned to stewardship of the property.

In early 2004 the Heywood Meadow Stewardship Committee, in conjunction with the Natural Resources Commission, commissioned Hines Wasser and Associates LLC and Shary Page Berg to prepare a landscape preservation plan for Heywood Meadow. This project is envisioned as the first step in developing a long-term preservation strategy for the meadow. Subsequent efforts will be needed to develop a landscape maintenance/management plan and to fund physical improvements. The Landscape Preservation Plan includes:

- documentation of the physical evolution of Heywood Meadow
- evaluation of the meadow's historical, environmental and landscape significance and the elements that contribute to its character
- a sustainable plan that evokes the historic appearance of the site and addresses issues of ecological health, public use and interpretation

Extensive work has already been done on the history of Heywood Meadow. This project focuses on reviewing and synthesizing previous research to provide an understanding of the appearance of the meadow at various points in time. Primary sources were Richard Forman's "Concord's Mill Brook: Flowing Through Time" and the work of historian Anne McCarthy Forbes, which is documented on Massachusetts Historical Commission inventory forms. The files of the Natural Resources Commission and Heywood Meadow Stewardship Committee provided valuable information about recent events. Leslie Wilson at the Concord Free Public Library graciously provided access to materials in the Special Collections during a difficult transition period for the library.

Funding for the Heywood Meadow Landscape Preservation Plan was provided by the Town of Concord through its Natural Resources Commission. Markus Pinney, NRC Administrator, was the town's project manager. Members of the Heywood Meadow Stewardship Committee provided input to the plan.

SUMMARY OF FINDINGS

At one time Heywood Meadow was part of a much larger meadow that extended along the Mill Brook watershed. Now it is a remnant of this historic landscape that has increased in value to the community as it has become more unique. Heywood Meadow has evolved over time but for more than three centuries its essential quality has been as an open meadow. Over the past century many pressures have been brought to bear on the meadow. Fortunately major development has been averted but incremental change has subtly altered the character of the landscape. The stream edge has grown up with invasive vegetation, the meadow grasses have become mowed turf, and stone walls have crumbled and been poorly repaired. The landscape around the meadow has changed as well. Activities that occur around the meadow, such as road improvements and increased traffic, also intrude on the strong sense of place.

The mission statement of the Heywood Meadow Stewardship Committee offers a simple but powerful vision for the future of the meadow.

“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.”

This is supported by the following goals.

- 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 18th and 19th 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.

2. SITE HISTORY

This chapter provides an overview of the history of Heywood Meadow using images and text to document its appearance and physical evolution over time. It is organized into five major chronological periods.

PRE-CONCORD AND SETTLEMENT PERIOD (1500 - 1655)

Musketaquid: Native Americans in Concord's Mill Brook Area

The land that is now Concord, Massachusetts was used by Native Americans for centuries before the English settlers arrived. Most of the area was covered with old growth forest, but there would also have been clearings, either natural or manmade. The area was known as Musketaquid or marsh grass river because of the extensive wet meadows along the Concord River and its tributaries. During the Late Woodland period (circa 1000 - 1600) native people migrated throughout the area and had seasonal hunting, fishing and farming camps near the mouth of the Mill Brook, a particularly fertile area.

Ecologist Richard Forman, author of "Concord's Mill Brook: Flowing Through Time," provides a compelling description of the pre-Concord appearance of Heywood Meadow, located a short distance up the Mill Brook from its junction with the Concord River.

"Before Concord a clear curving brook here drained three square miles of forest land, and on its northeast side flowed along the base of the ridge. Just upstream the area was probably heterogeneous, with patches fluctuating over time from swamp to beaver pond, marsh, mudflat and meadow. Fish, including migrating alewives from the sea, were often abundant in pools formed by fallen trees and shaded by continuous cover. Late Archaic People more than 3000 years ago migrated through the area mainly in spring and autumn. They had a base camp upstream of Heywood Meadow for hunting and fishing and some years would have migrated there for months at a time." (Forman, page 28)

When English explorers first visited Musketaquid in the early seventeenth century, they noted the extensive meadows, the network of Native American trails, and the small "planting grounds" in the area. Fish and game were abundant and the extensive river system provided a convenient transportation corridor, particularly in the spring when water was high. English colonists chose Musketaquid as a place to establish a settlement because of its plentiful natural resources and the presence of the friendly Algonquin tribe.

English Settlement

In 1635 the colonists created an inland settlement at Musketaquid, which they named Concord. The settlers received a land grant from the English king that included a six miles square area located about twelve miles northwest of Boston along the Concord and Assabet Rivers. The town center was established along the Mill Brook with houses clustered around the meetinghouse. In 1636 the settlers dammed the Mill Brook to provide power, creating a mill pond that extended upstream to Heywood Meadow. This was the first of many changes that altered the ecology of the brook.

The first land division included houselots of three to eight acres for each of about twelve families, while the rest of the town remained common land used for cultivation, hay and pasturage. Houses typically faced south and had their gardens and orchards clustered nearby with their woodlot on the adjacent hillside. Most of the early houselots were laid out along the north side of Bay Road (now Lexington Road) with houses facing south and along the south side of Watertown Road (now Walden Street). The fertile low lying area along the Mill Brook was used primarily for pasture as meadow grass were plentiful and water was readily available to the livestock.

One of the first settlers was Luke Potter, whose houselot included the land north of the Mill Brook known today as Heywood Meadow. Unlike most of the other early settlers, Potter chose to build his house on the south side of Lexington Road adjacent to the Mill Brook. Richard Rice, another early settler, also chose to build his house adjacent to the Mill Brook, rather than on the uphill side of Watertown Road. Forman describes the appearance of the area during this period.

“This was Luke Potter’s lot, one of the original long narrow parallel lots extending from the brook northward up over the ridge to common grazing land beyond. A road and ford across the brook at this point connected the northern and southern parts of town. From the ford down to the milldam stretched the town’s mill pond. A muddy Bay Road at the base of the ridge connected Concord with Cambridge, Boston and indirectly, England. Some forest cover was removed for pastures. Work began on straightening the brook and draining adjacent wetlands to form ditches in which livestock sloshed around. The brook was straightened both upstream and downstream of today’s bridge.” (Forman, page 28)

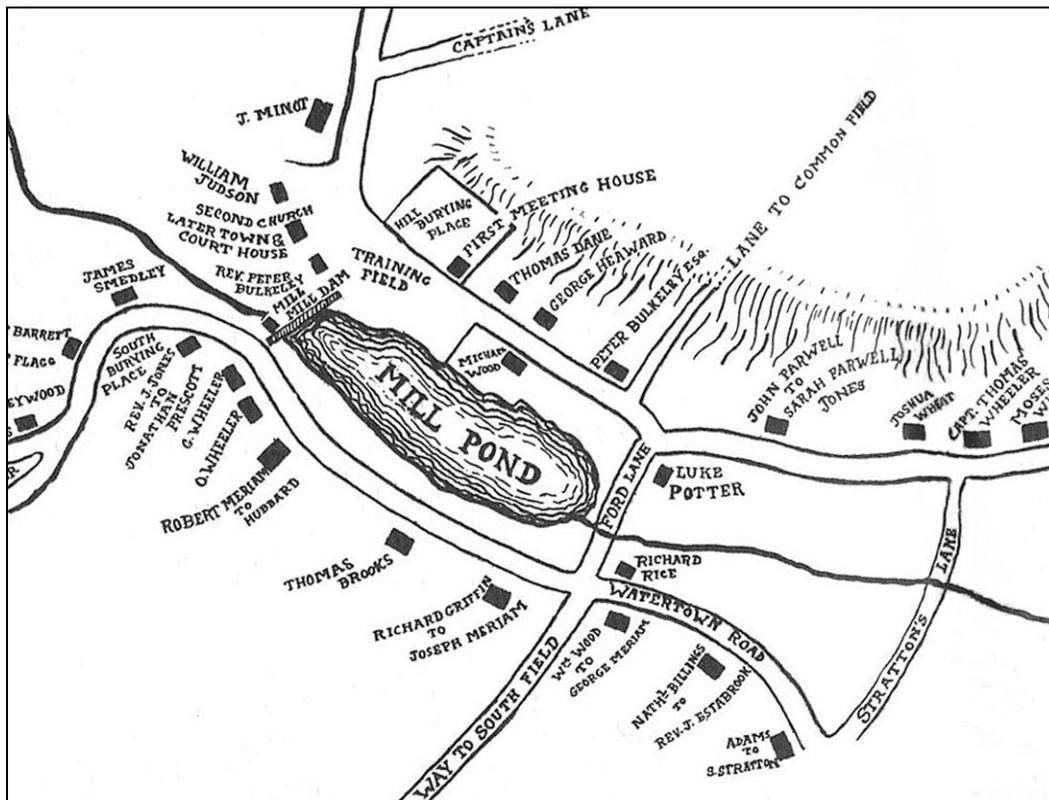


Figure 1. This detail of a plan by Ruth Wheeler shows Concord center during the seventeenth century. Heywood Meadow extends roughly along the north side of the Mill Brook from the right of the Mill Pond to Stratton's Lane (which no longer exists). Ford Lane is the present Heywood Street. (Reproduced from Wheeler, *Climate for Freedom*.)

FOREST TO FARMLAND PERIOD (1655 - 1828)

Second Division to Revolutionary War

The period from 1655 to 1775 marked an extended period of growth for Concord as a town and the evolution of the landscape from predominantly forest to mostly open fields. The common theme throughout this period was agriculture, which occupied most of the community and shaped land use patterns.

The population grew rapidly during Concord's early years, with newer houses built out from the town center along the major roads. The second land division in 1655 converted much of the common land surrounding the village to large farms, altering the settlement pattern from a compact village cluster to a more dispersed pattern of scattered farms. A meetinghouse was built next to the mill pond in 1673 and rebuilt in 1712. Other features of the community during its early years included a burial ground, an animal pound, a mill and training fields. The north/south route across the Mill Brook west of Luke Potter's house (now known as Heywood Street) was established as a ford early on and served as an important part of the town's circulation system. A major change in circulation occurred in 1742 when a road (now Main Street) was constructed across the milldam.

As the village grew and more of the land was converted to agricultural use, the Mill Brook became polluted. Forman describes Heywood Meadow during this period,

“Upstream trees were progressively axed for fuel and pastureland, such as the Town Meadow on Mill Brook south of Meriam's Corner, and also for hayfields and cultivation. Peak flows of water in spring and after heavy rains increased, and hence large floods came more often. Sediment washed into the muddy brook, and then was largely scoured out in floods. Logs, pools and fish decreased. Most nearby houses of the era persisted to the present, including the stylish 1719 saltbox at 105 Lexington Rd. and the 1788 house, tavern, and store at 92 Walden St.” (Forman, page 28)

Luke Potter's houselot was divided among various members of his family before his death in 1697. Much of it, including the original farmhouse, went to his son Judah, who was killed when the house burned in 1731. John Brown, Judah's son-in-law, acquired the land immediately north of the old homestead in 1719 and built the house at 105 Lexington Road known today as the Beaton-Heywood house, which followed the traditional settlement pattern of houses on the north side of the road. When John Beaton bought the house in 1739 he also acquired the pastureland between Lexington Road and the Mill Brook east of Heywood Street that included the site of the former Potter house and a barn located nearby (Lot A). In 1747 Beaton acquired more land from the Potter family, including the area on the west side of Heywood Street (Lots 1, 2 and 3) which was designated as “plowland and meadow.”

Revolutionary War and Federal Period

The April 19, 1775 battle between the British redcoats, colonial militia and the Massachusetts minutemen is one of the best documented events in American history. Much of the land on which the battle occurred is now part of Minute Man National Historical Park, which has been gradually restoring the historic battle route. Heywood Meadow lies directly adjacent to Lexington Road, also known as the Battle Road, and was witness to the arrival of the British on their way to the North Bridge and to their departure, hastened by the minutemen and colonial militia who traveled along Revolutionary Ridge shooting from cover of the trees.

Historian Ruth Wheeler in *Concord: Climate for Freedom* reports that young Dr. Abel Prescott, a Concord resident who had sounded the alarm to Sudbury and Framingham,

“ . . . returned at noon along Walden Street to see the British starting their retreat along the Bay Road. A shot was fired from the millbrook meadow and he was wounded. He took refuge in the widow Heywood’s house where his wound was treated but in his weakened condition he fell a prey to dysentery and died in August.” (Wheeler, page 115)



*Figure 2. This painting by Ralph Earle documents Concord center on April 19, 1775. Lexington Road, with troops of British redcoats marching along it, is near the center of the picture. The meetinghouse is at the far left with the Mill Pond behind it. (Reproduced from Wheeler, *Climate for Freedom*, the original is at the Concord Museum)*

Concord continued to grow in the post-war period but access to Boston remained difficult as the roads were still relatively poor. Most Concord residents continued to farm, growing what they needed for their own family and perhaps some to trade in town. One major change in the physical appearance of the center of town was the draining of the Mill Pond in 1828.

The Beaton property, including Heywood Meadow and the house at 105 Lexington Road opposite Heywood Street, passed through the Prescott and Fay families in the latter part of the eighteenth century. Jonathan Fay owned the property at the time of his death in 1811. There were probably several barns and small outbuildings on the east side of the meadow at that time, as shown on a map by Edward Jarvis for the 1820-1830 period (see Figure 3). Anne Forbes also reports that by 1810 shoemaker William Bowers had built a house, barn and shoe shop on the section of the meadow east of Heywood Street that is known today as Lot A (letter dated July 15, 1998). Jonathan Fay left his property to his children. (Note: see Figure 11 on page 15 for location of Lot A.)

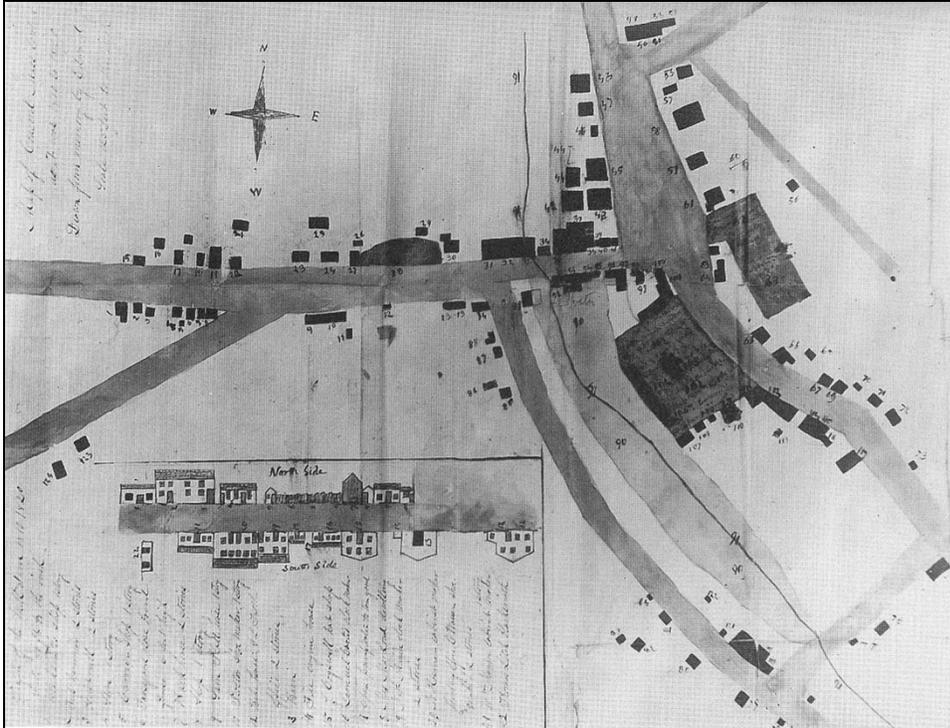


Figure 3. This detailed drawing by Edward Jarvis shows Concord center in the 1820s. Heywood Street is at the lower right corner, with several small sheds along its south side. (From Jarvis, *Traditions & Reminiscences of Concord, Massachusetts, 1779-1878*. This plan has been rotated to correspond with the orientation of other maps.)

LITERARY AND RAILROAD PERIOD (1828 - 1915)

Economic and Social Transition

As roads improved, travel between Boston and Concord became easier and Concord farmers began producing crops for sale in the city. Arrival of the railroad in 1844 made access to Boston even easier and brought many new residents to Concord. Some came as visitors, drawn by the fresh air and charm of the village, and later bought summer residences or even moved to the community permanently. Among those drawn to Concord were many of the nineteenth century's most prominent writers, social reformers and intellectuals. Ralph Waldo Emerson, Henry David Thoreau and the Alcotts were among the writers who drew their inspiration from the community and its pastoral landscape. Thoreau wrote in 1855:

"I walk along the Mill Brook below Emerson's, look into it for some life . . . Perhaps what most moves us in winter is some reminiscences of far-off summer. How we leap by the side of open brooks! What beauty in the running brooks! What life! What society! The cold is merely superficial; it is the summer still at the core, far, far within."
 (Henry David Thoreau, *Journal*, January 12, 1855, quoted in *Heywood Meadow brochure*)

Despite the changing economy, physical changes were gradual. New houses were added slowly as the community grew. Those living in the village no longer needed large barns and numerous outbuildings as they were producing food primarily to supplement what they could buy in town or from those who continued large-scale farming.

Jonathan Fay's daughter Lucy married Dr. Abiel Heywood in 1822. He gradually bought the holdings of the other Fay children, eventually acquiring extensive land that included the former Beaton house, as well as land south of Lexington Road (Lots 1, 2 and 3 and most of Lot A as shown of Figure 11 on page 15) and over the ridge to Bedford Street. Some time after 1864 he bought the portion of Lot A owned by the Bowers family and subsequently tore down the buildings located on it. Forman, in his description of this period wrote,

"Despite a few structures that were built and removed, the meadow basically remained a meadow, orchard, or garden. A vegetable cellar was dug into the bank of the brook even in the 20th C. The upstream drainage basin was mostly deforested, and the muddy brook flowing through the farmland alternated between a fickle trickle and a massive flood. On Walden St. 19th C houses were added between older homes." (Forman, page 28)

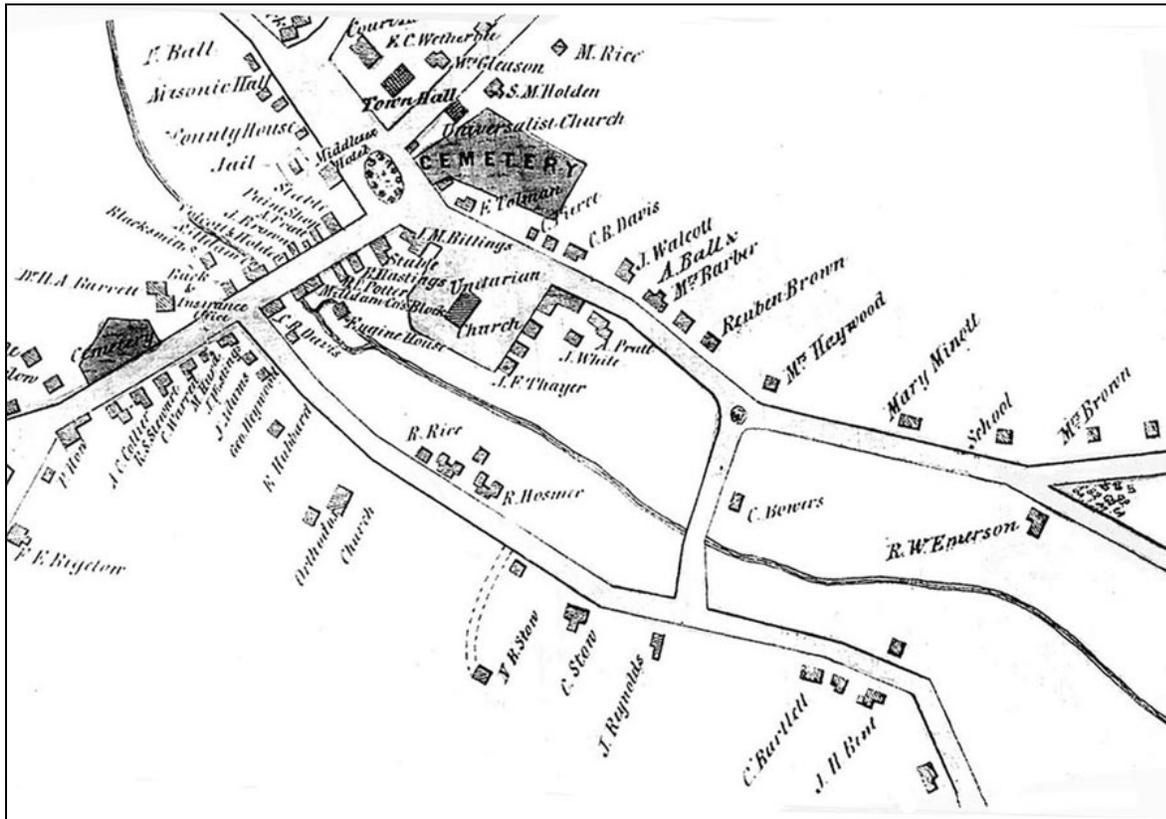


Figure 4. Detail of 1852 map showing Concord center. The Mill Pond is gone, the Bowers house is located east of Heywood Street and R.W. Emerson's house lies just to the east of the meadow. (Concord Free Public Library)



Figure 5. This view was taken around 1900 just east of Heywood Meadow near where the present police station is located. It illustrates the openness of the landscape and the quality of the meadow at that time. The Emerson house is visible in the background at the left side of the photo. (Concord Free Public Library)



Figure 6. This view of the Beaton Heywood house was taken from Heywood Street circa 1880 by Alfred Hosmer. Note board fence at right. (Concord Free Public Library)

EARLY AUTOMOBILE PERIOD (1915 - 1947)

The pastoral quality of the Concord landscape that existed during the late nineteenth century began to change in the early twentieth century with the arrival of the automobile. By World War II there was little active farming, although some residents maintained gardens for personal use. During this time Heywood Meadow continued to be owned by descendants of the Heywood family, reflecting a remarkable period of more than 300 years of ownership by one family.



Figure 7. This 1935 aerial view shows the predominance of open meadow, the openness of the brook channel and the street trees along Heywood Street and Lexington Road. There is tilled land at the northwest and northeast corners of the meadow and a small orchard east of Heywood Street. (Natural Resources Commission)



Figure 8. This view of Heywood Meadow looking east from Heywood Street was taken in 1942. The Emerson house is visible at the left and there is a barn at the far right where the police station now stands. (Concord Free Public Library)

PUBLIC USE AND STEWARDSHIP PERIOD (1947 - PRESENT)

Once Heywood Meadow was no longer used for agriculture, it was perceived as vacant land. During the latter part of the twentieth century, the meadow was subject to multiple proposals for development, which generated considerable debate within the community and helped to clarify the significance of Heywood Meadow to the town.

The first proposal for a new use came in 1947 when town meeting voted to acquire the northeastern portion of the meadow (Lot A) as the site for a new police and fire station. In 1955 the town rejected that earlier proposal and voted instead to erect the building at the corner of Walden and Heywood Streets. This site was rejected in 1958. The present police and fire building was ultimately erected further south along Walden Street where there was more room to accommodate it. The decision not to build on Heywood Meadow was made largely out of concern for the Mill Brook, in recognition of the importance of the brook and its associated wetlands for flood storage. By 1949 the town had already begun acquiring land along the Mill Brook valley as a flood control measure. This program of land acquisition and stream conservation has continued to the present day.

In 1960 the town acquired the northeastern portion of Heywood Meadow known as Lot A by eminent domain. Around the same time a reproduction gun house was erected at the eastern end of Lot A to house the equipment of the Concord Independent Battery. Lots 1, 2 and 3 on the western side of Heywood Street remained in private ownership and sometime between 1948 and 1960 Edith Sellors, the owner, erected a garage on Parcel 3. In addition, a small visitor information center previously located in the town center was relocated to the westernmost side of Lot A in 1967 or 68, initially as a temporary measure.

In the early 1960s, Concord was becoming aware of the need to document and protect its historic resources. This was prompted in part by increased development, which was putting pressure on the town center, and also by creation of Minute Man National Historical Park in 1959. In 1961 Concord created several historic districts and a Historic District Commission. Part of the purpose of the historic districts was to establish an appropriate setting for and protection of historic buildings, places and districts. Heywood Meadow was included in the American Mile Historic District, primarily as a setting for and protection of the adjacent houses along Lexington Road.

Another major controversy over use of Heywood Meadow began in 1968 when Middlesex County proposed to build a courthouse there. The town was unified in its opposition to this proposal. The Board of Selectmen argued,

“The British Regulars marched past this land to suppress the Patriots and they struggled east past this land in their retreat after the battle at the Bridge. Ralph Waldo Emerson and the Alcotts were neighbors; they walked on this land and wrote about it. Henry David Thoreau passed it almost daily in his trips to and from Town to Walden Pond and his farm. A vital ingredient in Concord’s modern day life is this interest and devotion to past happenings that has allowed Concord to retain, for the whole nation to observe and appreciate, the area as it existed at the time of the happenings.” (1968 letter from Board of Selectmen to County Commissioners about possible taking of Heywood Meadow, as quoted in Heywood Meadow Timeline, Appendix 9)

The Natural Resources Commission in a 1969 letter to the County Commissioners wrote,

“The most important single project undertaken by the Concord Natural Resources Commission . . . has been the ‘Millbrook Valley’ project. A broad, low lying meadow and marshland of several hundred acres lies to the east of the Town and is drained by the ‘Millbrook.’ To preserve this watershed and prevent flooding, the Town, with financial help from the Commonwealth and from [the Department of Housing and Urban Development] through a grant for Open Space Acquisition has acquired some 130 acres along the Millbrook, upstream from Heywood Street. The Heywood St. site proposed for the Courthouse is a vital part of the flood control aspect of this project. To improve and pave this last safety valve for floodwater . . . would in our opinion be a most ill-advised undertaking . . . In this case the ‘Heywood Meadow’ has been left open for several excellent reasons (historical, parkland, scenic, and flood control) and as such, is playing an important role in maintaining the physical balance of this community.” (1969 letter from John Bordman of the Natural Resources Commission to County Commissioners in anticipation of land being taken for a county courthouse, Heywood Meadow Timeline, Appendix 10)

Despite these objections, in 1969 the County Commissioners took the eastern portion of Heywood Meadow (Lot A) by eminent domain to build a courthouse. Concord's Town Meeting voted unanimously to protest the county's taking and to transfer control of the meadow to the Natural Resources Commission for conservation purposes.

“We do this because of our deep-seated conviction that this Town land should be kept in its natural state, being not only an integral part of our Historic District but also a vital part of our Mill Brook Valley which the town desires to preserve under the control of our National Resources Commission.” (1969 Town Meeting vote, Heywood Meadow Timeline, Appendix 11)

Ultimately the courthouse was built on Walden Street a short distance south of Heywood Meadow. While the debate had pointed out the vulnerability of the meadow and catalyzed support for its protection, there was still no consensus about the future of the meadow.

Concord's Monument Square/Lexington Road Historic District, which includes Heywood Meadow, was listed on the National Register of Historic Places in 1977. Like many early National Register nominations, this one was brief by today's standards and focused primarily on buildings. The gun house, mistakenly identified as a circa 1900 building, was listed as a contributing resource. Heywood Meadow was not specifically identified by name in the nomination.

The town's 1985 Open Space and Long Range Plan identified Lots 1, 2 and 3 on the west side of Heywood Street as a priority for public acquisition. The plan cited the need for protection of open space in the town center, the desirability of important scenic vistas, and the value of acquiring land contiguous to existing open space. However, in 1985 the town voted not to accept a gift of Lots 1 and 2 because the gift was contingent on the town building a visitor center on the site. Reasons cited for not wanting a visitor center there included loss of open space, traffic danger, cutting of large trees and negative impact on the area. Ultimately the town voted to purchase Lots 1 and 2 with a combination of public and private funds that had been raised for the purpose. Both lots were designated as conservation land. Lot 3 was not available at the time.

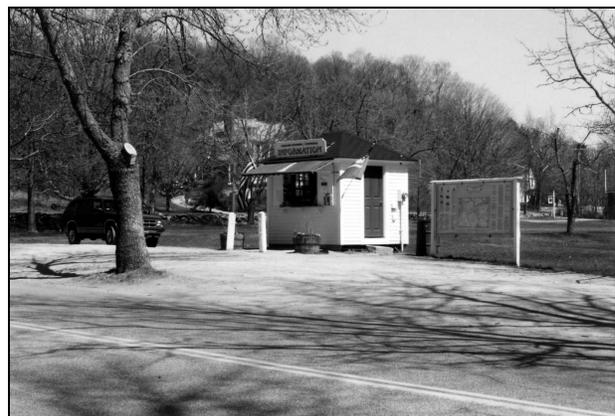
In December 1994 the Concord Business Partnership, Concord Chamber of Commerce and Concord Selectmen signed a memorandum of understanding to purchase Lot 3, the last privately held piece of

Heywood Meadow, and to build an expanded visitor center on it. There was strong opposition to this proposal and a month later the “Friends of Heywood Meadow '95” was formed to ensure that Lot 3 be used solely for conservation and to encourage another resolution of the visitor center issue. In 1996 the Mill Brook Valley Group was formed to promote activities related to preserving and protecting the Mill Brook. The dialogue about whether a visitor center should be located on Heywood Meadow continued for several years, with heated debate on both sides of the issue.

The issue received state-wide publicity in 1998 when Heywood Meadow was named one of the state’s ten most endangered historic resources by Historic Massachusetts Inc. Ultimately the new visitor center was sited on Main Street and in 2000 Lot 3, the last unprotected Heywood Meadow parcel on the north side of the Mill Brook, was designated conservation land, ending the debate about development of the meadow.

In August 2000 the Natural Resources Commission appointed a Heywood Meadow Stewardship Committee to establish a plan for the meadow and to assist with long-term preservation. In 2002 and 2003 the town submitted grant applications to the Department of Environmental Management (renamed Department of Conservation and Recreation in July 2003) for a proposed Heywood Meadow landscape preservation project. The goal was to ensure long-term protection of the site and its many layers of history reflecting the evolving physical development and cultural values of the town. The proposed work included: preparation of a landscape preservation plan and a preservation maintenance plan, as well as stabilization of an existing stone wall. Another key goal of the plan was to support the Stewardship Committee’s fund raising efforts for implementation of the plan and to assist the town with budget and maintenance planning.

While funding was not received, the grant application process helped to articulate goals for treatment of the Heywood Meadow landscape and to identify key tasks. Activities to date include: removal of the garage and visitor center; elimination of the parking area along Heywood Street; accommodation of two local clapper stones; planting of antique species of apple trees; selective removal of invasive vegetation; and experiments with different mowing regimes to create low-maintenance grass with a meadow-like appearance. The Landscape Preservation Plan, begun in 2004, represents another important step in articulating a vision for the future of Heywood Meadow. The town has recently rebuilt the Heywood Street bridge.



Figures 9 and 10. Since 2000 the garage on Lot 3 (left) and the Visitor Center on Lot A (right) have been removed, as first steps in the rehabilitation of Heywood Meadow.

3. ANALYSIS AND EVALUATION

AREAS OF SIGNIFICANCE

Like many cultural landscapes, Heywood Meadow has multiple areas of significance that encompass historical, natural and open space values. It is listed on the National Register of Historic Places as part of the Concord Monument Square/Lexington Road National Register District and is included in the American Mile Local Historic District. Part of Heywood Meadow is a protected wetland, and portions have been designated conservation land by the town of Concord. The multiple areas of significance provide an understanding that is fundamental to stewardship of the site.

- ***Pre-Concord History***

The Mill Brook valley, which includes Heywood Meadow, was an important Native American hunting area and campsite for centuries before European settlement.

- ***Settlement History***

Heywood Meadow was the houselot of Luke Potter, one of Concord's first settlers, and is a surviving feature of the town's 1635 English settlement pattern, which served as a prototype for subsequent land division and early town planning in New England. It has survived as a recognizable piece of land that was in private ownership for over 300 years.

- ***Revolutionary War History***

The meadow is adjacent to Lexington Road and was witness to the events of April 19, 1775.

- ***Literary History***

All of Concord's prominent literary figures lived on Lexington Road at one time and walked past the open land of the meadow, deriving inspiration from its pastoral beauty.

- ***Agricultural History***

Heywood Meadow was in continuous agricultural use for over 300 years and is one of the few surviving remnants of that use located near the town center.

- ***Pivotal Element in Concord's Historic Scene***

Heywood Meadow lies at a major entrance to Concord, is a pivotal element in the community's historic scene and functions as a setting for some of its most historic houses.

- ***Environmental Values***

Heywood Meadow is part of an extensive system of wet meadows and wildlife habitat, and an important link in the Mill Brook valley drainage area, which provides critical flood control and storm damage prevention for the town.

- ***Open Space and Aesthetic Values***

Heywood Meadow is a critical component of the town’s open space system and is recognized both for its recreational value and its visual prominence near the center of town.

PERIOD OF SIGNIFICANCE

The period of historical significance for Heywood Meadow extends from 1635 when the town was established to the late 19th century, which marks a transition in the appearance and use of the meadow. There may also be earlier significance derived from Native American use of the area. A period of significance that extends over nearly 300 years is remarkable for any property, but especially for one as fragile as a meadow located in the heart of a community.

SITE BOUNDARIES

During Concord’s early years the Mill Brook served as a boundary between properties located on the north and south sides of the brook. While this division is strongly reflected in early land ownership patterns, the Mill Brook valley has always been perceived as a single visual and ecological unit and should be treated as such. Lots A, 1, 2, 3 and Ford Park (shown in the darker tone below) are town owned and have been designated as conservation land. The narrow strip of land between Parcel A and the Mill Brook (shown in lighter tone) is town-owned land that is functionally and perceptually part of Heywood Meadow. The parcel along Walden Street south of the Mill Brook next to the police/fire station (shown in lighter tone) is town-owned but is not conservation land.



Figure 11. Map showing the extent and status of Heywood Meadow land parcels. Dark tone indicates town-owned conservation land. Light tone indicates town-owned land that is not conservation land, although part of it is wetland. (Concord GIS base map)

INTEGRITY

For more than three centuries there has been a consistency in the boundaries, land use patterns and appearance of Heywood Meadow as a meadow and agricultural land that is truly remarkable for a New England landscape. While there have been changes, Heywood Meadow is noteworthy as a surviving cultural landscape with features that date to the 1630s. Many Concord properties have strong historical associations, what distinguishes Heywood Meadow is the extent to which it still reflects its historic appearance. This quality is called integrity, which is the authenticity of a property's historic identity or the extent to which a property evokes its appearance during a particular historic period. While evaluation of integrity is often a subjective judgement, particularly for a landscape, it must be grounded in an understanding of a property's physical features and how they related to its significance. The challenge is even greater when the landscape has evolved over several centuries and has an extended period of significance. The analysis of character defining features that follows illustrates key aspects of integrity.

CHARACTER DEFINING FEATURES

A character defining feature is a prominent or distinctive aspect, quality or characteristic of a historic property that contributes significantly to its historic character. Before modifications are made to the landscape, changes should be carefully evaluated for their impact on character defining features, which fall into four broad categories:

- ***Setting and Spatial Organization***

Spatial organization is the arrangement of elements within and around the site. The spatial organization of Heywood Meadow was established in the early seventeenth century by the presence of the Mill Brook, the location of the major roads, the arrangement of lots and the siting of houses. This pattern is still reflected in the landscape today (see diagrams on next page).

- ***Landscape Character***

The enduring landscape character of Heywood Meadow as a natural and historic resource is its quality as an open meadow. Meadow land was what drew settlers to this site in 1635 and what existed into the early 20th century (see Figure 16). Over the past 50 years, this quality has been altered by the growth of vegetation along the stream bank. Other features including vegetable gardens, tilled fields, orchards, houses and outbuildings have occupied Heywood Meadow at various times but do not have the same enduring quality.

- ***Mill Brook***

The Mill Brook was a narrow sluggish stream in 1635 and is essentially the same today. From 1636 to 1828 the western portion of Heywood Meadow was occupied by the Mill Pond.

- ***Walls and Fences***

Various types of enclosures have been used over the years to define the edges of Heywood Meadow. Dry laid fieldstone walls were most likely the first, there is also evidence of vertical board fencing and post and rail fencing in the late nineteenth century.

Setting and Spatial Organization

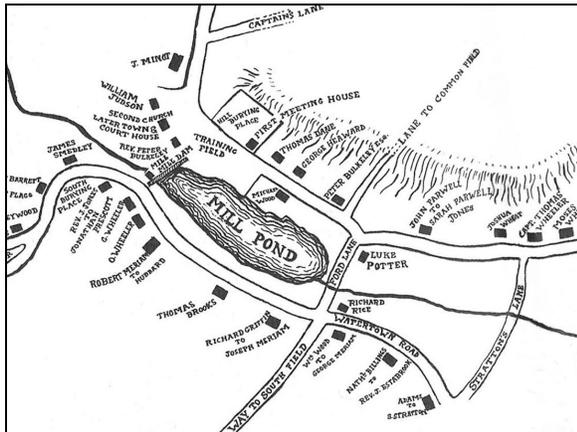


Figure 12

Detail of 17th Century Map by Ruth Wheeler

- Bay Road (Lexington Road), Watertown Road (Walden Street) and Ford Lane (Heywood Street) already extant
- Mill Pond located west of Heywood Street
- Houses located primarily north of Lexington Road and south of Walden Street
- Luke Potter house (burned 1731) on Heywood Meadow north of Mill Brook, Richard Rice house south of brook

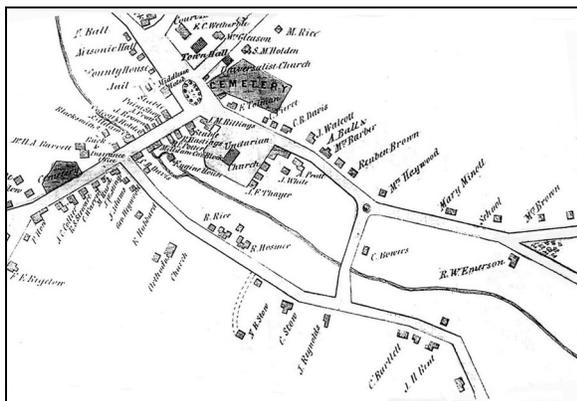


Figure 13

Detail of 1852 Walling Map

- Lexington Road, Walden Street and Heywood Street still clearly defined, Concord Turnpike visible at far right
- Mill Pond has been drained
- House number and locations similar to above
- Potter and Rice houses no longer extant, Bowers house has been built east of Heywood Street
- R. W. Emerson house at east end of Heywood Meadow



Figure 14

Detail of 2004 Map by Concord GIS

- Older roads as shown in 1852, many new roads added
- Mill Brook as shown in 1852
- Many more house lots, including on Revolutionary Ridge
- No buildings on Heywood Meadow except Gun House
- Heywood Meadow far more overgrown and no longer used for agriculture

Landscape Character and Mill Brook

The landscape character of Heywood Meadow is largely defined by patterns of vegetation and land use. During the settlement period the landscape was that of a wet meadow, flooded in winter and grassland in the drier summer months. In fact it is these very grasslands that gave the area its original name, Musketaquid, or “marsh grass river” and caused the English colonists to settle here. Meadow land is an essential and enduring characteristic of Heywood Meadow.



Figure 15. 1904 view of the Mill Brook upstream from Heywood Meadow, which might have looked similar when English settlers arrived in 1635. Note the meandering quality of the brook. (Concord Free Public Library)

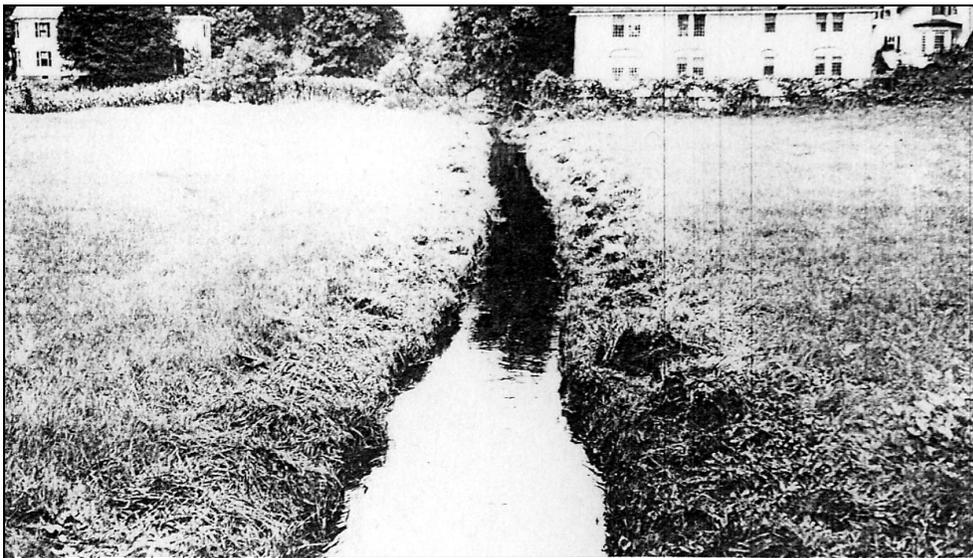


Figure 16. 1942 view of Heywood Meadow looking west from Heywood Street. Although the grasses are different species, the quality of an open meadow is visually similar to what it had been for centuries, except that it is more enclosed by perimeter trees and buildings. In this view the brook has been dredged and straightened to increase flow. (Concord Free Public Library)

Walls and Fences

The stone walls around of the perimeter of Heywood Meadow are only remnants of the earlier walls. It is unknown when they were erected, although such walls were common in eastern Massachusetts by the mid-seventeenth century. Post and rail fences appear in several early twentieth century pictures of Heywood Meadow (see Figure 17 below and Figure 5 on page 9). A vertical board fence appears in an 1880 view along Heywood Street (see Figure 6 on page 9, probably to enclose an area for animals or a vegetable garden). The walls are now seriously degraded, with stones missing or fallen over and some sections capped with concrete.



Figure 17. Early twentieth century view of Lexington Road showing the stone wall in front of Heywood Meadow at the far right. (Concord Free Public Library)



Figure 18. Circa 2002 view showing deteriorated condition of the stone wall along Lexington Road.

4. TREATMENT RECOMMENDATIONS

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 18th and 19th 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.

BIBLIOGRAPHY

Books, Publications and Files

Cronon, William. *Changes in the Land, Indians, Colonists and the Ecology of New England*. New York: Hill and Wang, a division of Farrar, Straus and Giroux, 1983.

Forbes, Anne McCarthy. Massachusetts Historical Commission Inventory Forms (1994) and subsequent correspondence (February 23, 1997 to Joanne Gibson and July 15, 1998 to Concord Historic Districts Commission).

Forman, Richard T.T. "Concord's Mill Brook: Flowing Through Time." Concord, MA: Natural Resources Commission, 1997.

Huggins, Lynn G. "The Mill Brook & Heywood Meadow, Saving Common Ground." Concord, MA: Mill Brook Valley Group, circa 1995.

Jarvis, Edward. *Traditions & Reminiscences of Concord, Massachusetts, 1779 – 1878*. Amherst, MA: The University of Massachusetts Press, 1993.

Mitchell, John Hanson. *Walking towards Walden, A Pilgrimage in Search of Place*. Addison-Wesley Publishing Company, 1995.

Russell, Howard S. *A Long, Deep Furrow, Three Centuries of Farming in New England*. Hanover and London: University Press of New England, 1982.

Thorson, Robert M. *Stone by Stone, The Magnificent History of New England's Stone Walls*. New York: Walker & Company, 2002.

Town of Concord, Natural Resources Commission. Grant applications to Massachusetts Department of Conservation and Recreation and other files pertaining to Heywood Meadow.

Wheeler, Ruth R. *Concord: Climate for Freedom*. Concord, MA: The Concord Antiquarian Society, 1967.

Maps

17th c. "Seventeenth Century Settlers," Ruth R. Wheeler, Endpaper of *Concord, Climate for Freedom*.

1830 "Plan of the Town of Concord, Mass..." John G. Hales.

1852 "Map of the Town of Concord..." H. F. Walling.

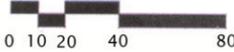
2001 "Heywood Meadow." Town of Concord GIS, 2004.

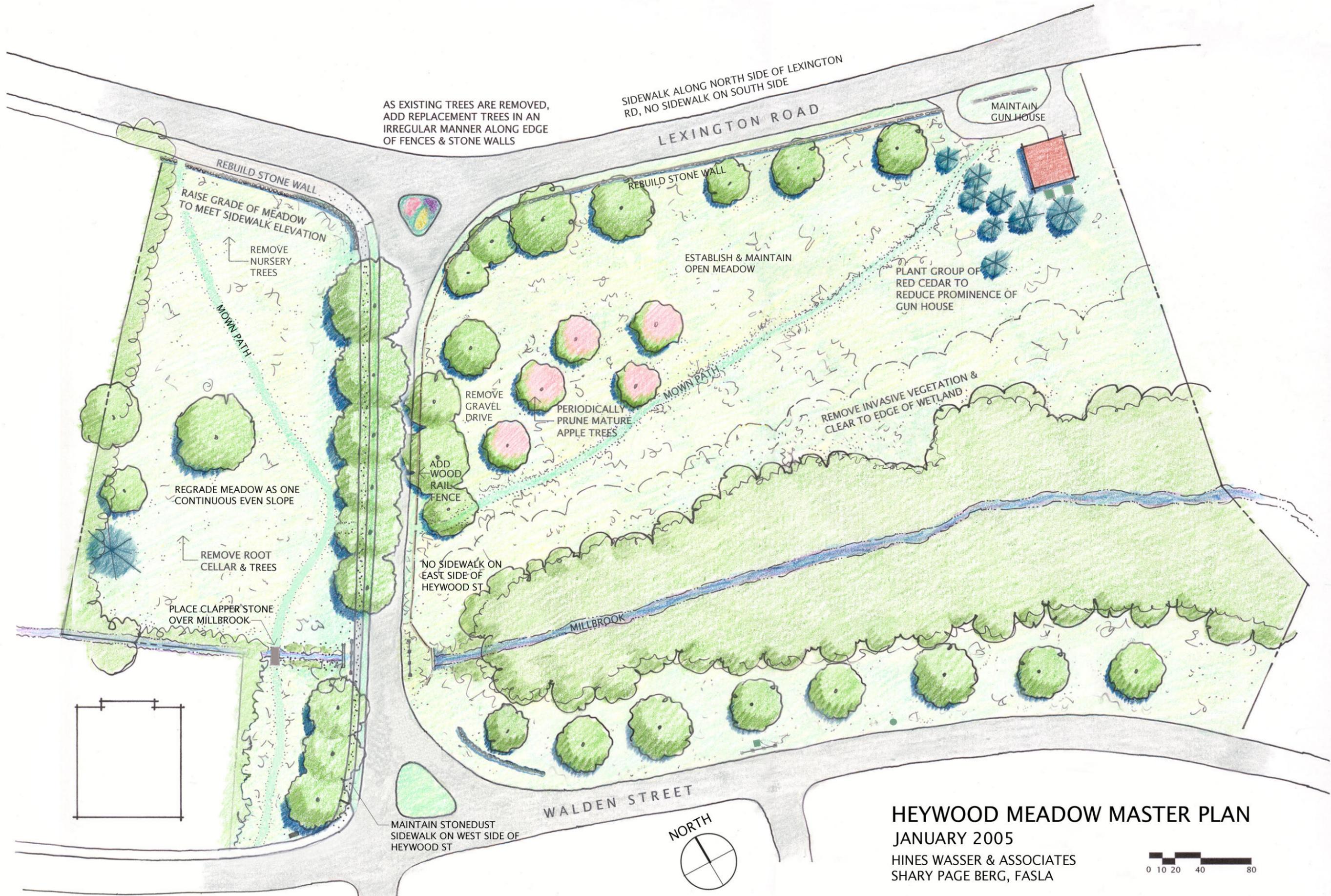


HEYWOOD MEADOW - EXISTING CONDITIONS

JANUARY 2005

HINES WASSER & ASSOCIATES
 SHARY PAGE BERG, FASLA





AS EXISTING TREES ARE REMOVED,
ADD REPLACEMENT TREES IN AN
IRREGULAR MANNER ALONG EDGE
OF FENCES & STONE WALLS

SIDEWALK ALONG NORTH SIDE OF LEXINGTON
RD, NO SIDEWALK ON SOUTH SIDE

LEXINGTON ROAD

MAINTAIN
GUN HOUSE

REBUILD STONE WALL
RAISE GRADE OF MEADOW
TO MEET SIDEWALK ELEVATION

REMOVE
NURSERY
TREES

MOWN PATH

REBUILD STONE WALL

ESTABLISH & MAINTAIN
OPEN MEADOW

PLANT GROUP OF
RED CEDAR TO
REDUCE PROMINENCE OF
GUN HOUSE

REMOVE
GRAVEL
DRIVE

PERIODICALLY
PRUNE MATURE
APPLE TREES

MOWN PATH

REMOVE INVASIVE VEGETATION &
CLEAR TO EDGE OF WETLAND

REGRADE MEADOW AS ONE
CONTINUOUS EVEN SLOPE

REMOVE ROOT
CELLAR & TREES

PLACE CLAPPER STONE
OVER MILLBROOK

NO SIDEWALK ON
EAST SIDE OF
HEYWOOD ST

MILLBROOK

MAINTAIN STONEDUST
SIDEWALK ON WEST SIDE OF
HEYWOOD ST

WALDEN STREET



HEYWOOD MEADOW MASTER PLAN

JANUARY 2005

HINES WASSER & ASSOCIATES
SHARY PAGE BERG, FASLA

