

**APPLICATION FOR
COMMUNITY PRESERVATION FUNDING**

HOUGHTON GARDEN REHABILITATION PROJECT

PHASE 4 – PERIMETER FENCING

An Open Space and Historic Preservation Project

Newton Conservation Commission
City Hall – 1000 Commonwealth Avenue
Newton, MA 02459

November 3, 2003



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

Telephone
(617)-796-1120
Telefax
(617) 796-1142

David B. Cohen
Mayor

November 3, 2003

Community Preservation Committee
C/o Jennifer Goldson, Principal Planner
Planning Department – City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RE: Application for Community Preservation Funding
Houghton Garden Rehabilitation Project – Phase 4 – Perimeter Fencing

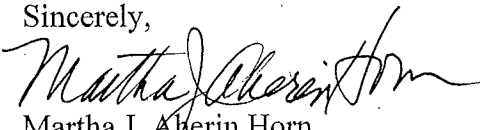
Dear Committee Members:

On behalf of the Newton Conservation Commission, I write to request Community Preservation funding for the final phase of the Houghton Garden Rehabilitation Project. This project has been ongoing for approximately six years and has used City appropriations, donations from the Chestnut Hill Garden Club and grant funding from the Massachusetts Historical Commission's Massachusetts Preservation Projects Fund (MPPF) and the Historic Landscapes grant program of the Department of Environmental Management.

Phase 1 included a Master Plan, Phase 2 provided plans and specifications for bidding and Phase 3 funded the actual construction costs. Due to funding constraints we were not able to replace all of the perimeter fencing in Phase 3. The remaining chain link fencing significantly detracts from the historic character and aesthetics of the garden. In an effort to balance the funding sources, we decided to seek another state grant, using private donations and CPA funding for the match, to complete the fencing project as Phase 4.

This historic garden is a jewel and the Commission hopes that you will find the time for a visit as you review the project. Should you wish a tour, we will be happy to make those arrangements. We hope that you will look favorably on this request and look forward to presenting it to you during your public review. Thank you for your consideration.

Sincerely,


Martha J. Aherin Horn
Sr. Environmental Planner

Conserva\consarea\hgardencpacover

Conservation Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: mhorn@ci.newton.ma.us
www.ci.newton.ma.us

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Fence bid by Emanouil Bros. (contractor)

APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen
Mayor

Submit to Jennifer Goldson, Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue, Newton, MA 02459
jgoldson@ci.newton.ma.us
617-796-1120 ext. 1131

Name of Applicant¹ City of Newton – Conservation Commission

Name of Co-Applicant, if applicable N/A

Contact Name Martha J. Aherin Horn-Sr. Environmental Planner//Michael Kruse – Director of Planning & Development

Mailing Address 1000 Commonwealth Ave. City Newton State MA Zip 02459

Daytime Phone (617) 796-1134 Email mkruse@ci.newton.ma.us / mhorn@ci.newton.ma.us

Name of Proposal Houghton Garden Rehabilitation Project – Phase 4

Address of Proposal (or assessor's parcel id) Suffolk Rd. @ Woodman Rd. Chestnut Hill # 63016 - 0008A

CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing

CPA Funding Requested \$40,000 +loan of \$50,000 Total Cost of Proposed Project \$324,500

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing City plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

¹ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

HOUGHTON GARDEN REHABILITATION PROJECT

PHASE 4 – PERIMETER FENCING

PROJECT DESCRIPTION:

Houghton Garden is a fine example of the architect-designed gardens that graced Chestnut Hill in the early 1900s. It was constructed as part of the Clement Houghton Estate, developed from 1904. Owned by the City of Newton, it is today the only Chestnut Hill historic landscape garden that is open to public view.

Houghton Garden epitomizes the development of gardens as an integral part of the fashionable early twentieth century estates that consisted of large, architect-designed houses set in elaborate landscapes. Retaining much of its early plan and form, as well as some of its original plant material, the site reflects garden theory from a period beginning in 1904 when the design work began, to the 1930s when the completed Garden was at its height. The Garden also demonstrates landscape design that incorporates use of a water feature, the maintenance of an overall natural setting, and the evolution of rock gardens in American garden history.

In 1999 the Garden was accepted for listing in the National Register of Historic Places as an extension of the Old Chestnut Hill Historic District. It retains integrity of location, design, setting, association and feeling. It is located at the edge of the local and National Register Historic District. It maintains its proximity to the estates of Chestnut Hill and retains its setting in the neighborhood adjacent to the former Webster Estate and near the Clement Houghton House with which it originally was associated. The inclusion of this parcel in the Old Chestnut Hill Historic District enhances the district by adding a parcel that once was part of a house lot already included in the district and by providing a more complete picture of the fashionable suburb of Chestnut Hill.

The Houghton Garden Rehabilitation Project was undertaken to restore this garden as it had become overgrown and its infrastructure was crumbling after nearly a century. The project was phased so that funding could be obtained from the City and various historic landscape grant programs. In all, it has taken about six years to complete the project.

During Phase 1 Pressley Associates prepared a Master Plan for restoration and rehabilitation of the Houghton Garden. Their work was approved by Massachusetts Historic Commission as appropriate for a project of this type. Under Phase 2, construction drawings and bid documents were prepared and the necessary permits

(Chestnut Hill Historic District Certificate of Appropriateness and an Order of Conditions from the Newton Conservation Commission) were granted. Phase 3 carried out the Master Plan, including the construction of handicapped accessible pathways and viewing areas; placement of benches; planting of new herbaceous, shrub and tree materials; new wrought-iron fence and gates; new entry kiosk and other appropriate signage; installation of rustic handrails on bridges to match old photographs; and other items featured.

Due to funding constraints and the high cost of construction, it was possible to replace only 200 linear feet of perimeter fencing and one gate set. Phase 4 seeks funding for the remaining fence and gate work to complete the perimeter fencing.

1. Goals: *The goals of the proposed project:*

The goal of the overall rehabilitation project is to restore the garden to its former beauty and provide greater accessibility. These goals were nearly met in Phases 1 – 3 of the Houghton Garden Rehabilitation Project which included all construction elements except completion of the remainder of the perimeter fencing. The goal of Phase 4 is to complete the project by installing the remaining 710 linear feet of fencing and two new gate sets. The fencing will beautify the exterior of the garden and visually proclaim “This is a special place!” with greater dignity and design sense than the current fence. In addition, it will secure the site against vandalism, dumping and entry of motor vehicles. New gates will provide safe and easy pedestrian access as well as vehicular access by maintenance contractors.

Houghton Garden is of special interest because it is the only City-owned historic garden. Long used for nature walks, jogging and quiet reflection, the garden is connected to the Webster Conservation Area and the MDC Hammond Woods Reservation just across the MBTA tracks. The new gates and the refurbished pathways will improve these connections for the public.

In addition, the garden is listed on the National and State Historic Registers. This project supports its preservation in that the style of the fencing is more appropriate than that which currently exists. The Chestnut Hill Historic District Commission expressed its support for the project during hearings and a copy of their vote is attached.

2. Community Need: *Why is this project needed?*

Houghton Garden’s existing perimeter fence is the City’s unattractive, standard-issue 6 foot galvanized chain link fencing. The preservation consultant (Marian Pressley, ASLA, of Pressley Associates) recommended a 6 foot black steel picket fence more in keeping with the neighborhood architectural styles and the period of the garden. The fence posts are also black steel except at the gates where the supports are granite. Please see attached plans for the detail.

Security at the site is very important for the preservation and protection of the garden and the Commission followed the recommendations of the Newton Police Department as to fence height. The Massachusetts Historic Commission approved the style and location of the fence, as did the Chestnut Hill Historic District Commission which required that the entire frontage along both Suffolk Road and Lowell Lane be fenced.

3. *Community Support: What is the nature and level of support for this project?*

The Chestnut Hill Garden Club has been an active partner with the City for many years and will continue their role with hands-on work at the site and fundraising efforts. The Garden Club has contributed funding to every phase of this project. In addition, Chestnut Hill neighbors have established a 'Friends of Houghton Garden' non-profit organization to accomplish fundraising for various projects, including maintenance. The Chestnut Hill Garden Club and the Newton Conservators lead walks for the public through the garden at various times during the year. The Newton Parks & Recreation Department assists with some of the emergency maintenance functions and disposes of the trash.

Included in our several grant applications were letters of support from the Newton Historical Commission, the Mayor's Committee for People with Disabilities, Mayor David B. Cohen, Alderman Lisle Baker, State Senator Cynthia Stone Creem, State Rep Peter J. Koutoujian, State Rep Rachel Kaprielian, State Rep Ruth Balsler, the Chestnut Hill Garden Club and the Newton Conservators. The Board of Aldermen approved funding at several points during the grant application process and were very supportive of the project during committee meetings.

4. *Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?*

The CPA funding, together with private funding of \$10,000 from the 'Friends', will allow us to apply for the Mass Historic Massachusetts Preservation Projects Fund (MPPF) grant. The MPPF grant deadline will be December 2003 and June 2004, assuming the state receives the funding. Awards will be made in April and November 2004 respectively. Bidding could occur within the next two to three months and construction could occur in the fall of 2004 or might have to wait until the spring of 2005, depending on which grant round is applicable.

See the MPPF informational brochure attached.

5. *Credentials: How will the experience of the applicant contribute to the success of this project?*

The City of Newton has an active and committed Conservation Commission staffed by the Planning and Development Department. They routinely work to rehabilitate and maintain open space areas. Houghton Garden is owned by the Commission which owns

several other properties. Routine and special maintenance is carried out by a private contractor at the direction of staff. The annual maintenance plan for Houghton Garden will be written by representatives of the Chestnut Hill Garden Club, the Friends of Houghton Garden and Commission staff and adopted over the winter and then bid out to qualified contractors.

The City's experience in obtaining and administering large construction and landscaping projects is reflected by the nearly completed Houghton Garden Rehabilitation Project, the Hammond Pond Water Quality Improvement Project, the Dolan Pond Improvement Project as well as numerous other smaller projects conducted by private contractors, Eagle Scout candidates, citizens groups, all supervised by Commission staff.

The City signed a perpetual preservation restriction with the MHC to demonstrate its commitment to preservation of the Garden. The Conservation Commission has partnered with the Chestnut Hill Garden Club for years to provide maintenance and funding and we anticipate that relationship will continue. In addition, we intend to do more public outreach to secure private and corporate funding, as evidenced by the recently formed Friends of Houghton Garden.

6. *Success Factors: How will the success of this project be measured?*

The establishment of more historically correct fencing along the perimeter of Houghton Garden will enhance the view of the garden from Suffolk Road, allowing it to better blend in with adjacent properties while retaining its 'public open space' character. The 200 linear feet of new fencing and the gate set with its granite posts visually announce that this is a public space, thus attracting more visitors. The new gate sets will make entry by visitors significantly easier, especially for families with strollers, the physically challenged, and the general users who now must pass through rigid bollards which look more like a prison entrance than a welcoming gateway to an historic garden.

The success of this project also will be judged by the number of visitors to the garden in the future. With our proposed educational outreach, we hope for an increase in the number of nature walks and other special events as well as visits from school groups or history and gardening buffs. It will also be judged by the continuing financial commitment of the nearby residents and our ongoing relationships with the Chestnut Hill Garden Club and the Friends of Houghton Garden.

7. *Budget: What is the total budget for the project and how will CPA funds be spent?*

CPA funds will be spent for materials and labor to erect approximately 710 linear feet of fencing, plus two gate sets. Each gate set has granite posts, two locked vehicle gates and one pedestrian gate. The project financial breakdown is as follows:

**HOUGHTON GARDEN REHABILITATION PROJECT
COST AND FUNDING ANALYSIS**

PHASE 1 – MASTER PLANNING		\$ 41,177.39
City	\$ 20,000	
CH Garden Club	3,000	
MHC MPPF	<u>20,000</u>	
Total Available	\$43,000	
ARCHAEOLOGICAL STUDY		\$ 7,153.72
PHASE 2 – PLANS & SPECS (Bid Documents)		\$ 34,105.07
City	\$ 18,000	
CHGC	5,000	
DEM Grant	<u>27,000</u>	
Total Available	\$50,000	
PHASE 3 – CONSTRUCTION		\$142,000.00
City	\$ 66,000	
CHGC	3,000	
MHC MPPF Grant	63,000	
CDBG	<u>10,000</u>	
Total Available	\$142,000	
TOTAL PROJECT COST TO 10/1/03		\$224,436.18

Remaining funds are committed to education and outreach, plus a long-range maintenance plan.

**HOUGHTON GARDEN REHABILITATION PROJECT
COST AND FUNDING ANALYSIS, continued**

WORK REMAINING – PERIMETER FENCING – PHASE 4

Note: The available funding for the project allowed installation of only 200 linear feet of fencing and one gate set during Phase 3. Funding is sought for the remainder of the fencing.

Suffolk Road frontage	410 l.f. + one gate set	
Lowell Lane frontage	<u>300 l.f.</u> + one gate set	
Total fencing	710 l.f.	
90 8' sections will be required @ \$880 each*		\$ 79,200.
2 gate sets @ \$12,000 each		<u>24,000</u>
Total Cost		\$103,200

*based on bid by Emanouil Bros., contractor for Phase 3, which includes materials and labor for the entire installation.

PROPOSED FUNDING:

Private subscription (Friends of Houghton Garden)	\$ 10,000
CPA Fund Grant	\$ 40,000
MPPF Grant	<u>\$ 50,000</u>
Total	\$100,000

Loan from CPA funds	\$ 50,000
To be reimbursed by MPPF once project is completed	

*In the alternative, in the event
that the MPPF grant request is
not successful, CPA funding of* \$ 90,000

8. *Other Funding: What additional funding sources are available, committed or under consideration?*

The Friends of Houghton Garden organization has begun fundraising efforts toward several sections of fencing as memorials or honoraria and have several commitments already.

We believe that with increased visibility as planned through the educational component of this project, we will attract more visitors. With that increased number of visitors, our base of support for future funding efforts will be increased.

As mentioned above, the private donations will be combined with an MPPF grant from Mass Historic.

9. *Maintenance: If ongoing maintenance is required for your project, how will it be funded?*

Funding for maintenance of the City's conservation areas comes from the landscape maintenance funds donated annually by the Newton Commonwealth Golf Course and the interest from other Commission accounts. While this funding is sufficient to cover the basic maintenance needs, the Friends and the Chestnut Hill Garden Club are committed to raising additional funds for special projects such as pruning and replacement of plants, as well as touch-up painting, although the fence has a powder-coated finish and should last a long time without maintenance.

10. *Documentation of site control:*

Houghton Garden is owned by the City of Newton and is in the custody and care of the Newton Conservation Commission.

11. *Existing and proposed site plan and drawings:*

See fence plans attached.

12. *Project is in compliance with zoning, Architectural Access Board Regulations, or other laws and regulations:*

Zoning: The site is zoned Public Use as are all Conservation Areas. The use is consistent with that zoning designation.

Architectural Access Board: The site is assessible with HP parking spaces, HP curb cut, easy-opening pedestrian gate, and two accessible stonedust pathways which offer views into the historic rock garden and adjacent woodlands.

National Register of Historic Places: The site is listed on the National Register and is located in the Chestnut Hill Historic District.

Massachusetts Historical Commission: MHC certified that the project meets the Secretary of Interior's Standards for Historic Preservation. In addition, the City signed a Preservation Restriction to care for the garden in perpetuity.

13. City Boards and Commissions have approved the project:

The Chestnut Hill Historic District Commission issued a Certificate of Appropriateness for the fencing.

The Newton Conservation Commission issued an Order of Conditions for the entire project.

The Board of Aldermen approved several funding rounds and accepted the grant monies from Mass Historic and the Department of Environmental Management, as well as funding provided by the Chestnut Hill Garden Club.

The Massachusetts Historical Commission approved the initial design and accepted the site at conclusion of the construction in Phase 3.

14. Site is free of hazardous materials:

The site has been a garden since the turn of the century and under the control of the Conservation Commission since the 1960's. No evidence of a release of hazardous materials is present at this time. No evidence of a prior release was discovered during the archaeological study conducted in 2000 when holes were dug in a grid throughout the garden.

15. Appropriate professional standards will be followed:

The site plans were prepared by Marian Pressley, ASL, of Pressley Associates, Inc., and approved by Mass Historic as meeting the Secretary of Interior's Standards for Historic Preservation.

The actual construction was overseen by Commission staff and representatives of the City's Engineering Department. Installation of the new fence will be reviewed in the field by those same individuals.

16. This project can be used to achieve additional community benefits:

Educational opportunities exist for school, historic and other community organizations to visit this award-winning garden. Part of the requirements imposed on the Commission by Mass Historic and the Department of Environmental Management are educational outreach programs which will be undertaken by the Chestnut Hill Garden Club, the Friends of Houghton Garden, the Newton Conservators and the Conservation Commission.

The most significant community benefit will be a substantial improvement in the aesthetics along the street frontage on Suffolk Road. This is the public face of the garden, the first view of any visitor, and its outward appearance will mirror the beauty of the interior portions of the garden and announce that this is a special and historic place. Completion of the perimeter fencing will also fulfill our obligations to the Chestnut Hill Historic District Commission and the Massachusetts Historical Commission.

ATTACHMENTS

Letters of Support and Certificate of
Appropriateness from the Chestnut Hill
Historic District Commission

Photographs

Plans

National Register of Historic Places Certificate

Mass Historic MPPF Grant Information

Fence bid by Emanouil Bros. (contractor)



BOARD OF ALDERMEN
NEWTON, MASSACHUSETTS 02459

R. Lisle Baker
Alderman – Ward 7

552-7033

October 31, 2003

Community Preservation Committee
c/o Jennifer Goldson
Planning Department, City Hall
Newton, MA 02459
by fax 617-796-1142

Re: Houghton Garden

Dear Members of the Committee:

I want to express my strong support for the Houghton Garden rehabilitation project, Phase IV (perimeter fencing). It will enable the prior work, which has been so successful, to be completed in an appropriate way. This work will provide benefits to both historic and open space resources in the City as the Garden is important open space, now wheelchair accessible, as well as historic property under City ownership. The project would also mark an important continuation of a public/private partnership, as both The Friends of Houghton Garden and the Chestnut Hill Garden Club have committed to raise substantial funds to help pay for part of the cost, as well as been volunteer stewards of the Garden. (I also understand that there will be an effort to seek a grant from the Massachusetts Preservation Projects Fund, which previously funded other phases of the project.)

Thank you.

Sincerely,

R. Lisle Baker
Ward Alderman, Ward 7



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director

Telephone

(617)-796-1120

Telefax

(617) 796-1142

David B. Cohen
Mayor

RECORD OF ACTION

DATE: December 20, 2002

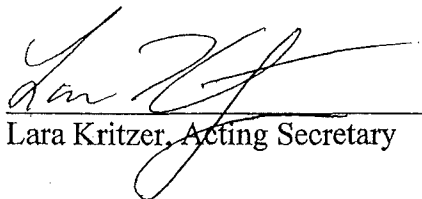
SUBJECT: Houghton Garden – Certificate of Appropriateness – Fence and Sign

At the regularly scheduled meeting and public hearing on December 19, 2002, the Chestnut Hill Historic District Commission, by a vote of 5 to 0,

RESOLVED to approve a Certificate of Appropriateness for the new black steel six foot high picket fence and two signs as presented.

FURTHER RESOLVED to express the Commission's gratitude for the effort, good design, and planning that the City staff and Chestnut Hill Garden Club had put into this project. He added that this was an admirable project and would be an asset to both the neighborhood and the City.

Voting In the Affirmative: John Wyman, Chairman; Liviu Brill, William Roesner, Donald Lang, Merle Winer


Lara Kritzer, Acting Secretary



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

September 7, 1999

Mr. John Rodman
Newton Historical Commission
City Hall
1000 Commonwealth Avenue
Newton, MA 02259

Dear Mr. Rodman:

The Massachusetts Historical Commission is pleased to inform you that Houghton Garden, Chestnut Hill, Massachusetts, has been accepted by the National Park Service, Department of the Interior, for listing in the National Register of Historic Places, as an extension of the Old Chestnut Hill Historic District. Enclosed is a certificate listing this property in the National Register of Historic Places.

For your information, an explanation of the National Register of Historic Places is enclosed. If you have any questions or wish further information, please do not hesitate to contact the Massachusetts Historical Commission.

We share with you a sense of pride that Houghton Garden has been listed.

Sincerely,

A handwritten signature in black ink, appearing to read "William Francis Galvin".

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

A handwritten signature in black ink, appearing to read "Judith B. McDonough".

Judith B. McDonough
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

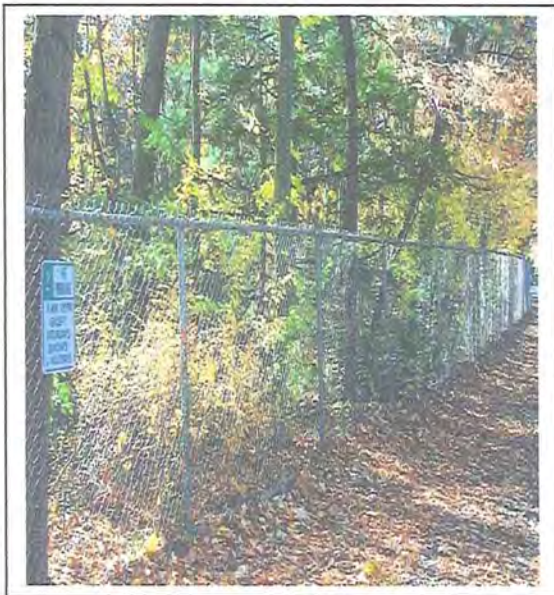
Enclosures

cc: Gretchen Schuler, preservation consultant
David Cohen, Mayor, City of Newton
Michael Kruse, Director, Planning and Development
Chestnut Hill Garden Club
Newton Conservation Commission

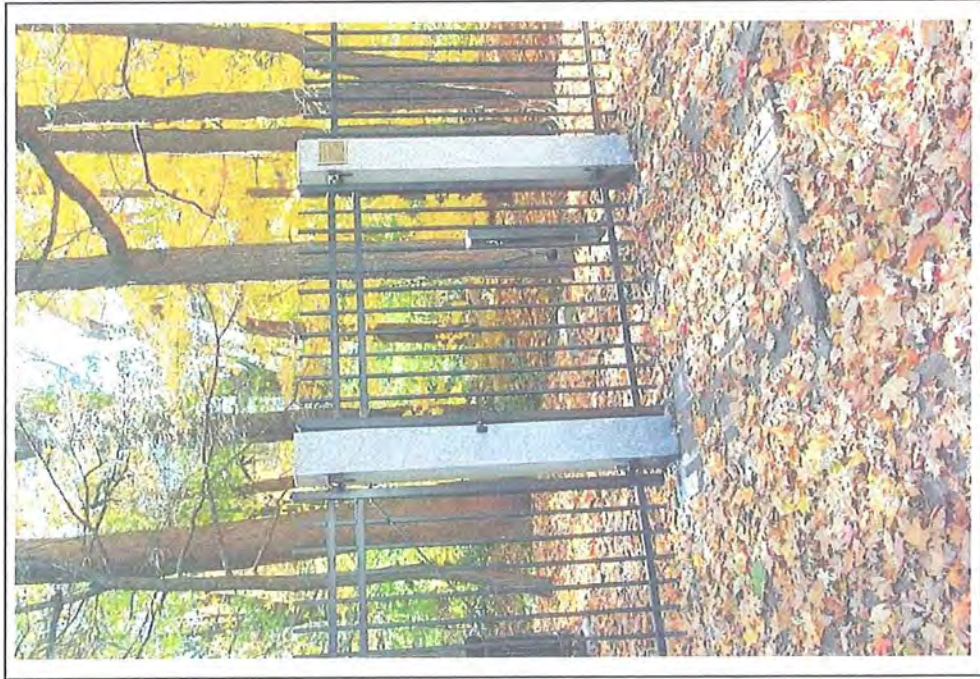
220 Morrissey Boulevard, Boston, Massachusetts 02125 · (617) 727-8470
Fax: (617) 727-5128 · TDD: 1-800-392-6090
www.state.ma.us/sec/mbc



EXISTING FENCE, VEHICLE GATES, PEDESTRIAN OPENING WITH BOLLARDS, SIGNAGE & NEW FENCING

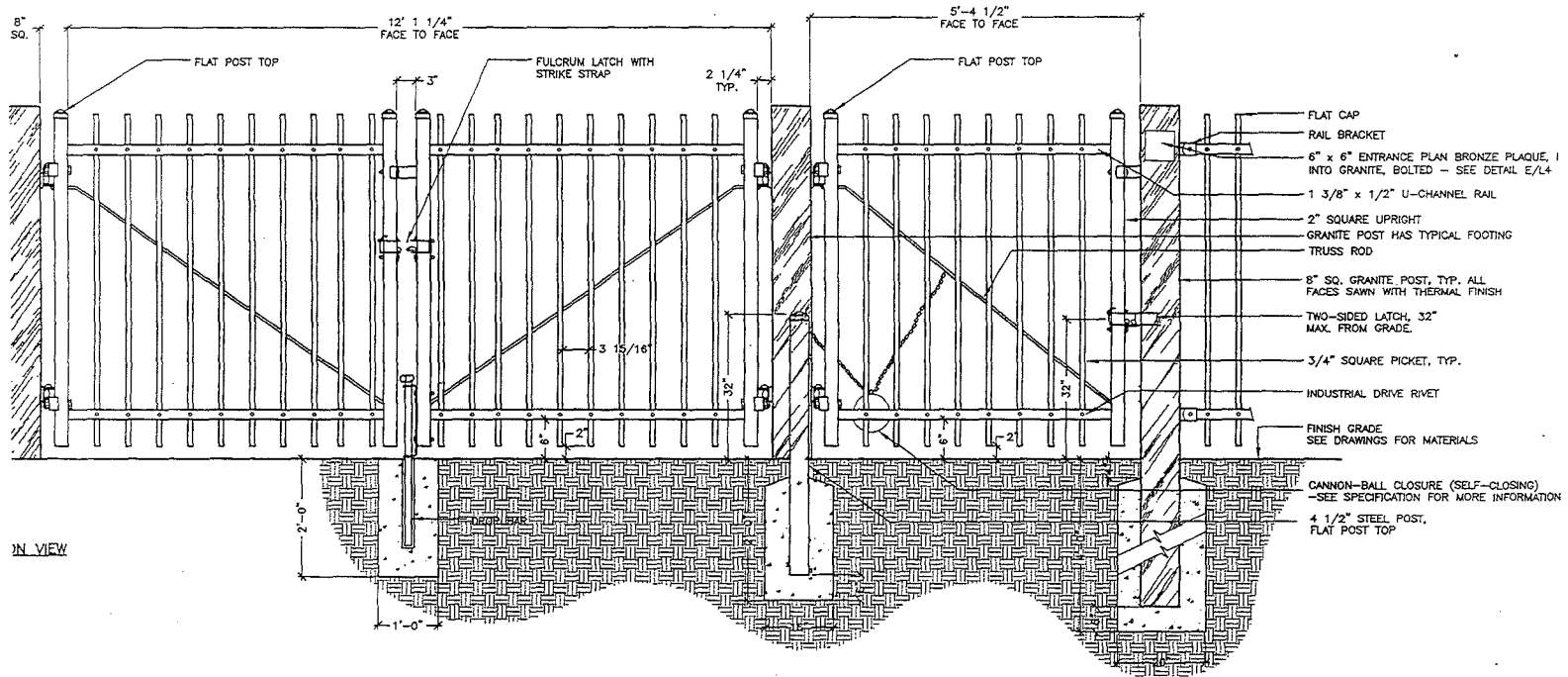


NEW PEDESTRIAN OPENING, MAIN FENCE LINE, KIOSK AT MAIN ENTRANCE

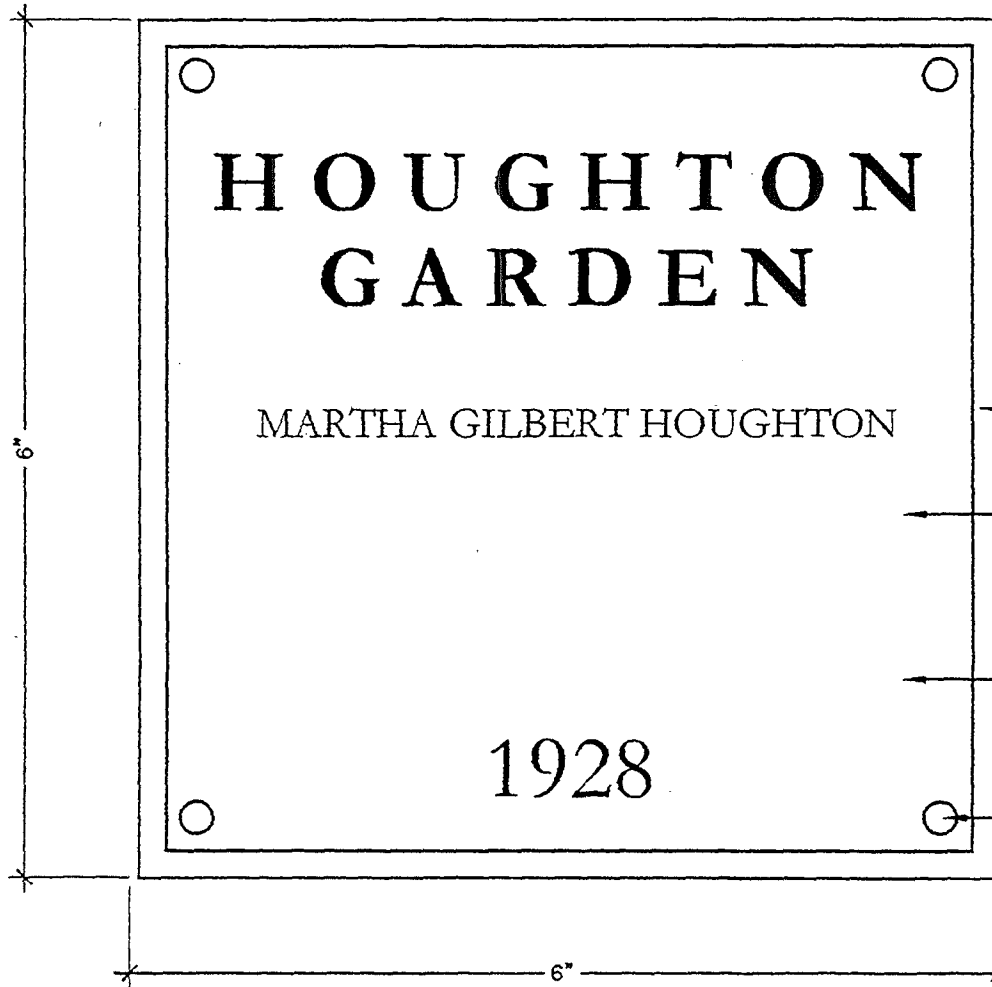


12' Wide Vehicular Entry Gate

5' Wide Pedestrian Entry Gate



Gate Set



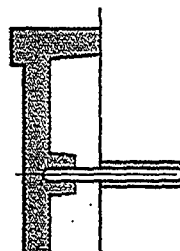
SINGLE LINE BORDER,
FLAT BAND

PEBBLED FINISH
1/2" THICKNESS

COLOR: STANDARD
GREEN PATINA

BOSS AND STUD
MOUNTING (BEHIND)
SEE DETAIL.

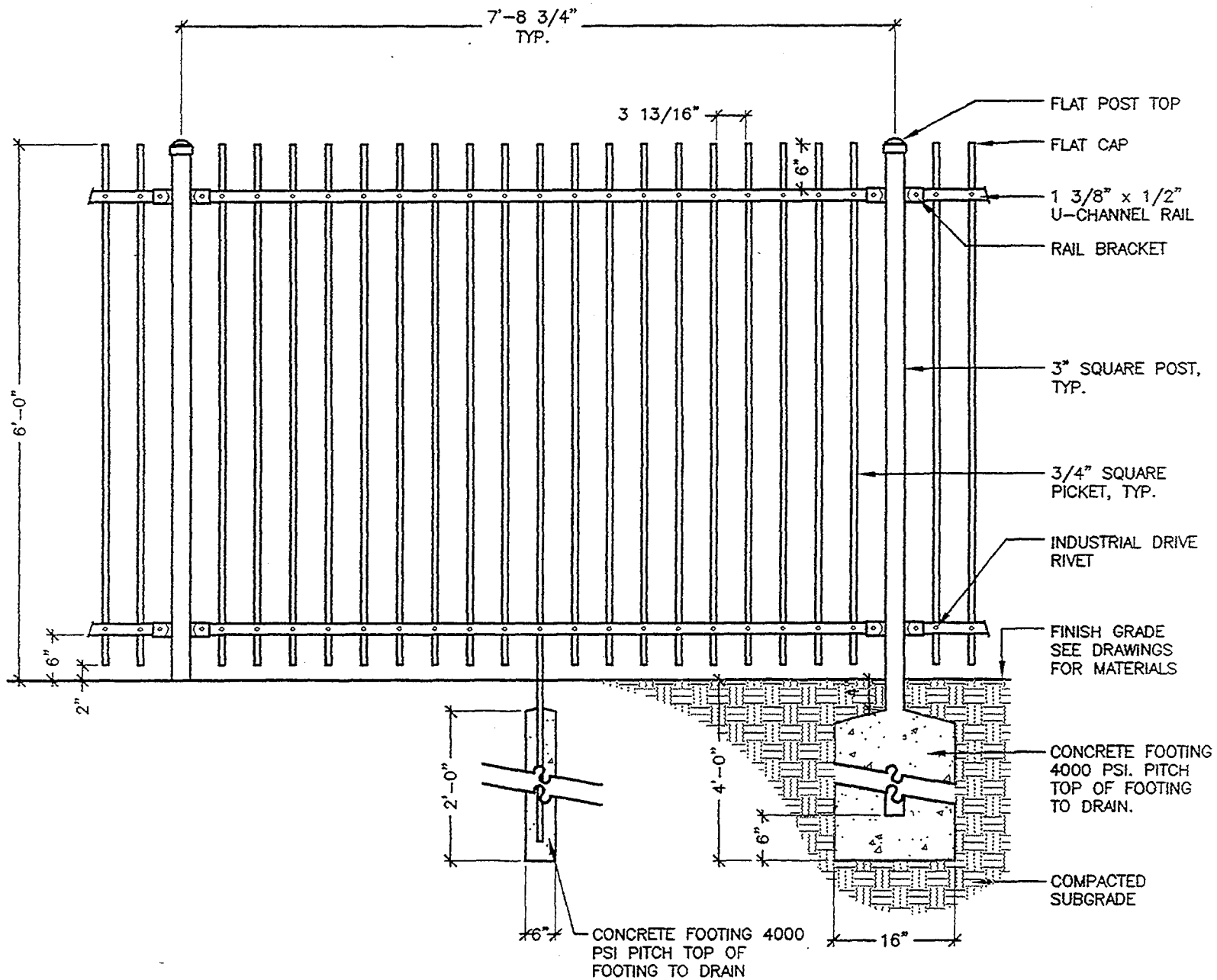
NOTE:
ALL TEXT
GOUDY OLD STYLE
SATIN FINISH



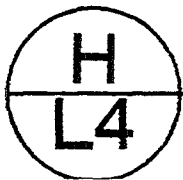
NOTE:
BOSSSES ON BACK, DRILLED AND
TAPPED FOR THREADED STUDS
FOR CONCEALED MOUNTING TO
STONE.

BOSS AND STUD MOUNTING

Plaque Detail



Fence Detail



6' Steel Picket Fence

NOT TO SCALE

©PRESSLEY 1999



Houghton Garden - Old Chestnut Hill Historic District
Newton, Massachusetts

was accepted on *Listed July 8, 1999* for inclusion in the

National Register of Historic Places

The National Register is the nation's official list of buildings, districts, sites, structures, and objects which retain their historical character and are important to our local, state, or national history. The National Register was established under the National Historic Preservation Act of 1966 and is administered in the Commonwealth by the Massachusetts Historical Commission.

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

Judith B. McDonough
State Historic Preservation Officer
Executive Director, Massachusetts Historical Commission

MASSACHUSETTS HISTORICAL COMMISSION
A Division of the Secretary of the Commonwealth

APPLICATION PROCESS

Municipalities and non-profit organizations may make application to the MPPF. Decisions are made by the Massachusetts Historical Commission. All Commission meetings are open to the public.

In August, 2002, the MPPF received additional funds for matching grants. Round 9 Applications will be due December 6, 2002 and grant awards will be announced April 9, 2003. Round 10 Applications will be due June 27, 2003 and grant awards will be announced November 12, 2003. The end date for project completion will be June 30, 2005 and June 30, 2006, respectively. In addition, MPPF Rounds 11 and 12 are also anticipated.

If you wish to receive a grant application for either MPPF Round 9 or 10, please write or e-mail the MHC. A complete copy of the MPPF application including all instructions can also be obtained at the MHC's website.

Massachusetts Historical Commission

Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125-3314

Phone: 617-727-8470

Fax: 617-727-5128

Website: www.state.ma.us/sec/mhc

E-mail: paul.holtz@sec.state.ma.us

ARE YOU ELIGIBLE FOR A GRANT FROM THE MASSACHUSETTS PRESERVATION PROJECTS FUND?

If your property, landscape or site is in non-profit or municipal ownership, and is listed in the State Register of Historic Places...

The Massachusetts Historical Commission invites you to attend one of its grants workshops on:

Monday
October 7, 2002
5:00-7:00 p.m.
Lee Public Library
100 Main Street
Lee, MA

Wednesday
October 9, 2002
4:00-6:00 p.m.
West Dennis
Community Center
67 School Street
Dennis, MA

Wednesday
October 16, 2002
1:00-3:00 p.m.
Mass. Archives Bldg.
220 Morrissey Blvd.
Boston, MA

Friday
October 18, 2002
4:00-6:00 p.m.
Wistariahurst Museum
238 Cabot Street
Holyoke, MA

Tuesday
October 22, 2002
10:00-12:00 noon
Mass. Archives Bldg.
220 Morrissey Blvd.
Boston, MA

Wednesday
October 23, 2002
4:00-6:00 p.m.
Asa Waters Mansion
123 Elm Street
Millbury, MA

YOU WILL

- Learn about Massachusetts Preservation Projects Fund (MPPF) grant opportunities and requirements;
- Receive MPPF guidelines and application materials;
- Have the opportunity to ask questions and get answers!

No Registration is required. Applications for the next round of grants will be due Dec. 6, 2002.

Please call the MHC at (617) 727-8470 or e-mail to paul.holtz@sec.state.ma.us if you need further information. Directions to MPPF workshop sites can be obtained at the MHC's website.



William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

MASSACHUSETTS PRESERVATION PROJECTS FUND

*A Matching
Grant Program*

Administered by the
MASSACHUSETTS
HISTORICAL
COMMISSION

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Applicants must be a municipality or non-profit organization. The program is administered in accordance with 950 CMR 73.00.

Historic cultural resources in public and non-profit ownership and use frequently suffer from deferred maintenance, incompatible use, or are threatened by demolition. These important resources represent a significant portion of the Commonwealth's heritage. By providing assistance to historic cultural resources owned by non-profit or municipal entities, the Massachusetts Historical Commission hopes to ensure their continued use and integrity.

ELIGIBLE ACTIVITIES

PRE-DEVELOPMENT PROJECTS: Requests may be submitted to conduct studies necessary to enable future development or protection of a State Register property, such as feasibility studies involving the preparation of plans and specifications, historic structures reports, and certain archaeological investigations.

DEVELOPMENT PROJECTS: Requests may be submitted for construction activities including stabilization, protection, rehabilitation, and restoration. Grant funding can be used to cover costs of material and labor necessary to ensure the preservation, safety, and accessibility of historic cultural resources. Development of universal access is allowable as part of a larger project.

Allowable costs: Overall building preservation, building code compliance, and barrier-free access where historic fabric is directly involved.

Non-allowable costs: Projects consisting of routine maintenance, upgrading of mechanical systems (i.e., heating, ventilation, air conditioning, electrical, plumbing), renovation of non-historic spaces, moving of historic buildings, or

construction of additions will not be considered. Architectural/engineering fees for any project work are not eligible for funding or use as matching share.

ACQUISITION PROJECTS: Requests may be submitted to acquire State Register properties that are imminently threatened with inappropriate alteration or destruction.

AMOUNT OF REQUEST

The Massachusetts Preservation Projects Fund is currently funded for grant rounds from 2002 to 2005. Requests for pre-development projects can range from \$5,000 to \$30,000; requests for development or acquisition projects may range from \$7,500 to \$100,000. Work completed prior to grant award is ineligible for funding consideration.

A unique feature of the program allows applicants to request up to 75% of total construction costs if there is a commitment to establish a historic property maintenance fund by setting aside an additional 25% over their matching share in a restricted endowment fund. Emergency funds are available at the Secretary's discretion for stabilization of resources considered in imminent danger.

STATE REGISTER LISTING

The State Register of Historic Places is the official list of the state's cultural resources deserving preservation consideration. The State Register is a compilation of eight different types of local, state, and federal designations. The most common designations on the State Register are National Historic Landmarks, National Register properties, and local historic districts.

The largest single category on the State Register is from National Register nominations. The MHC can only accept National Register nominations from communities that have completed a comprehensive survey of their historic properties. National Register listing involves substantial lead-time and therefore procedures for nominating eligible unlisted properties should be implemented well

ahead of the next grants cycle. Properties can be listed individually or as contributing elements of a National Register District. To find out if your community has a comprehensive survey or to initiate the process of evaluating a property for listing on the National Register, contact the Preservation Planning Division of the MHC.

Applicants should contact the Massachusetts Historical Commission or their local historical commission to ascertain State Register status of the property before applying for grant funds.

SELECTION CRITERIA

- Level of historical significance of the property
- Potential for loss or destruction of the property
- Administrative and financial management capabilities of the applicant
- Appropriateness of proposed work for the property
- Demonstrated financial need
- Extent of public support and benefit from users, professionals, and community leaders
- Consistency with state and local preservation and community revitalization plans
- Use of traditional materials and building techniques
- Geographic distribution and first-time grant for community/project

PRESERVATION RESTRICTION

(M.G.L. Ch. 184, ss.31-33)

The owner of a property funded for a development or acquisition project must enter into and record a preservation restriction and maintenance agreement in perpetuity. Owners of properties funded for pre-development projects shall enter into a preservation restriction for a term of years, depending on the grant amount awarded.

ATTACHMENT B

HOUGHTON GARDEN REHABILITATION PROJECT PROPOSED PHASING OF TASKS OUTLINED IN PLANS AND SPECS

Due to the timing of the available funding, some of the proposed tasks cannot go forward in the initial construction phase and will have to be held until grant reimbursement. The following phasing plan has tried to accommodate the majority of the structural work and the earthwork in the main section of the Garden first, with work around the fringes of the Garden coming in later phases. The new perimeter fence will be erected in sections, with the main entrance being completed in Phase 1 and the remainder in subsequent phases as additional funding becomes available.

PHASE 1

- Clearing & grubbing
 - Pruning @ trails
 - Pruning for views
 - Pruning in the rock garden
 - Remove invasive vegetation
 - Remove dead plant
 - Dam repairs
 - Reset stone tree well
 - Reset stepping stones
 - Add stepping stones
 - Stonedust pathway - 2312 s.f.
 - Wood handrails on bridge over Woodman Stream - 2 rails
 - Victorian bench @ end of HP path
 - HP entry work between Suffolk Road and sidewalk
 - Chain link fence removal - 200 l.f.
 - Picket fence - 200 l.f.
 - Gate set, including:
 - Granite post for plaque - 1
 - Plaque - 1
 - Granite posts for gates - 2
 - Vehicle gates - double - 1 set
 - Cannonball closure - 1
 - Pedestrian gate - 1
 - 1 section of fence to be used for trash rack
- Cost for Phase 1 \$ 120,100⁰⁰

PHASE 2

- Plantings - 4 birch clumps
- Bench arm repair
- Reset Chestnut Hill Garden Club bench
- Reset stone steps & add stones
- Replace missing stones in existing stone bridge
- Reset stones @ outlet of Woodman St. swale
- West Bridge replacement
- Wetland path chipping - 27 s.y.
- Mulched pathway - 648 s.y.

Cost for Phase 2 \$ 21,900⁰⁰

TOTAL COST FOR PHASE 1&2 \$

(This cost must be reflected in the paragraph C of the Bid form)

ALTERNATES

1. Wood step repair; rebar replacement \$ 900⁰⁰
2. Yellow trail markers - 10 \$ 1.00
3. Tree Tags - 25 \$ 1000.00
4. Chain link fence removal per 8 l.f. and Picket fence installation per 8 l.f.
Per Linear foot \$ 110 x 8lf = \$ 880⁰⁰
5. Gate Set, including:
 - Granite post for plaque - 1
 - Plaque - 1
 - Granite posts for gates - 2
 - Vehicle gates - double - 1 set
 - Cannonball closure - 1
 - Pedestrian gate - 1
 - Per GATE SET \$ 1200⁰⁰



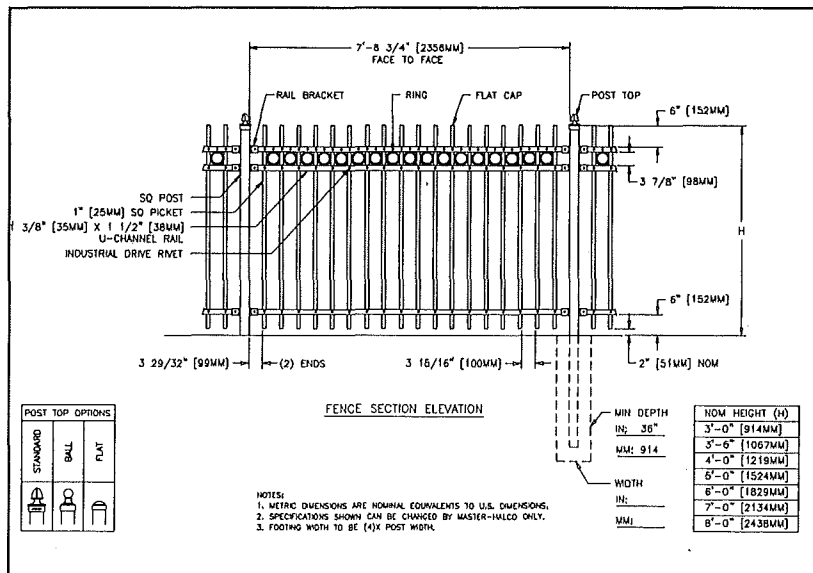
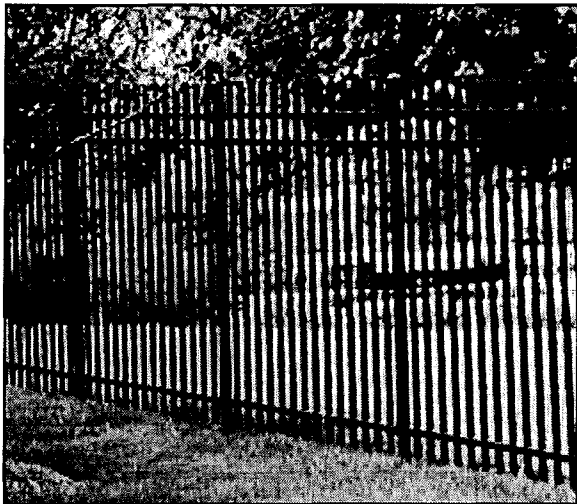
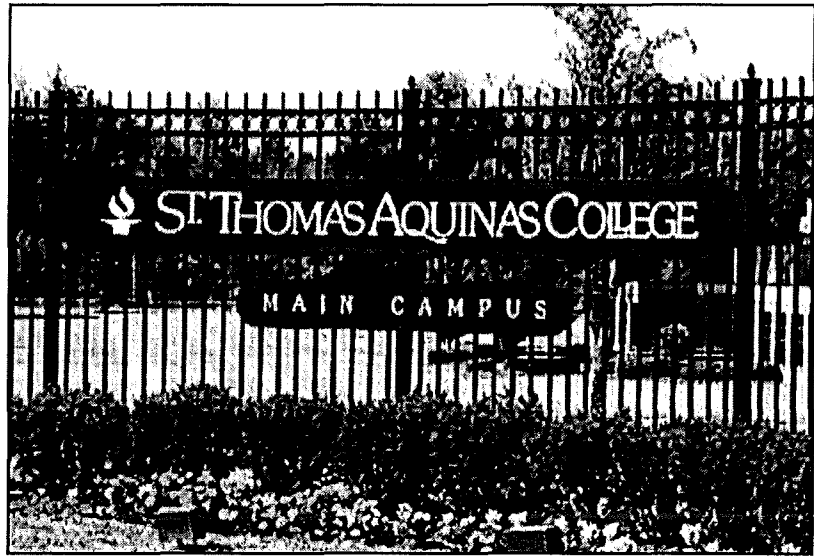
Phase 4

Phase 1 \$ 120,100
Phase 2 21,900
\$ 142,000

THESE PRICES MUST BE REFLECTED IN PARAGRAPH "C" OF THE "BID FORM"

ESTATE STYLE WITH FLAT PICKETS

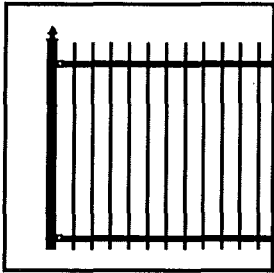
Estate Style with flat top pickets is the most contemporary and classic look offered in the Estate series. Good looking and long lasting, this fence will enhance the beauty and value of any property. Every Monumental Iron Works fence provides lasting beauty and performance. All components are engineered for strength, security and low maintenance.



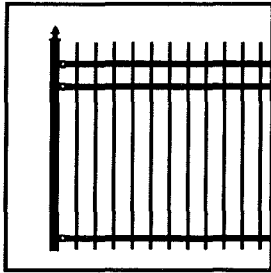
Typical Fence Section Elevation

AVAILABLE CONFIGURATIONS

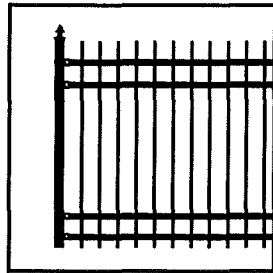
Estate K



Estate L



Estate M



AVAILABLE WITH:

TUBULAR PICKETS

3/4"sq. - 18ga. Pickets

1"sq. - 18ga. Pickets

1"sq. - 16ga. Pickets

1"sq. - 14ga. Pickets

or

SOLID STEEL PICKETS

3/4" sq.

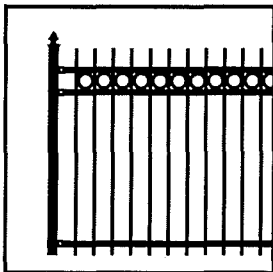
RAILS

1-1/2" x 1-3/8" U-Channels

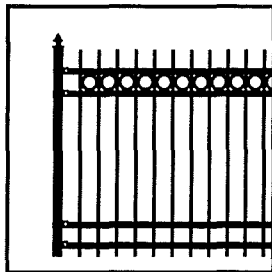
6' or 8' long sections with

11ga. rails

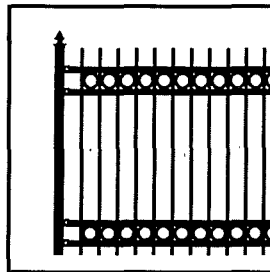
Estate N
Modified



Estate N

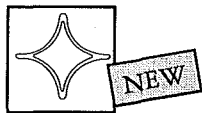


Estate O

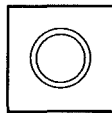


All parts are galvanized
and powder-coated

ACCESSORY OPTIONS



4" Star



4" Circle



4" Diamond



FOR MORE:

- Information
- Drawings
- Specifications

Call 410-633-6500

OR 800-229-5615

PART 2 - PRODUCTS

2.01 STEEL FENCE AND GATES WITH GRANITE GATE POSTS

A. Steel fence shall be the Estate Style 'A' black ornamental steel fence which shall be modified to have flat top pickets and posts as manufactured by Monumental Iron Works local distributor, Walpole Woodworkers telephone (617) 329-0770 or approved equal. Height of fence as shown on Drawings. Provide pedestrian self-closing gates with ADA compliant latches and vehicular gates to match. Provide post for cannon ball gate self-closer to match fence. Post shall be four and one half inches (4 1/2") nominal with finish to match fence and gate.

1. Pickets shall be solid stock. Pickets shall be hot-dipped galvanized per ASTM A525-G90, latest requirements. Space between pickets shall be 3 31/32" face-to-face.

Size	Wall Thickness	Wgt./Ft.	Tensile Strength
3/4" Sq.	Solid	1.914 lbs.	50,000 p.s.i.

2. Rails – Made of hot-rolled structural steel, rolled into "U" channel measuring 1 3/8" wide x 1 1/2" deep x .120 wall thickness. Manufactured per ASTM A513 and hot-dipped galvanized per ASTM A525-G90, latest requirements.
3. Posts shall be hot-rolled structural steel. The wall thickness and weights are shown below. Tubular steel shall be manufactured per ASTM A513 and hot-dipped galvanized per ASTM A525-G90, latest requirements.

Size	Wall Thickness	Wgt./Ft.	Tensile Strength
2 1/2" sq.	14 Ga.	2.733 lbs.	45,000 p.s.i.

4. Rail attachment brackets shall be die cast zinc (ZAMAK #3 alloy) per ASTM B86-83Z 33521, latest requirements. Ball and socket design capable of 30° swivel (up/down & left/right). Bracket to fully encapsulate rail end for complete security.
5. Finials shall be flat style post tops and shall be cast iron with minimum 20,000 p.s.i. hot-dipped galvanized per ASTM A153, latest requirements.
6. Coating:

- a. Entire fence shall have a galvanized undercoat inside and outside on all members to assure maximum corrosion resistance.
- b. All fence components shall have a four (4) stage "Power Wash" pre-treatment process that cleans and prepares the galvanized surface to assure complete adhesion of the finish coat.

Stage 1 – All metal is cleaned and phosphate treated simultaneously to form an amorphous structure on the galvanized surface for superior powder coating adhesion.

Stage 2 – All metal is given a thorough water rinse to prepare the phosphate-coated surface for the seal rinse (stage 3).

Stage 3 – All metal is given a non-chromate seal rinse, which further improves corrosion resistance.

Stage 4 – All metal is then baked dry, prior to the powder coating being applied.

7. All hardware shall be vandal proof.
8. All metal shall be given a polyester resin based coating applied by electostatic spray process, to thickness of 2.5 (.0635 mm) mils. The finish is then baked in a 450 degree F (232° C) (metal temperature) oven for 20 minutes.

- B. Granite for gate posts shall be engineering grade structural granite having characteristics and physical requirements as defined by ASTM C119 and C615, in accordance with the following ASTM test references.
1. Abrasion resistance of stone, subject to foot traffic: ASTM C241.
 2. Absorption of natural building stone: ASTM C97.
 3. Compressive strength of natural building stone: ASTM C170.
 4. Modulus of rupture of natural building stone: ASTM C99.
 5. Granite shall be free from seams, which impair its structural integrity, and of smooth splitting character. Natural variations characteristic of the deposit will be permitted.
 6. Granite shall be "Kittedge Grey" granite, local supplier Fletcher Granite Company West Chelmsford, MA 508-251-4031 or approved equal. Comply with the requirements of the National Building Granite Quarries Association, Inc. for tolerances, color, and finished qualities.
 7. To the greatest extent possible, provide contiguous stone to provide for fabrication of continuous matching units. Mark matched units to provide continuous-sequence installation.
 8. Refer to Drawings for size of all units. All granite shall have all sides sawn with thermal finish on all exposed sides.
- C. Grout shall be high strength 100% solids, solvent free, and non-shrink epoxy adhesive for anchoring. Manufacturer shall be Hallenite "Por-rok," Sonneborn "SonogROUT," Penn Dixie or Master Builders or approved equal.
- D. Concrete for footings shall be 4000 p.s.i. 28-day air-entrained concrete as specified under Section and Section M4 of the 'Standard Specifications' and Section 03300 CONCRETE, herein.
- E. Provide padlock with three master keys and chain for each gate. The padlock shall be by American Lock Company or approved equal. Chain shall be thermal fusion coated (PVC) galvanized steel. Submit sample and product literature for approval.
- F. Provide cannon ball and chain closure as manufactured by Walpole Woodworkers telephone (800) 343-6948 catalog # 500113 or approved equal. Cannon ball shall be solid iron three and one half-inch (3 1/2") diameter ball, weight twelve- (12) pounds minimum, with a black powder coated finish. Chain shall be thermal fusion coated (PVC) galvanized steel. Submit sample of ball and chain enclosure and product literature for approval.
- G. Plaques for gateposts shall be cast bronze plaques by Raders Engraving Boston, MA, telephone(617) 227-2921 or approved equal by McGann Bronze Cambridge, MA or La Hay Architectural Bronze Corona, CA.
1. Material: Cast bronze.
 2. Size: 6" x 6" overall dimension.
 3. Background texture: Pebbled.
 4. Background color: Standard green patina.
 5. Letters: Satin finish, letter style (font) to be Goudy Old Style.
 6. Border style: Single line border, flat band.
 7. Mounting boss and stud.

2.02 BENCH

- A. Benches, shall be the Victorian Series as manufactured by American Site Furniture, Concord, MA or approved equal. Bench catalog number is #B-76 sizes as shown on the