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TOWN OF CONCORD, MA



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

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 8, 2023

Applicant*: Town of Concord – Natural Resources Division

Federal Tax Id. No.*: _____

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

Project Name*: Heywood Meadow Wall Restoration

Project Location/Address (if applicable): 3B Heywood Street

Purpose*: (Select all that apply)

Open Space Community Housing Historic Preservation Recreation

Project Budget*:

Amount of CPC Funds Requested: \$ 60,800

Amount from Other Funding Sources: \$ 12,500

Total Project Budget: \$ 73,300

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

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

- One Paragraph Project Summary * Architectural plans, site plans, photographs (if appropriate)
- Map (if applicable) _____ Copy of IRS determination letter (Non-profit Organizations only)*
- Narrative * _____ Copy of Audit or most recent Financial Information (Non-profit Organizations only)*
- Selection Criteria and Needs Assessment _____ Letters of Support (if any)
- Detailed Project Budget *
- Feasibility Assessment
- Statement of Sustainability (if applicable)
- Timeline *

Project Contact Person*: Delia Kaye, Natural Resources Director

Project Contact Address*: 141 Keyes Road, Concord, MA 01742

Project Contact Phone*: 978-318-3285 Email*: dkaye@concordma.gov

Authorized Signature of Applicant*: *Delia Kaye*

Authorized Signature of Property Owner* (if different): *Kerry A. Fabian*

* Required

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 Town of Concord - Natural Resources Division and the Heywood Meadow Stewardship Committee are requesting CPA funding in the amount of \$60,800 to restore a 50-foot section of failing stone wall along Heywood Street. Funding is requested from the Open Space category.

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 a 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, with the CPA-funded restored walls along Lexington Road are viewed daily by hundreds of Concord residents and visitors.

The wall along Heywood Street Road, which retains the sidewalk, is unsightly and unsafe, with a portion of the wall collapsed and structurally unsound. We propose to remove the existing stone wall and rebuild it with existing stones as well as additional weathered stone (approximately 20 tons). The stone work for the restored wall will be in keeping with the historic character common to other mid- seventeenth century walls in the area, and will match the stone size, color, variety and irregular pattern found in the recently restored walls along Lexington Road and in other existing old Concord walls.

CPC's Selection Criteria and Needs Assessment

This Application meets the following Selection Criteria as found in the 2023 Community Preservation Plan.

- a.) *Eligibility* – Under the CPA legislation, CPA funds can be used for "the acquisition, creation, and preservation of open space" and for the "acquisition, preservation, rehabilitation, and restoration of historic resources" including historic landscapes. This proposal seeks to preserve Heywood Meadow to improve its conservation value by restoring a historic stone wall on Town conservation land.

- b.) *Consistency with Town-wide Planning* – The wall restoration is consistent with the objectives of both the 2015 Open Space and Recreation plan and the 2018 Comprehensive Long-Range Plan, which both speak to preservation of historic landscapes as a major

priority. Additionally, the 2023 Community Preservation Plan recognizes historic landscapes as critically important to preserve and stone walls as key elements of these landscapes.

- c.) *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.
- d.) *Enhancement of existing Town-owned open space, recreation, historic, and/or housing assets* – Restoring the stone wall along Heywood Street is in keeping with preservation and protection of open spaces in Concord.
- e.) *Service of Multiple or Underserved Populations* – Town conservation lands are open to all.
- f.) *CPA Purposes* – This proposal meets two of the four CPA purposes; open space and historic preservation.
- g.) *Administrative and Financial Management* – The project will be administered by the Division of Natural Resources, which has extensive experience overseeing CPA and other grant funds.
- h.) *Successful Implementation of Similar Projects* – Division of Natural Resources staff oversee restoration projects for projects of comparable scale on a regular basis.
- i.) *Site Control* – Heywood Meadow is owned by the Town of Concord.
- j.) *Financial Need* - The stone wall restoration is not a planned capital cost in the Town's budget. It is therefore necessary to seek outside funds to advance the work.
- k.) *Sources of Funding* – In-kind contributions of staff time will be provided for project administration and permitting. A qualified member of the Heywood Meadow Stewardship Committee will provide construction oversight services.
- l.) *Project Plan Feasibility* – Division of Natural Resources staff and the HMSC have successfully overseen restoration of the historic stone walls along Lexington Road.
- m.) *Urgency of Project* – The stone retaining wall along Heywood Street is in severe disrepair. Restoring the wall is critical to ensuring the safety of pedestrians along the sidewalk.
- n.) *Maintenance Provisions* – Very little maintenance is anticipated to be necessary for the restored wall, which will be monitored by Natural Resources Division staff.

- o.) *Permanent Restriction* – No permanent restriction is proposed as part of this project.
- p.) *Reimbursement* – This proposal does not seek reimbursement of previously appropriated funds.
- q.) *Incorporation of Sustainable Design Features* – The Town will pursue a design that minimizes impacts to the environment and incorporates sustainable design features to the maximum extent practicable.
- r.) *Four Sustainability Principles* – Natural, weathered stone will be used to reconstruct the failing wall.
- s.) *Local Qualified Vendors* – The Town will adhere to state procurement regulations and will award projects to local bidders where it is legal and feasible to do so.
- t.) *Land Acquisition Projects* – N/A

Budget

<u>Task</u>	<u>Brief Description</u>	<u>CPA Request</u>	<u>Match</u>	<u>Total Cost</u>
Permitting	Obtain an Order of Conditions from the Natural Resources Commission. Obtain a Certificate of Appropriateness from the Historic Districts Commission		\$ 5,000	\$ 5,000
Remove and Rebuild Stone Wall	Stone wall at roadside to be 50 feet long and 24 inches high. Stone wall at woods side to be 6 feet high to match height of roadside.	\$ 55,800		\$ 55,800
Construction oversight	Ensure correct footing and foundation stone is used; ensure appropriate match of stone to be brought in; ensure project completion on schedule.		\$ 5,000	\$ 5,000
Project Administration	Develop RFP/Q; Oversee contractor services		\$ 2,500	\$ 2,500
As-built plan	Obtain an as-built plan of this and recently restored stone walls in the meadow	\$ 5,000		\$ 5,000

Feasibility

The Division of Natural Resources has completed several reconstruction and restoration projects and has the ability and experience to oversee work to survey and design the new stairs on time and within budget.

Timeline

The Natural Resources Division will issue an RFQ/RFP for survey and design services in the fall of 2024.



Figure 1: Wall to be restored



Figure 2: Failure along back side of wall

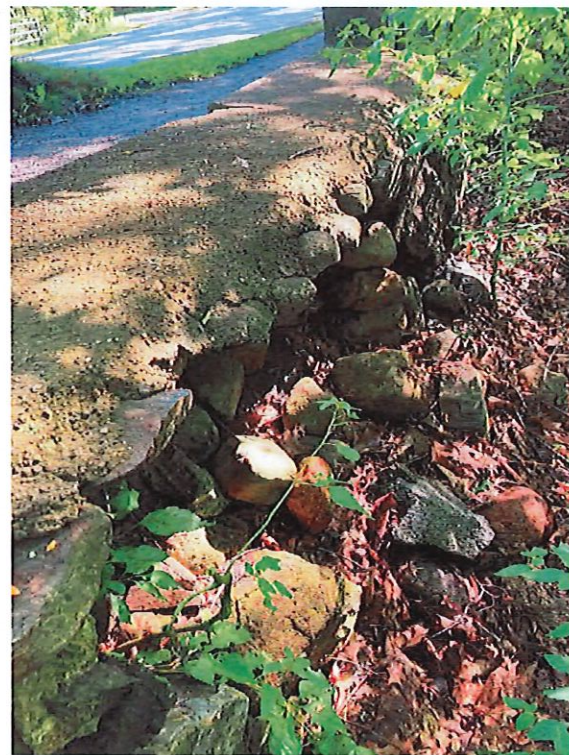


Figure 3: Failure along back side of wall

