

Ms. Clarissa Rowe Chair
Arlington Community Preservation Commission
Town of Arlington
730 Massachusetts Ave.
Arlington, MA 02476

Dear Ms. Rowe

Thank you for considering The Friends of the Robbins Town Garden application for a CPA grant to restore the garden's water features.

While we recognize that we are making a sizeable request, we feel that this project is of paramount importance to the town and the community. We hope that you agree. Once the fountain is restored, the town and our organization intend to continue to partner to ensure that the fountain is maintained so that such extensive repairs will never again be required.

Our commitment to the garden extends beyond the restoration of the fountain. We have already raised more than \$2,000 which we plan to spend this coming Spring to begin replacing some of the trees and plants that appear in the garden master plan but have been lost over the years. We hope that restoring the fountain will be an initial step to garnering additional support for further improvements in the garden.

Our application outlines the history and historical significance of the Robbins Town Garden. It explains why the restoration of the central fountain is so essential to the town and its' citizens and describes the broad range of local residents and people from surrounding communities who derive enjoyment from the garden. As an indication of the strong community support for our petition, our application mentions some of the many organizations and individuals who regularly help maintain the garden and whose members use the garden for celebrations, rest and relaxation.

The application then outlines the current state of the fountain's disrepair, the estimated cost to restore it, and a projected project timeline, should we receive funding. It also includes descriptions of the relevant experience of those responsible for overseeing the project and provides credentials for our proposed consultants.

Our application concludes by indicating that the town has agreed to contribute X\$ annually to the ongoing maintenance of the water features. It indicates that Deputy Town Manager Feeney, who will be part of the Project Team, has already initiated a group that will assume responsibility for maintaining town green spaces and waterways. We've also included the preservation restrictions on file with The Massachusetts Historical Commission and a copy of the Assessor's Map of the property.

Ms Rowe, we hope you join us in wishing for the restoration of our central town garden fountain. Please let us know if you have any questions, comments or require any additional information.

Sincerely,
Christine Harris

JoAnn Robinson

Community Preservation Committee Town of Arlington

CPA Funding – FY2018 Final Application

One (1) electronic copy and three (3) hard copies of the completed [Application](#) must be submitted to the CPC **by Friday, December 9, 2016 in order to be considered for the 2017 Annual Town Meeting**, with the electronic copy sent to AFidalgo@town.arlington.ma.us and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo Town of Arlington, 730
Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

Project Title: Historic Preservation of the Winfield Robbins Memorial Garden Water Features

Applicant/Contact Person: Christine K Harris, Director FORTG, JoAnn Robinson, Chair AHC

Organization: Friends of the Robbins Town Gardens, Arlington Historical Commission in consultation with the Town Manager

Mailing Address: Friends of the Robbins Town Gardens, 19 Maple St, Arlington, MA 02476

Telephone: Harris 617-876-7367, Robinson 617- 642-1590

E-mail: christinekharris@gmail.com, robinsj@rcn.com

Signature _____ **Date** _____

CPA Category (*select one*):

- | | |
|--|---|
| <input type="checkbox"/> Community Housing | <input checked="" type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Recreation |

Amount Requested: \$643,213

Total Project Cost: \$643,213

BRIEF DESCRIPTION OF THE PROJECT:

The Town of Arlington has a beautiful garden, lying between the Robbins Library (700 Mass Ave.) and the Robbins Town Hall (730 Mass. Ave.), a jewel that the Robbins family gave to the town in the early 1900s. Over the years, the Winfield Robbins Memorial Garden sculpture and fountain have fallen into disrepair, turning what could be an exquisite historical garden into a disheveled, but pretty green space. The rehabilitation of this garden will preserve it for future generations and will be a reflection of the pride that we take in the heritage of our town.

See Attachment 1 for History and Significance of the Winfield Robbins Memorial Garden



1. The Goals of the Proposed Project:

The goal of this project is the rehabilitation of the water features of the Town of Arlington's Winfield Robbins Memorial Garden. These include rebuilding the deteriorated reflecting pool consistent with the historic design and intent, repairing the two upper pools, and installing new mechanical systems that control the water for the pools and waterfall. Displaced and missing stones in the pools, waterfall, and grotto will be restored by a specialist in historic masonry.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

As the quote below illustrates the 2015 Town of Arlington Master Plan recognizes the importance of preserving our historical and cultural resources and maintaining our parks, gardens, and natural spaces.

“Historic resources are the physical remnants that provide a visible connection with the past. These include Arlington’s historic buildings and structures, objects and documents, designed landscapes and cemeteries.”

We need to continue to foster an awareness of this “Gem in Arlington Center” and to preserve our heritage for the coming generations. As residents of Arlington and citizens of the Commonwealth of Massachusetts, we are stewards of the historic buildings and gardens of Arlington’s Civic Block. If these gardens are well maintained, they will be a positive reflection of our way of life to town visitors and to us. Preserved historic buildings and landscapes represent a great legacy from foresighted benefactors. The Town has had the vision to invest in the renovation of these buildings and grounds thus far, and has made it possible for that legacy to be retained. It is critical that this trend continues.

The Winfield Robbins Memorial Garden clearly contributes to another value expressed in our Master Plan, “. . . the many opportunities to meet, play and grow in Arlington. . .” The garden’s proximity to public transportation makes it easily accessible to residents throughout Arlington and neighboring communities and many people regularly frequent its paths and benches. On sunny days children from the Rogers-Pierce Children’s Center play on the lawn. Library patrons come outside to read or sit in the shade. Teens congregate under the trees and play Frisbee on the grass. Seniors traverse the park on their way to the Senior Center from their homes in Winslow Towers, Mill Brook Square, Chestnut Manor or elsewhere in town. Runners deliberately detour through the gardens. People who work in Arlington center eat lunch in the garden and others out for a stroll pause to catch their breath on one of the garden benches. Couples get married, artists paint, and young families have picnics in the garden. In short, many of us go out of our way to cross, linger, celebrate, or seek solace in the garden.



A family has a picnic in the garden



A Library patron reads in the garden

Improving the Winfield Robbins Memorial Garden would clearly benefit town residents and local business. “Numerous studies have shown that parks and open space increase the value of neighboring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live.”(*Why America Needs More City Parks and Open Spaces – The Benefits of Parks*, 2006, The Trust for Public Land, San Francisco, CA)

Well maintained parks and gardens enhance citizens’ satisfaction with their community and their quality of life. Some long-time Arlington residents, who are distressed with the current state of the garden’s broken fountain and poor maintenance, view these problems as indicators that “town leaders do not care.” Restoring our town’s most visible garden will foster pride in Arlington’s residents.

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

Include letters of support and any petitions.

This project has considerable support from many of our town organizations and citizens. Support of individual community members for the garden is evidenced in the 450 hours a year spent by members of The Friends of the Robbins Town Gardens, The Arlington Garden Club and Arlington’s Master Gardeners in maintain the garden’s plantings. Support for rehabilitating the water features is evidenced in the wistful comments from many who were married in the garden who remember how it was in earlier days, and in comments from long time residents who remember the former glory of the gardens. Arlington residents are aware of and distressed by the current state of the water features and want to see the fountains and the gardens restored.

Organizations whose members regularly use the gardens for events and celebrations – for example, the High Rock Church, the Robbins Library, and the Roger-Pierce Children’s Center -- express confusion about why our town has allowed such a treasure to slide into disrepair.

Realtor’s recognize that improving our town’s center improves the value of local real estate. Historical organizations – the Historical Society, the Dallin Museum remind us that as stewards of the garden gifted to our town, it is critical that we restore and preserve it for future generations.

See Attachment 2 for letters of support

4. Project Documentation: See Attachments 3, 4 & 5

Attachment 3: describes the current conditions of the water features

Attachment 4: contains the structural assessment and cost estimate by Weston & Sampson as well as their professional bios.

Attachment 5: provides an estimate for the services of Landscape Architect/Preservation Consultant Lauren Meier and a copy of her professional bio..

5. Timeline

Task	Target Date
Project Approval / Project Committee Organizing Meeting	May, 2017
Appropriation of Funds	July, 2017
Engage Consultants	August, 2017
Develop Construction Documents	October 2017
Contractor Selection/Contract Execution	November/December 2017
Construction Begins	Spring 2018
Completion of Work	Fall 2018

6. Credentials

This project will be jointly managed by the Friends of the Robbins Town Gardens and the Arlington Historical Commission with support from the Assistant Town Manager, Jim Feeny and our consultants, Weston and Sampson and Lauren Meier. Christine Harris, the representative of the Friends of the Robbins Town Garden, received and managed a 5 year National Endowment for the Humanities community history grant. JoAnn Robinson, the representative of the Arlington Historical Commission, worked closely with Pat Loheed and the town to create the Master Plan for the Civic block and has managed grants for many historic garden rehabilitations.

For our proposed consultants’ experience, please see Attachments 4 and 5.

7. Budget

Item	Cost Estimate
Construction	\$499,815.30
Engineering Fees	\$35,500.00
Landscape Architect/Preservation Consultant	\$27,600.00

Contingency 15%	\$80,297.30
Total Budget	\$643,213

8. Other Funding: As of this date we have not sought funding from other sources.

9. Maintenance : Discussions with Patsy Kramer, Town event coordinator and Christine Bongiorno Director of Health and Human Services indicate that once the water features have been restored, the town will fund the water feature maintenance from a portion of the revenue generated by event rentals. Further the attached memo from Deputy Town Manager Jim Feeney (**Attachment 6**), reinforces the town’s commitment to maintaining “ornamental gardens” once they have been restored.

10. Impact on Town Budget: This project will have no impact on the town budget

ADDITIONAL INFORMATION:

- 1. Control of Site:** See **Attachment 7** for Deed documentation. Deputy Town Manager Jim Feeney will be part of the Project Team.
- 2. Deed Restrictions:** See **Attachment 8** for a copy of the preservation restriction filed in 2000 and held by the Massachusetts Historical Commission in perpetuity
- 3. Acquisitions:**
N. A.
- 4. Feasibility:** There are no known zoning or environmental barriers to moving forward with this project
- 5. Hazardous Materials:** There is no evidence that there are hazardous materials at the project site
- 6. Permitting:** Massachusetts Historical Commission (MHC) must be notified of the intent to work on the Winfield-Robbins Memorial Garden. Should this application be approved, a Project Notification Form (PNF) will be filled out and submitted to MHC for their review and approval.
- 7. Environmental Concerns**
N.A.
- 8. Professional Standards:** All construction will meet the U.S. Secretary of the Interior’s standards for historic rehabilitation and will be performed to appropriate professional standards. Anyone working on this project will have experience and expertise working on historical rehabilitation projects.

9. Attachments

Please see the following attachments:

Attachment 1: History and Significance of the Winfield Robbins Memorial Gardens

Attachment 2: Letters of Support

Attachment 3: Current Conditions of the Water Features with Images

Attachment 4: Report from Weston & Sampson with professional bios

Attachment 5: Memorandum from Lauren Meier with her professional bio

Attachment 6: Memorandum from Jim Feeney

Attachment 7: Deed Documentation

Attachment 8: Preservation Restriction

Attachment 9: Assessor's Maps

Attachment 1 – Winfield Robbins Memorial Garden Application



Winfield Robbins Memorial Garden, 1939, courtesy NPS, Frederick Law Olmsted National Historic Site.

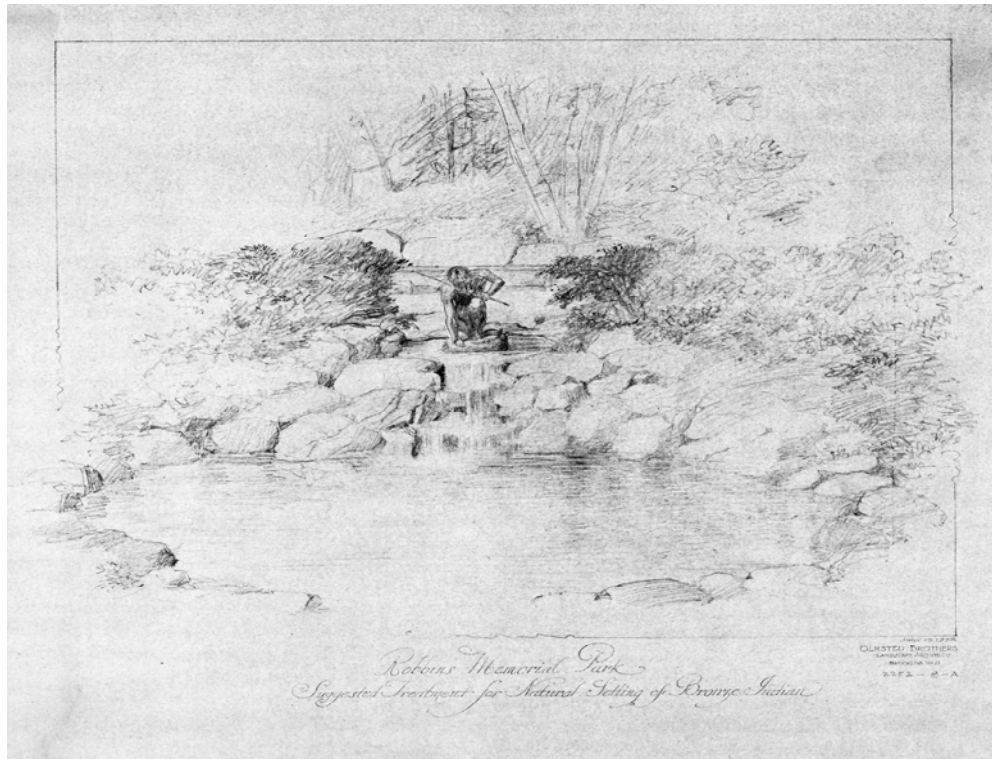
History of the Winfield Robbins Memorial Garden

As Arlington grew in the late nineteenth and early twentieth centuries, the Robbins family gave their time and wealth to the betterment of the town.. The family funded and built our main library (1892), the Town Hall (1913), and gave their own Federal mansion, the Whittemore-Robbins House, to the Town in 1931. The Robbins sisters, Ida (1861-1949) and Caira (1866-1939) oversaw the construction of the Town Hall and the associated gardens.

At the same time that the Town Hall was built, the Robbins sisters commissioned the architect R. Clipston Sturgis to create the first design for the Winfield Robbins Memorial Garden. Sturgis created a formal public garden with diagonal walkways and symmetrical plantings. The Cyrus Dallin sculpture of the *Menotomy Indian Hunter* was installed at the heart of the garden.

In 1938, the Robbins sisters hired the Olmsted Brothers firm to redesign the gardens. The new design transformed the garden into a secluded, welcoming space that included a circular brick walk through the garden and an “informal, woody and rocky environment and a naturalistic planting as a background to the Indian.” (Town Report, 1939) Located between the Town Hall and the Library, the new gardens provided a quiet respite for visitors and citizens, something they continue to offer today.

Attachment 1 – Winfield Robbins Memorial Garden Application



Olmsted Brothers rendering of the natural setting for Dallin's sculpture, 1938, courtesy NPS, Frederick Law Olmsted National Historic Site

Historic Significance

The Town buildings and grounds in Arlington's Civic Block are listed on the Massachusetts State Register of Historic Places. They are also located in the Arlington Center Historic District, designated under the National Register of Historic Places since 1974. In addition, the Massachusetts Historical Commission holds a permanent Preservation Restriction on the gardens and grounds. The Arlington Historical Commission is responsible for the oversight of the Civic Block's building and grounds.



Arlington Garden Club
Arlington, MA

20 September 2016

To Whom it May Concern:

This is a letter of support for the Community Preservation Act proposal submitted by the Arlington Historical Commission and the Friends of Robbins Town Gardens for restoration of the reflecting pool in the Winfield Robbins Memorial Garden.

The Arlington Garden Club considers the town gardens as a major civic development project that the Garden Club supports and works on. Members of the Arlington Garden Club along with members of the Master Gardeners Program and members of the Friends Group have spent hundreds of hours working on the gardens - planting, pruning, weeding, and eradicating invasives. We typically schedule a weekly work day for three hours during the growing season. Anywhere from five to fifteen gardeners show up for these work days. The number of weed and refuse bags that have been removed from the garden is staggering!

We have enormous respect for the value of this garden to the community and enormous love for the beauty of the garden. We are very dedicated to the restoration of this beautiful site and work for that restoration.

We give total support to the proposed restoration project for the reflecting pool in the garden. It is indeed the primary focal point of the garden and is so important as a central attraction in the garden.

We urge you to support this project with Community Preservation Act money.

Sincerely,

Patsy Kraemer

Patsy Kraemer, President
Arlington Garden Club
85 Columbia Road
Arlington, Ma. 02474
patsy@patsykraemer.com



Town of Arlington
Department of Health and Human Services

Office of the Board of Health

Tel: (781) 316-3170

27 Maple Street

Arlington, MA 02476

October 3, 2016

Community Preservation Act Committee
730 Massachusetts Avenue
Arlington, MA 02476

Dear Committee Members:

I write this letter in support of the application for CPA funding to repair the Arlington Memorial Town Hall Garden reflecting pool. As you are aware, the Town Hall garden is a town resource that has historic significance and is a beautiful space for visitors to enjoy a peaceful quiet natural space in the center of our bustling community.

As the Department Head tasked with supervising the event coordinators for the Whittemore Robbins House and Town Hall, I am well aware of the financial value that the garden and reflecting pool provide. The garden is a draw for persons and organizations seeking to have their event in the town facilities whether for public use or private functions.

As you are aware from the application, the reflecting pool is in need of structural repairs to ensure that it will be available to future generations of visitors. We have been gifted this asset and have the responsibility to continue the legacy of the Robbins Family by restoring this reflecting pool.

Please do not hesitate to contact me directly should you have any questions related to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Christine Bongiorno".

Christine Bongiorno
Director of Health and Human Services



December 7, 2016

Amy Fidalgo
Community Preservation Committee
Town of Arlington
760 Mass. Ave.
Arlington, MA 02476

Dear Ms. Fidalgo:

On behalf of the Cyrus Dallin Art Museum Municipal Board of Trustees and the nonprofit Cyrus Dallin Art Museum, Inc. I would like to express enthusiastic support for the Friends of the Robbins Town Gardens' application for the repair and restoration of the water features in the Winfield Robbins Memorial Garden.

The historical and cultural importance of the Olmstead-designed Robbins Memorial Garden and accompanying *Menotomy Hunter* by Cyrus Dallin is well documented. Stated simply, the Garden is national treasure. Conceived by celebrated figures in American art and landscape design history, the Robbins Memorial Garden is a masterful union of art and the environment. What makes this beautiful resource particularly extraordinary is that it serves as a sacred space within the very secular setting of the Town's civic block. Arlington residents of diverse backgrounds and cultures are drawn to the Garden for reflection or conversation, and they find comfort and peace in its tranquility.

Over many years, members of the Friends of the Robbins Town Gardens and their predecessors have demonstrated their commitment to the long-term care of this treasured space. Because the Town's budget for the upkeep of its gardens is limited, the Friends have cultivated a productive relationship with the Town to provide these essential services and plan for future improvements. I am confident that this relationship will ensure a successful outcome as the Friends and Town collaborate on the restoration of the Garden's water features.

The Robbins Memorial Garden embodies all that is best about public art. It is beautiful and useful, it represents Arlington's history from multiple viewpoints, and it engenders a sense of pride and shared identity. By investing in this project, the Community Preservation Committee will ensure that the Robbins Memorial Garden will be available to enrich and uplift the lives of Arlington residents for years to come.

Sincerely,

A handwritten signature in blue ink that reads "Heather Leavell". The signature is written in a cursive, flowing style.

Heather Leavell
Director/Curator

October 3, 2016

To Whom It May Concern:

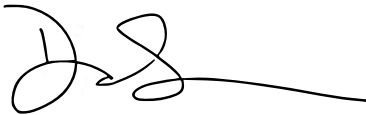
I am writing to express Highrock Covenant Church's support of the Friends of the Robbins Town Gardens request for funds to restore the reflecting pool of the Robbins Town Gardens.

Each year our organization holds our Easter services, our biggest event of the year, at Town Hall. Following each of our three services, we hold a massive celebration in the Robbins Town Gardens that includes scavenger hunts around the grounds, food, music, entertainers and performers, a petting zoo and more. The event draws our largest attendance numbers of the year and we greatly enjoy the outdoor space. With that being said, restoration and repair of any/all aspects of the Gardens including, but not limited to, the reflecting pool would only enhance the ambiance of the space and make for an even more joyous occasion.

Beyond that, as members of this community, individually we all enjoy that shared space, and it is a point of pride for town residents that our Town center is so attractive. This space has been a gift to us handed down from previous generations, and we hope to be good stewards of this gift in our generation.

Thank you for your consideration.

Sincerely,



David Swaim
Lead Pastor
Highrock Covenant Church





December 8, 2016

To Whom it may Concern:

The Reflecting pool in the Winfield Robbins Memorial Garden and the Gardens themselves are a special place in the Town of Arlington. With so little open space in our community, and especially in the center of Arlington, this Garden is a treasure that needs to be restored for us all. Having been to a wedding reception at the site, I know the spectacular venue that this can be when all the parts of the fountain are working. As a realtor in town it gives me pride to introduce clients to some of our secret gems. Having this piece of history restored, helps keep the fabric of our past connected to our future. I hope you will support this proposal and fund the fountain!

Sincerely,

Jonathan Nyberg

Owner/Broker

Old New England Properties.



ROBBINS LIBRARY

founded in 1835

September 26, 2016

To Whom It May Concern:

I am writing in support of the Arlington Historical Commission and the Friends of Robbins Town Gardens' proposal for Community Preservation Act funds for the restoration of the reflecting pool in the Robbins Memorial Garden.

In my four years working at the Robbins Library, I have had the pleasure of hearing visitors refer to the library, the garden, and Town Hall as a "treasure" and as one of the most special places in Arlington. Representatives from the Massachusetts Cultural Council recently visited Arlington for a walk-through as part of Arlington's bid for Cultural District designation status, and while admiring the garden and statue the inevitable question came: "does this pool ever have water in it?"

When people choose to rent the Robbins Library Reading Room for a special event, they often pair it with an application to use the garden as well. The aesthetic connection is strong in the presence of Cyrus Dallin sculptures in both the garden and in the Robbins Library. Those special pieces and the structures that showcase them are worth honoring and improving on for generations of Arlingtonians and visitors to come.

Respectfully,

Andrea Nicolay
Director of Libraries
Town of Arlington

Rogers-Pierce Children's Center
75 Pleasant Street Arlington, Ma 02476



Having a garden rich in history with a working fountain adds both to the beauty of the town and enriches the lives of young children as they spend time in nature. The preschoolers at Rogers-Pierce Children's Center expand their imagination as they play in this beautiful natural environment. Our four year olds have nick named the area "the jungle" with its big trees and bushes, it is one of their favorite play areas. They can explore and manipulate leaves and twigs, hear the sound of running water and imagine a variety of scenes from wild animals roaming free to campfires. They talk to the Indian statue and ask questions about who he is and why people throw pennies in the water. This area is a lovely addition to what makes Arlington an historic and welcoming town with preserved green spaces.

Sincerely,

Robin Sagarin, Director

Attachment 3 – Winfield Robbins Memorial Garden Application

Current Conditions

Over the years, due to heavy use and a continued problem of deferring maintenance, the Winfield Robbins Memorial Garden has deteriorated. As pointed out in the Arlington Civic Block Master Plan (1998), “there is an urgent need to restore the garden so that it can be maintained true to Olmsted’s intended purpose. . . as a romantic pleasure garden envisioned by the Olmsted Brothers [and the Robbins sisters] in the 1930s.’ (Arlington Civic Block Master Plan, Executive Summary.)

In 1998, informed by the Master Plan, Arlington began work on the restoration of the fountain, reflecting pool and grotto at the center of the Garden. This project included replacing the ripple, repairing the reflecting pool, and installing a vault which contained the mechanical systems to manage the water.

Unfortunately, partially due to funding cutbacks, the Town has not been able to properly maintain the water features and the large reflecting pool now must be replaced. The mechanical systems installed in 1998 have reached the end of their expected life. New equipment must be installed in the vault that will be able to fill, recirculate, drain, and maintain the water at appropriate levels in the pools.



report

Menotomy Indian Hunter Fountain Evaluation

Arlington Historical Commission
Whittemore-Robbins House
Arlington, MA 02476

December 2016

Weston & SampsonSM

ENGINEER'S REPORT

Menotomy Indian Hunter Fountain is located in Arlington, Massachusetts. Arlington is a town of roughly 5.5 square miles, with a population of 43,000. The town was settled in 1635, not officially becoming a town until 1807 when it was established as "West Cambridge" later renamed "Arlington" in 1867 to honor those buried in the Arlington National Cemetery.

The Menotomy Indian Hunter Fountain is found in the Winfield Robbins Memorial Garden, adjacent to the Town Hall. The fountain and garden were originally designed by the same architect that designed the Town Hall, R. Clipston Sturgis. The 1913 fountain was a square waterfall pedestal with the bronze sculpture of "Menotomy Indian Hunter" retrieving water after a hunt.

In 1938-9, Olmsted Brothers redesigned the garden. They transformed the then square reflecting pool, to a multi-level basin and spillway. They used natural field stone and rock groupings to give the fountain a natural stream effect. The arching bridge was removed and replaced by small stepping stones.

This elegant fountain has endured the harsh New England environment for over 77 years. Throughout its lifespan, the fountain has seen various upgrades, the last upgrade occurring in 1997.

Weston & Sampson Engineers has been retained by the Arlington Historical Commission to inspect, evaluate, and provide costs and planning for a possible renovation of the Menotomy Indian Hunter Fountain.

Our scope of services includes the following:

- Review of existing system plans from the upgrades performed in 1997 capital upgrades.
- Review maintenance records and interview maintenance personnel regarding operations of the facility.
- Study and monitor current operation.
- Examine the existing conditions of the basin pool, spillway, upper, and mid basins.
- Examine existing vault and equipment.
- Provide a probable cost estimate to renovate the existing fountain based on our findings.
- Provide an outline of recommended upgrades to the system.

Outline of Report

The evaluation of the Menotomy Indian Hunter Fountain will be outlined below:

1.0 – Background, General information, and Current Use of the Facility

1.10 – Description of Current Fountain

1.11 – Project Improvements through History

1.20 - Current Challenges

2.0 – Evaluation of Existing Basin Pool

2.10 – Current Conditions

2.11 – Structural

2.12 – Finishes

2.20 – Recommended Remediation / Replacement

3.0 – Evaluation of Spillway

3.10 – Current Conditions

3.11 – Structural

3.12 – Finishes

3.20 – Recommended Remediation

4.0 – Evaluation of the Top & Mid Basins

4.10 – Current Conditions

4.12 – Structural

4.13 – Finishes

4.30 – Recommended Remediation

5.0 – Evaluation of the Vault

5.10 – Current Conditions

5.11 – Recirculation System

5.12 – Structural

5.30 – Recommended Remediation

6.0 – Conclusion

Appendix A: Cost Estimate



1.0 BACKGROUND, GENERAL INFORMATION, AND CURRENT USE OF THE FACILITY

The Menotomy Indian Hunter Fountain is located at 730 Massachusetts Avenue, Arlington, MA. The park is found on the old grounds of the Robbins Family Estate, which is now the Winfield Robbins Memorial Garden.

The fountain is placed between the Town Hall and



Photo Taken After Fountain was Open in 1913

Robbins Memorial Library.



Pre 1939 Menotomy Indian Hunter Fountain

The fountain is a popular backdrop for weddings and functions, and is an integral part of the Arlington community and history.

The original fountain was a fill to drain fountain, in which the water flowed through the system rather than being recirculated. The basin was square with a straight edge weir. The construction of the basin was concrete clad with stone.

The spillway contained water as it spilled to a lower basin pool.

As shown in the above photos, a concrete walking bridge was placed over the spillway. The bridge was removed and replaced with walking stones per the 1939 construction.

Three items have remained constant through the 77 years of operation; the basin pool, spillway, and bronze statue.

It is the intent of this renovation project to restore the fountain to the original 1939 design and construction by Olmsted Brothers.

1.10 Description of Current Fountain

1.11 Project Improvements through History

1938-9:

The fountain was converted from a square granite overflow basin with a straight weir, to a more natural field stone, multi-tier basin. The previous basin would have provided a laminar (sheet) flow over to a spillway. The 1939 basin design created the appearance of a natural New England waterfall.

The walking bridge was also replaced with stepping stones to create clear sight lines to the waterfall.

In 1977 the fountain underwent a major upgrade during which the spillway was replaced. The spillway was constructed to replicate the original 1907 spillway. The basin was also patched, repaired and waterproofed.

Additional major improvements occurred in 1997 with the construction of a pump pit, and conversion of the pump system from a fill & drain fountain to a recirculating fountain.

A pump suction basin, pump vault, inlets, filters, pumps, and distribution pipes were installed in order to reconfigure the system.

Return inlets were installed in the basin of the fountain. When this occurred, the upper pool, and spring pool were waterproofed with a bituminous liner, and reinstated the masonry field stone.



Fountain as of 2016

2016:

At the writing of this report, the fountain will only operate as a fill and drain. Equipment has failed, and the lower basin pool has failed, spalled, and is no longer water tight.

2.0 – Evaluation of Existing Basin Pool

The current fountain basin pool is a cast in place concrete structure that is 48' long by 15' wide and appears to contain approximately 12" of water. The basin pool contains approximately 5,400 gallons of water and 126 Linear Feet of perimeter. The concrete walls are finished with a cementitious waterproofing coating. The perimeter of the



pool is finished with a bluestone coping stone that is mortared to the top beam of the basin pool. The spillway spills into the basin pool.

There are various drains found in this existing basin pool. There is one main drain that drains to the sewer. One skimmer acts as an overflow and another skimmer / main drain allows water to enter the collector tank. The skimmer and main drain are both bronze castings.

2.10 – Current Conditions

2.11 – Structural

There are multiple areas of the basin pool that have spalled, cracked, or delaminated from the existing concrete structure. The cavities range from a few inches to a few feet. Some cavities are large enough to expose the buried dirt behind the wall.

Failing Basin Pool Walls



Close up on Failing Wall

The cavities have exposed the original methods of construction. There appears to be the original concrete walls found behind the current concrete wall. There is a difference in aggregate size,

which may imply a second basin was installed inside the original basin. The outer concrete shell has welded wire mesh reinforcement. The welded wire mesh has corroded and is contributing to the concrete spalling.

The basin pool is no longer water tight.

The top beam of the basin pool has a wider shelf to accept a coping stone. The coping stone appears to be bluestone, adhered with a mortar joint. The coping stone is in good condition, but the mortar joints are failing. The coping stone can be salvaged during the renovation.

2.12 – Finishes

The basin pool has been finished with a cementitious liner. The liner was added in the 1997 renovation. The intent was to provide a finish that was to resemble an exposed aggregate finish. This liner has delaminated in multiple places on the floor and walls of the basin pool.

With every freeze-thaw cycle, the delamination increases.

2.20 – Recommended Remediation / Replacement

The basin has multiple issues. Simply repairing the existing basin would most likely result in additional repairs in the near future. Repairs would not be a long term solution and therefore not an effective use of funds. It is recommended to replace the basin.

The basin pool can be replaced in two methods, cast in place, or dry mix shotcrete. Shotcrete would be a cost effective approach for the reconstruction of the basin pool, due to the site constraints.

The basin pool would be removed, coping stones cataloged, and stored. The existing fountain would be removed. A proper structural fill base would be installed, and a complete basin pool shell would be fabricated and cast.

The surface of the basin pool would be waterproofed with a cementitious waterproofing. The basin pool shell would be finished with a pebble tech finish. This would provide an exposed aggregate surface that can be a close match to the original finish.

3.0 – Evaluation of the Spillway

The current spillway is constructed from reinforced cast in place concrete. It is a slab on grade. The spillway was reconstructed during the 1997 renovation. There are tooled ripples on the surface of the concrete to create a wave surface on the surface of the water in the spillway.

The spillway is approximate 60 feet long. The width at the top of the spillway is 6 feet wide, while the spillway entering the basin pool is 9 feet wide.

3.10 – Current Conditions

3.11 – Structural

The spillway is a reinforced concrete slab on grade. The slab and structure is in good shape. There are no visible cracks or distress on the surface of the concrete.

When testing the spillway, it was noticed the spillway is not level from side to side. Water accumulates on one side and doesn't evenly run over all the ripples. There is nothing that can be done to level the spillway, beyond a complete replacement. If a booster pump was added on the system, it would provide additional water over the ripples to provide even coverage.

However there is a breakpoint where you will be putting too much water over the ripples and not creating a ripple effect. There still is the possibility of having some dry spots on the spillway.

3.12 – Finishes

The slab is finished to provide an exposed aggregate finish. The appearance provides some aggregate stones with a mortar between the stones. The spillway has an exposed aggregate curb around the perimeter of the spillway. The curb is in good condition; however the caulk joint between the spillway



Weeds Growing in Spillway Joint



Unlevel Spillway in Operation



Failing Mortar Stepping Stones

ripples and curb has failed. Weeds and clear separations have occurred.

There are currently stepping stones on the ripple spillway. The stones are in good condition, but the mortar used to adhere the stones has failed. The stones shall be removed, and reset.

3.20 – Recommended Remediation / Replacement

The spillway structure and ripples are in good condition. Our recommendation is the caulk joint shall be removed, raked out, prepared, and a new caulk joint shall be installed. The caulk joint shall contain a material that is resistant to chlorine.

Special attention shall be paid to the selection of the caulking so as to not create an eyesore by picking a white or grey caulking that does not match the existing colors of the spillway.

4.0 – Evaluation of the Top & Mid Basins Vault

4.10 – Current Conditions

The top and mid basin provide the water delivery for the fountain and provide the visual appearance of water running through a natural stream.

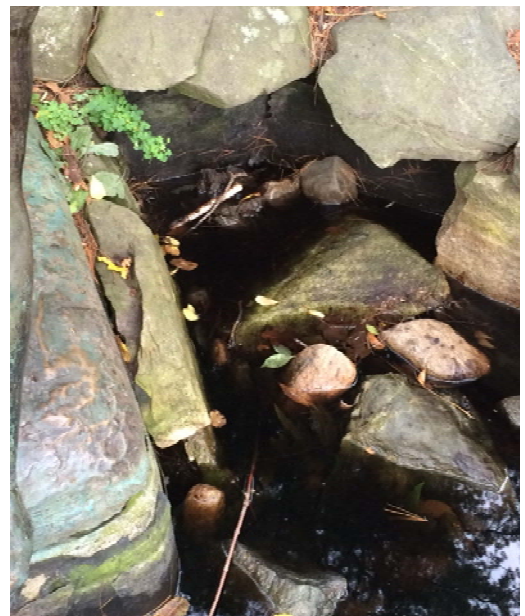
The basins are constructed of concrete, lined with a bituminous liner, and covered with a field stone façade. Large stones are used as weirs to provide an avenue for the water to spill to the next basin or spillway and provide a white water affect.

The top basin is oval shaped of approximately 6 feet by 10 feet and contains water that is approximately 16” deep. The top basin has the statue of the Menotomy Indian Hunter inside the basin. The statue base is approximately 38” x 22”.

The mid basin is oval shaped of approximately 5 feet by 12 feet and contain water that is approximately 12” deep.



Failing Waterproofing



Masonry Stones in the Fountain

4.11 – Structural

The basins were created with concrete. In the 1997 renovation, the basins were waterproofed with a bituminous liner, to create a dark river look.

Top Basin:

The top basin displays the most deterioration. There are multiple locations where the field stone has fallen into the basin. The liner is delaminating from the concrete walls and the concrete statue foundation.

During the inspection, it was noticed the basin water level was lower than the mid-basin's water level. There may be a leak in the upper basin.

When filling the basin to witness its current operation,

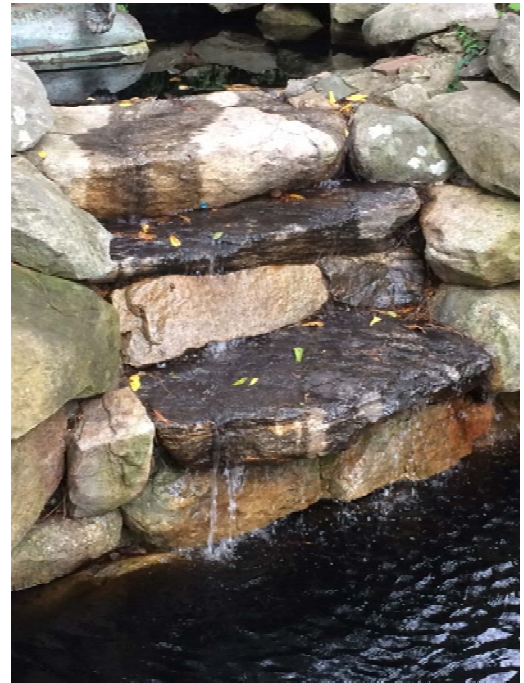
there was water that was leaching from the fields stones below the basin weir. This displays water escaping from the basin through cracks in the waterproofing or masonry.

Vandals have also broken portions of the statue. The arrow has been broken in half. The Town is working with the Cyrus Dallin Museum and Historical Commission on the repairs to the statue.

Mid Basin:

The mid basin is in better condition than the top basin, however waterproof delamination, and failing masonry field stones are present here.

The masonry joint between the mid basin weir stone and the spillway is in good condition. It should be protected during construction.



Water Leaking Through the Masonry



Fountain Mid Basin

4.12 – Finishes

As mentioned in the previous section, field stone lines the top and mid basins. The mortar joints have failed and separated on most of assembly joints.

4.20 – Recommended Remediation / Replacement

The top and mid basins should have the field stones removed, the waterproofing removed, pressure test the current piping, replace the inlets, repair any concrete spalling, waterproof, and reinstall the field stone. Condition of the concrete is unknown; the hope is that not much of the basin needs to be replicated.

Other masonry joints may need to be repointed.

5.0 – Evaluation of the Vault

The equipment vault for the fountain is found west of the the fountain. The vault is a subterranean vault. The precast concrete vault and components were installed during the 1997 renovation.

The vault was used to house the recirculation, disinfection, and booster system for the fountain.

5.10 – Current Conditions

5.11 – Recirculation System

Vault:

At one time the vault housed a 1 HP filter Pump, 300 sq. ft. cartridge filter, tri-chlor disinfectant feeder, 2 HP booster pump, auto fill system, and electrical controls.

On inspection, no pump motors were found, the filtration system was not able to operate as originally designed.

Heavy corrosion was found on electrical panels.

The vault climate is very moist and is not a dry, safe environment for electrical equipment.



Current Vault Conditions

Collector Tank:

A precast concrete manhole structure is found on the corner of the spillway and the basin pool. During the inspection we were unable to identify the condition of the piping and equipment in the tank. There was approximately 2 feet of thick mud and water that has accumulated in the tank.

Piping:

Pressure testing shall occur during design develop to determine if any piping has been compromised. Most piping has been updated during the 1997 renovation, and is PVC.

5.12 – Structural

Concrete vault has spalling concrete on the ceiling of the vault. The hatch is showing signs of corrosion. The hatch is opened by a screw driver as the specific key was lost.

5.20 – Recommended Remediation / Replacement

All the equipment in the vault shall be replaced. The booster pump shall be evaluated if a larger pump is required to overcome the unlevel spillway to reduce the amount of dry spots.

The electrical equipment shall be replaces as well. New NEMA 4 x panels and boxes shall be used to prevent corrosion and decay.

The vault hatch doors and hardware shall be replaced. It is recommended to repair the spalling concrete in the vault with a high strength concrete patch, to strength the precast vault.

It would be recommended to replace the current ships ladder with a safer alternative, and provide ventilation in the vault to reduce the amount of moisture found in vault.

6.0 – Conclusion

The above mentioned items were Weston Sampson's findings of the current conditions of the Menotomy Indian Hunter Fountain in the Winfield Robbins Memorial Garden, in Arlington, Massachusetts. The facilities staff and has worked hard in trying to maintain a failing system. We advise the following items:

In closing, we look forward to continuing to work with Arlington Historical Commission to restore the fountain to its original beauty.

Please look to Appendix A to understand the probable costs associated with the restoration of this fountain.

Appendix A – Probable Cost Estimate

October 6, 2016

To: JoAnn Robinson
Arlington Historical Commission
Whittemore Robbins House
670R Massachusetts Ave
Arlington, MA 02476

From: Mark Mariano, PE, CPO
Project Manager
Aquatics Group, Weston & Sampson
85 Devonshire Street
Boston, MA 02109

Probable Cost Estimate – Menotomy Fountain

Dear Ms. Robinson,

Please find the attached Probable Cost Estimate for the rehabilitation of the Menotomy Fountain. This is an estimate based on the current state and current conditions observed during a site inspection on September 9, 2016. Many factors can change pricing such as changes in scope, timing, and volatility in the market.

Weston & Sampson estimates the project to be approximately \$616,000.00. This estimate carries a 15% contingency.

This estimate also carries the engineering costs associated with preparation of documents and supervision of construction of the project.

Engineering costs are broken down below:

Design Development: \$12,500.00
Construction Documents: \$17,000.00
Construction Phase Services: \$6,000.00

Total of \$35,500.00

A similar project, the George Robert White Fountain restoration project that bid in May 2016 was awarded at \$540,000.00.

We hope this information is helpful in your pursuit of funding and repairing this fountain.

Weston & Sampson looks forward to working with you and the Historical Commission on this exciting project.

If there are any questions on the information provided in this document please feel free to contact me at 978-532-1900 ext. 7407, or @ marianom@wseinc.com.



Mark Mariano, PE CPO
Project Manager

Arlington - Menotomy Fountain Rehabilitation Cost Estimate

Division 1 - General Conditions

Dumpsters	\$3,000	5 Dumpsters
Porta John	\$1,000	Porta John for 4 months
Temporary Water	\$4,000	Temporary Water in the Park
Temporary Power	\$4,000	Temporary Power in the Park
Parking	\$3,000	Various Permits and expense to park on street
Permits	\$5,000	Pump Truck, dumpster, working permits
Supervision	\$76,800	Full Time Supervision 40 hr / week for 4 months @ \$120 / hr
Project Management	\$64,000	Part Time Management 20 hr / week for 5 Months @ \$160 / hr
Equipment Transportation & Deliveries	\$2,000	Mobilize Equipment in and Out
Rental Equipment	\$6,000	Misc Equipment in the Small Area
Total	\$168,800	

Division 2 - Demolition

Selective Demo of Coping Stone	\$6,500	(2) Worker @ \$85 hr for 4 Days plus protection
Protection of Statue	\$4,000	(2) Workers @ \$85 hr for 2 Days and Wood Materials
Catalog Existing Masonry Stone	\$1,600	(1) Worker @ \$85 hr for 1 day
Removal of Lower Pool	\$20,000	(4) Workers @ 85 hr for 1 week, equipment rental
Disposal of Lower Pool & Other Basins	\$5,000	Truck Rental and Tipping Fees
Protection of Existing Park Area	\$3,000	Plates, wood, Ect to Protect lawn & walkways
Demoliton of Mid and Upper Basin	\$4,200	(2) workers @ \$85 for 3 Days & small tools
Rake out Existing Caulking Joint on Raceway	\$1,000	(1) Worker @ \$85 hr for 1 day
Demo Existing Equipment in Pit	\$1,000	(1) Worker @ \$85 hr for 1 day
Removal of some brick walkway around Lower Pool	\$4,000	(2) Workers @ \$85 for 2 Days, stacking and palletizing
Total	\$50,300	

Division 3 - Concrete		
Form, rebar, construct from gunite	\$57,600	720 SQFT @ \$150 / SQFT
Total	\$57,600	

Division 4 - Masonry		
Reconstruct Basin	\$15,000	150 SQFT of Masonary Basin Lining needing to be repaired @ \$100 / SQFT
Reinstall Slate Coping Stone	\$13,000	Total of 130 LF of Coping Stone @ \$100 / LF
Any Masonry Pointing As needed	\$5,000	Allowance of unknown stones that need to be pointed
Total	\$33,000	

Division 5 - Metals		
Skimmer, inlets and Drains	\$2,000	Allowance for interior finishes
Total	\$2,000	

Division 7 - Joint Sealant		
Joint Sealant over the raceway	\$4,700	130 LF @ \$35 / LF
Total	\$4,700	

Division 8 - Waterproofing		
Waterproof new Pool Basin	\$4,000	1000 SQFT @ \$4/ SQFT
Pebble Tech Finish to match raceway	\$20,000	1000 SQFT @ \$20/SQFT
Total	\$24,000	

Division 22 - Mechanical		
Pump Equipment	\$14,000	(2) Workers (2) Days @\$120 / hr plus \$10,000 in equipment
Piping for Pump Equipment	\$6,000	(2) Workers (2) Days @\$120 / hr plus \$2,000 in materials
Start Up & Training	\$1,000	(1) Worker (1) day @\$120 / hr
Total	\$21,000	

Division 23 - Earthwork / Landscaping		
Allowance to Repair Any Broken or damaged piping	\$12,000	Depending on the complexity and location of the piping, this is an allowance
New Collector Tank	\$6,000	Labor & Materials
Install crushed stone under basin & prep ground	\$2,000	14 yds of stone, in place
Backfill around basin	\$1,000	Placement of existing Material
Install brick walkway around the basin	\$13,000	370 SQFT @ \$35 / SQFT
Prep Ground for Brick Walkway	\$3,000	370 SQFT @ \$7 / SQFT
Loam	\$4,000	4,000 SQFT \$1 / SQFT Budget
Bed Restoration	\$6,000	Mulch, Edging ECT
Plantings	\$20,000	Budgetary Number
Seeding	\$1,500	\$.33 / SQFT+ / - & Maintenance
Total	\$50,500.00	

Division 26 - Electrical		
New Electrical Wiring	\$5,500	(2) Workers @ \$140 / hr, 2 days & Material
Devices and Boxes	\$5,500	(2) Workers @ \$140 / hr, 2 days & Material
New Heater	\$2,000	Device & install
Landing Equipment	\$1,200	(1) Worker @ \$140 / Hr 1 day
Total	\$14,200	

Project Summary

Total	\$426,100
15 % OH & Profit	\$63,915.00
Bond / Insurance @ 2%	\$9,800.30
Engineering	\$35,500.00
15 % Contingency	\$80,297.30
Total	\$615,613

BACKGROUND

2009-Present
Project Engineer
Weston & Sampson

2009
Civil Engineer Intern
Woodard & Curran

2004-2009
Head Foreman and Superintendent
J. Mariano Construction

EDUCATION

2010
Bachelor of Science
Civil and Environmental Engineering
University of Massachusetts,
Amherst

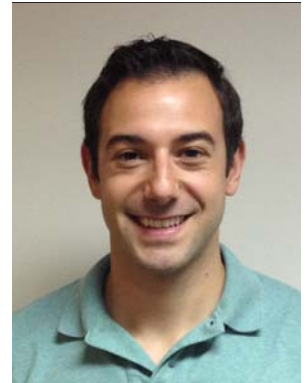
PROFESSIONAL REGISTRATION

Professional Engineer:
Massachusetts No. 51945
Florida No. 81591
Virginia No. 0402056540

Commercial Pool/Spa Contractor
CPO-421213

Massachusetts Title V System
Inspector
SI13448

Mark is a project manager/engineer in Weston & Sampson's aquatics group. His aquatics background includes municipal design, operations, water chemistry, and project management. His skills include drafting using AutoCAD, and knowledge in material properties related to pool/aquatics and filtration systems design and construction.



SPECIFIC PROJECT EXPERIENCE

Brickell City Center, Miami Florida. Project manager for two luxury residential high rise buildings and one luxury high rise hotel, for a total of 10 bodies of water, eight residential penthouse pools, and four water features. The total aquatic design was approximately \$10 million.

Missoni Baia, Miami Florida. Project manager for luxury residential high rise buildings with a total of five bodies of water, including a spray deck and a 50-meter lap pool located in the Wynwood Area of Miami. The total aquatic design cost was approximately \$2 million.

Green Bay Packers at Lambeau Field, Green Bay, Wisconsin. Project manager for the design of four therapy pools. Responsible for coordination with the training staff to ensure the pools met their physical training needs. Duties also included coordination with the architect, owners, and MEP trades and permitting the final products with the State of Wisconsin. The design included coordinating and working with the pre-manufactured fiberglass pool company and designing a complete filtration system to meet the demands the old system lacked. The cost of the aquatic portion of work was approximately \$3 million.

Resorts World Bimini, Bimini Bahamas. Project manager for a 650-foot-long infinity edge amenity pool and a 100-foot long rooftop infinity edge pool on the sixth floor of the hotel. The total aquatic design cost was approximately \$5 million.

White Pool Aquatic Complex, Rutland, Vermont. Project manager for the design of a new municipal aquatic facility featuring one competition pool with a diving well, one family pool with a zero entry feature, spray features, and amusement park style slide. The cost of the aquatic portion of work was approximately \$2 million.

Byram Park, Greenwich, Connecticut. Project manager for the design of a new municipal pool, spray deck, and wading pool for Byram Park. Worked with a multi-disciplinary engineering team to design a complete aquatics facility, including a six-lane, zero-entry pool, for a total of \$2 million in aquatics fees.

Boston Bruins, Ice Warrior Training Facility, Boston Massachusetts. Project manager for the design of three therapy pools. Responsible for coordination with the training staff to ensure the pools met their physical training needs. Duties also included coordination with the architect, owners, and MEP trades. The design included coordinating and working with the pre-manufactured stainless steel pool company, and designing a complete filtration system to meet the demands. The aquatic portion of work was approximately \$3 million.

ADDITIONAL EXPERIENCE

Mark's experience also includes directing the following aquatics projects:

High Rise Construction

- Millennium Tower – Boston, Massachusetts – Indoor Lap Pool and Spa
- Troy Boston – Boston, Massachusetts – Outdoor Amenity Pool
- Eddy – Boston, Massachusetts – Outdoor Amenity Pool
- Assembly Row – Somerville, Massachusetts – Outdoor Amenity Pool
- Boston Landing – Boston, Massachusetts – Outdoor Amenity Pool
- Piano Craft Guild – Boston, Massachusetts – Indoor Lap / Amenity Pool
- 40 Trinity – Boston, Massachusetts – Indoor Lap and Spa
- 399 Congress Street – Boston, Massachusetts – Outdoor Amenity Pool
- Pier 4 – Boston, Massachusetts – Outdoor Amenity Pool
- Serenity – Boston, Massachusetts – Outdoor Amenity Pool
- Kensington Apartments – Boston, Massachusetts – Outdoor Amenity Pool
- Seaport Square – Boston, Massachusetts – Outdoor Amenity Pool

Gaming / Resorts / Hotels

- Earth Tower at Mohegan Sun Casino in Uncasville, Connecticut – Indoor Amenity Pool
- Empire Resorts Casino in Monticello, New York – 13 Indoor Amenity Pools
- Tioga Downs Casino in Nichols, New York – Indoor/Outdoor/Amusement Pools
- Cavalier Beach Club – Virginia Beach, Virginia – Outdoor Amenity Pool
- Aloft Hotel – Boston, Massachusetts – Indoor Amenity Pool
- Element Hotel – Boston, Massachusetts – Indoor Amenity Pool
- Rivers Casino – Schenectady, New York – Indoor Amenity Pool
- Ritz Carlton – Cayman Islands – Children's Aquatic Play Structure

College & University

- Boston University Fitness Recreation Center – Boston, Massachusetts
- SUNY Stonybrook Pritchard Gym – Stonybrook, New York
- Salem State University – Salem, Massachusetts

Water Amusement

- Big Kahunas Kraken Racer – Destin, Florida – Tube Racing Slide
- Myrtle Waves Tsunami – Myrtle Beach, South Carolina – Artificial Surfing Ride
- Myrtle Waves Rockin' Ray – Raft Ride
- Mountain Creek Zero G – Vernon, New Jersey – Tube Body Slide

Municipal

- New Bedford High School – New Bedford, Massachusetts – Filter Rehabilitation
- Attleboro High School – Attleboro, Massachusetts – Evaluation
- Living Memorial Pool – Brattleboro, Vermont – Pool Rehabilitation
- Tufts Pool – Medford, Massachusetts – Pool Rehabilitation
- South End Fitness Center – Boston, Massachusetts – Pool Rehabilitation
- Myers Memorial Pool – Winooski, Vermont – Evaluation and Planning
- Alford Memorial Aquatic Center – Waterville, Maine – Evaluation
- Elm Park Pool – Rocky Hill, Connecticut – Evaluation
- Kitrell Park Pool – White Plains, New York – New Aquatic Center
- Kroc Center Boston – Evaluation

BACKGROUND

2013-Present
Senior Project Manager
Weston & Sampson

2009-2013
Timothy Sheehan Landscape
Architect
Owner

2005-2009
Gregory Lombardi Design Inc
Senior Associate

2003-2005
Ryan Associates
Senior Associate

2003
Northeast Aquatic Design Group
Landscape Architect

2001-2003
New Land Design
Senior Associate

1998-2001
EDSA
Associate

1996-1998
Landscape Design Associates
Associate

1995-1996
Post Properties
Assist. Constr. Manager

1994
Walt Disney World
Landscape Intern

EDUCATION

1995
Bachelor of Science, cum laude
Landscape Architecture
University of Massachusetts at
Amherst

PROFESSIONAL REGISTRATION

Commercial Pool/Spa Contractor
CPO 466965

PROFESSIONAL SOCIETIES

American Society of Landscape
Architects (ASLA)

Institute of Classical Art &
Architecture

Tim is a landscape architect and aquatics designer with more than 20 years of experience providing design, production, and project management services for a large variety of projects including high-end residential, resort and hospitality, water parks, large-scale residential communities, as well as municipal and commercial properties. Tim's responsibilities include business development, master planning, project design, and overall team coordination and oversight.



SPECIFIC PROJECT EXPERIENCE

Indoor & Outdoor Pools at the Nevele Grande Resort, Wawarsing, New York. Project manager/team leader responsible for the aquatic design and master planning of the renovation of a large resort with indoor and outdoor pool facilities in the Catskills.

Albany Street Rooftop Pool, Boston, Massachusetts. Aquatic designer for the fully-tiled 500-square foot heated rooftop pool facility that includes a remote equipment room with an automated control system for a high-rate sand filter, UV treatment, and gas heater.

Millennium Tower Pool, Boston, Massachusetts. Aquatic designer for an indoor swimming pool and spa at the high-rise Millennium Tower. The pool was set with a crane and rigging crew in the middle of winter to keep the 60-story building construction on schedule.

Round Hill Aquatic Facility, Round Hill, Virginia (for Lerner Enterprises). Project manager for the construction of a \$3 million, 70,000-gallon indoor pool facility for Lerner Enterprises in Round Hill, Virginia.

Byram Park Pool Replacement, Greenwich, Connecticut. Led the aquatics design aspects related to the design and engineering of a new park and public outdoor pool facility with a large zero-entry pool with lap lanes, a splash pad, and a kiddie pool to replace an outdated facility on the site.

Children's Aquatic Center at Chelsea Piers, Stamford, Connecticut. Provided aquatics design services for a 6,000 square-foot water play pool, including three giant slides, a zero-depth entry area, mini water slides, and interactive play features.

Municipal Pool Renovation at the Recreation Center Complex, Rosendale, New York. Provided aquatics design services for the evaluation, study, and reconstruction of this leaking and structurally deteriorated municipal swimming pool facility. The newly constructed pool design split the previous single pool footprint into a zero-entry activity pool and a lap pool built to competition standards.

Laguna Splash Water Park at DelGrosso Amusement Park/Water Park Expansion, Tipton, Pennsylvania. Aquatic designer for site design/layout and renovations including a wave pool/lazy river feature with themed building/support structures and spray features that reflect the family's Italian heritage. Designed improvements to enable the DelGrossos to provide family-based entertainment at a multi-generational recreation facility.

ADDITIONAL EXPERIENCE

Tim's experience also includes providing aquatic design services for the following aquatics projects:

- Assembly Row Rooftop Pool, Somerville, Massachusetts
- Brickell Citicentre Rooftop Pools, Miami, Florida
- Boston University Fitness Recreation Center Assessment, Boston, Massachusetts
- Boston South End Fitness Center, Boston, Massachusetts
- Living Memorial Park Pool, Brattleboro, Vermont
- Boston Bruins Therapy Pools, Warrior Arena, Brighton, Massachusetts
- Tioga Downs Casino, Indoor and Outdoor Pools, New York
- SUNY Competition Pool, SUNY Stony Brook, New York
- Earth Hotel Indoor Pool, Mohegan Sun Casino, Connecticut
- Elm Ridge Park Pool, Rocky Hill, Connecticut
- Alford Municipal Pool, Waterville, Maine
- Myers Municipal Pool, Winooski, Vermont
- Blue Mountain Ski Resort, Water Park Master Plan, Pennsylvania
- Piano Craft Guild Pool, Boston, Massachusetts
- Lambeau Field Physical Therapy Pools, Green Bay, Wisconsin
- Bimini Resorts World Casino Hotel, Bimini, Bahamas
- Winchester Lofts Apartments, Connecticut
- Kittrell Park Pool & Construction Administration, White Plains, New York
- Tufts Pool Capital Improvements, Medford, Massachusetts
- New Bedford High School Pool, New Bedford, Massachusetts
- Rosemary Pool Engineering & Design, Needham, Massachusetts
- Master Plan Park Pool, Red Hook, New York
- Children's Splash Deck, Ritz Carlton
- Municipal Pool at White Park, Rutland, Vermont

BACKGROUND

2012-Present
Senior Aquatics Designer
Weston & Sampson

2010-2012
Vice President
Reliable Pool Contractors

2007-2010
Vice President
Superior Pools Spas and Waterfalls

2001-2007
Vice President
Pool People Commercial

1989-2001
Vice President
GHA Consulting Engineers

PROFESSIONAL CERTIFICATION

Certified General Contractor
Florida
CGC024700

Certified Commercial/Spa
Contractor
Florida
CPC1456970

OSHA 30-Hour Construction

Scott has been responsible for providing design and construction services to the aquatic industry since 1989. With more than three decades of experience in aquatic design and construction, he has been involved in the design and construction of pools and aquatic facilities for municipalities, waterparks, recreational parks, aquatic centers, deluxe hotels, resorts, and other unique facilities.



SPECIFIC PROJECT EXPERIENCE

Pool Projects, Various Locations, Florida.

Responsible for overseeing all aspects of design, bidding, contract negotiation, client relations and construction for projects such as the W Hotel in Miami, Florida; Icon Brickell in Miami, Florida; Trump, in Hollywood, Florida; Cypress Gardens Waterpark Wave Pool and Lazy River in Winter Haven, Florida; and multiple resort type pools for Walt Disney World including their time share resort, Saratoga Springs.

Competition and Resort Pools, Various Locations. Responsible for the design of many aquatic venues for several Broward County High School pools, multiple 50-meter competition pools, and resort pools such as those for the Four Seasons; Couples Resort, Jamaica; and Pathos Hotel in Greece, among others.

Aquatic Renovations, Various Locations. Responsible for the design of renovations to water features at Sea World, San Diego, California; new spray features for a public park in Charlestown, Massachusetts; and new water park feature rides for DelGrosso's Amusement Park in Tipton, Pennsylvania.

Country Club Pool, Wellesley, Massachusetts. Designed a new pool for a country club in Wellesley.

Boston University Pool, Boston, Massachusetts. Designed a fitness/recreation pool for Boston University.

Pool Evaluation, Rosendale, New York. Conducted a pool evaluation/study and prepared a report as part of this municipal aquatics project.

Pool Maintenance Contract, Worcester, Massachusetts. Responsible for pool and splash park maintenance for the city.

Round Hill Indoor Aquatic Center, Round Hill, Virginia. Provided full facility construction management for a 2,500-square-foot indoor recreation pool and the 8,000-square-foot aquatic center building.

ADDITIONAL EXPERIENCE

Scott's experience also includes the following aquatics projects:

50-Meter Competition Pools, Various Locations, Florida

- Swimming Hall of Fame, Fort Lauderdale - dive pool with 10-meter dive tower
- City of Sunrise Civic Center - recreational pool with waterslide
- Coral Springs Aquatic Center - dive pool with 10-meter dive tower
- Broward College, Davie
- Pine Island Park, Davie
- Pine Crest Private School, Fort Lauderdale
- Athlie Range Pool, Miami

75-Yard Competition Pools, Various Locations, Florida

- Deerfield Beach High School, Deerfield Beach
- Northeast High School, Fort Lauderdale
- Nova High School, Davie
- Fort Lauderdale High School, Fort Lauderdale
- Meli Park Pool, Dania

Recreational Pools, Various Locations

- Hollywood YMCA, Hollywood, Florida - outdoor pool
- Palm Beach YMCA, Palm Beach, Florida - indoor pool
- TY Park Lagoon, Broward County, Florida - activity pool
- CB Smith Park, Broward County, Florida - 2 activity pools, waterslide, lazy river
- Couples Resort, Jamaica
- Four Seasons Resort, Nevis, British West Indies
- Divi Little Bay, St. Maarten
- Trump International Resort, Sunny Isles, Florida
- W Hotel, Miami Beach, Florida
- Aqualina Resort, Sunny Isles, Florida
- Icon Brickel/Viceroy Hotel, Miami, Florida*

Walt Disney World, Orlando, Florida

- Coronado Springs Resort
- Saratoga Springs Resort
- Typhoon Lagoon addition
- All-Star Resort

Water Parks

- Lego Land, Winter Haven, Florida (formerly Cypress Gardens) - water slides, wave pool, lazy river
- Ron Jon Cape Caribe, Cape Canaveral, Florida - recreational pools, lazy river
- DelGrosso Waterpark, Tipton, Pennsylvania - lazy river

* featured in HGTV's most extreme pools

From: "Lauren Meier" <lauren.meier@gmail.com>
To: "JoAnn Robinson" <robinsj@rcn.com>
Sent: Friday, December 2, 2016 9:27:44 AM
Subject: Consultation

Hi Joann

Thank you for delivering the Master Plan.

I am swamped and I don't think I can meet you over the weekend. Based on our conversation, here is my thought about a cost for a historic landscape consultant for the fountain project:

15 Meetings with town officials 7/1/16 to 9/30/17 \$2400

Review archival material \$3000

Review design drawings and contract documents, prepare comments \$3000

Site visits during construction, 12 visits \$5400

184 hours = \$13,800 or about 2% of construction.

Does not include any allowance for coordination with Arlington Historical Commission etc. beyond the 15 meetings, or with MHC.

You could put this in the budget.

I will try to look at the master plan tonight and over the weekend so you can have it back.

Lauren Meier

Lauren G. Meier, ASLA

Editor

Supplementary Series, Vol. 3

THE FREDERICK LAW
OLMSTED
PAPERS
PROJECT

Lauren G. Meier, ASLA

Lauren Meier is a historic preservationist specializing in research, planning and treatment of cultural landscapes. She was the founding coordinator of the National Park Service's Historic Landscape Initiative and historical landscape architect for the Olmsted Center for Landscape Preservation where she was responsible for the restoration of Frederick Law Olmsted's home landscape, Fairsted. From 2003-2012, she was historic preservationist and project manager for Pressley Associates, Landscape Architects.

Lauren is a past president of the Friends of Fairsted, and a co-editor of the award-winning *The Master List of Design Projects of the Olmsted Firm, 1857-1979*. She was a contributor to *Pioneers of American Landscape Design*, and has written numerous articles on landscape preservation practice in the United States. Her cultural landscape projects have received numerous awards. Lauren holds a Master's in Landscape Architecture from the Harvard Graduate School of Design and a B.A. from Pomona College.

Lauren was associate editor for the *Frederick Law Olmsted Papers Supplementary Series Volume 2* and is now working on the forthcoming *Supplementary Series Volume 3*.



**Town of Arlington
Office of the Town Manager**

Adam W. Chapdelaine
Town Manager

730 Massachusetts Avenue
Arlington MA 02476-4908
Phone (781) 316-3010
Fax (781) 316-3019
E-mail: achapdelaine@town.arlington.ma.us
Website: www.arlingtonma.gov

To: Members of the Board of Selectmen

From: Jim Feeney, Assistant Town Manager 

Date: November 9, 2016

RE: Request for Approval – Establishment of Working Group for Maintenance of Public Lands

I write to provide the Board supplementary information regarding the proposed Public Land Maintenance Working Group. The Working Group would study issues related to the short and long-term maintenance and management of open space, recreational land, and other natural resources. More specifically, Town-owned assets for consideration would include athletic fields, parks, playgrounds, water bodies, conservation lands, historic landscapes and cemeteries, and ornamental gardens.

Though the challenges facing the Town with the maintenance of these particular assets are not new, the formation of this Working Group is timely given the passage and implementation of the Community Preservation Act (CPA) in Arlington. Many Town-owned outdoor assets will be considered for CPA funding based on needs and/or conditions resultant in large part from the cumulative effects of deferred maintenance. As such, in order to protect our investments to the extent feasible, it is be prudent to dovetail the planning of future maintenance needs with any significant expenditures to preserve, support, rehabilitate and

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Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/4/2016 3:24:52 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
2657341	NONE		02657/490	04/24/1898	
Property-Street Address and/or Description					
Grantors					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

dy Trustees and acknowledged the foregoing instrument to be his free act and deed, before me William H. Tuttle Justice of the Peace. Middlesex ss. May 24, 1898, 8 h 50 m A.M.
 Rec'd & Recorded. Attest: Edwin O. Childs Reg.

Pattee + wife
 to + al
 Town of
 Arlington
 B

Know all Men by these Presents That we William H. Pattee, Frances H. Pattee his wife in her right and Mary E. Bobb widow all of Arlington in the County of Middlesex and Commonwealth of Massachusetts in consideration of twenty six thousand dollars paid by the town of Arlington a municipal corporation duly established by law in said County of Middlesex, the receipt whereof is hereby acknowledged do hereby grant remise release and forever quit claim unto the said Town of Arlington a certain parcel of land with the buildings thereon situated in said Arlington and bounded as follows; Northeasterly by Massachusetts Avenue (formerly called Arlington Avenue also formerly called Main Street) two hundred and sixteen and $\frac{45}{100}$ (216.45) feet, Northwesterly by Academy Street two hundred and seventy and $\frac{80}{100}$ (270.80) feet; Southwesterly by land of the Town of Arlington known as the High School Lot, two hundred and fifteen and $\frac{85}{100}$ (215.85) feet; and Southeasterly by land formerly of Nathan Bobbins deceased, three hundred and six and $\frac{35}{100}$ (306.35) feet; containing sixty one thousand nine hundred and eighty two (61982) square feet more or less Said premises were formerly owned by Jesse P. Pattee deceased having been conveyed to him by William Botting by deed recorded with Middlesex South District Deeds Book 361 page 116 and by William Botting's Executors Book 889 page 61. For further reference to title see will of said Jesse P. Pattee duly probated in said County of Middlesex see also probate of estate of Adeline A. Pattee in Middlesex County who died July 26th, 1873; see also deeds recorded Book 1318, Page 132; Book 1391 page 486; Book 1544 page 439. Book 1571 pages 533 and 535 and Book 1742 page 401. Said last mentioned deed being a deed from Ralph W. Shattuck to said Frances H. Pattee. See also deed from said, Mary E. Bobb formerly Mary E. Pattee and Otis F. Bobb to John H. Hardy recorded Book 1511 page 317, and deed from John H. Hardy to Otis F. Bobb, recorded Book 1511 page 319; See also will of said Otis F. Bobb, called also Otis T. Bobb duly probated in Essex County under which will said Mary E. Bobb derives her title; see

see BK. 17856 A. 001

also for earlier title in whole or in part, deeds recorded Book 144 page 221; Book 144 page 224; Book 146 Page 20; Book 186 page 58; Book 204 page 236; Book 210, page 86. To Have and to Hold the granted premises with all the privileges and appurtenances thereto belonging to the said Town of Arlington, and its successors and assigns to its and their own use and behoof forever. And we do hereby for ourselves and our heirs, executors and administrators covenant with the said grantee, and its successors and assigns that the granted premises are free from all incumbrances made or suffered by us; except unpaid sewer assessments or charges and taxes for the year 1898, and that we will and our heirs, executors and administrators shall Warrant and Defend the same to the said grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by through or under us except as aforesaid but against none other. In Witness Whereof we the said William H. Pattee, Frances H. Pattee and Mary E. Bobb hereunto set our hands and seals this, day of May in the year one thousand eight hundred and ninety eight. William H. Pattee (seal) Frances Helen Pattee (seal) Mary E. Bobb (seal). Executed in presence of Wm H. Tuttle to all s- Commonwealth of Massachusetts Middlesex ss. May 23 d, 1898. Then personally appeared the above named Frances H. Pattee and Mary E. Bobb and acknowledged the foregoing instrument to be their free act and deed before me William H. Tuttle, Justice of the Peace.

Middlesex ss. May 24, 1898. 8 h 50 m. A. M. Recd + Recorded.

Two words over erasure.

Attest: Edwin O. Childs Reg.

Know all Men by these Presents, - That we Sarah M. Parker of Littleton County of Middlesex and Commonwealth of Massachusetts and Emily F. Greenwood wife of Harry Greenwood of Worcester County of Worcester and Commonwealth aforesaid in consideration of one dollar and other valuable considerations paid by Sarah E. Parker wife of Eugene B. Parker of said Littleton the receipt whereof is hereby acknowledged, do hereby remise release and forever quitclaim unto the said Sarah E. Parker and her heirs and assigns, all the right title and interest we have in a certain tract or parcel of land situated in the Easterly part of said Littleton on the southerly side of the road leading from Littleton Common (so-

Parker et al.
to
Parker.
B

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/4/2016 3:24:53 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
2669323	NONE		02669/467	07/07/1898	
Property-Street Address and/or Description					
Grantors					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Quincy Jr. \$100. at time and place of sale. Edmund H. Jarbell. Mortgagee. Boston May 20th 1898. Harry W. Mason Atty. 31. Milk Street. And I further depose and say that pursuant to said notice and at the time and place therein appointed, due notice having been given to all parties interested the said default still continuing I sold the premises conveyed by said mortgage deed at public auction by Theodore W. Frowbridge a duly licensed auctioneer to Edmund H. Jarbell above named for the sum of Two Hundred and Fifty Dollars which amount was bid by the said Edmund H. Jarbell and was the highest bid made therefor at said auction, there being three or more persons present and bidding. Witness my hand this thirteenth day of June A. D. 1898. Edmund H. Jarbell. Commonwealth of Massachusetts Suffolk ss. July 1. 1898. Then personally appeared the above named Edmund H. Jarbell and made oath that the foregoing statement by him subscribed is true before me. H. W. Mason. Justice of the Peace.

Middlesex ss. July 9. 1898. 10h - 35 m. A. M. Reed & Recorded.
Attest: Edwin O. Childs Reg.

Know all Men by these Presents that whereas Nathan Robbins by his will duly allowed by the Probate Court for the County of Middlesex and Commonwealth of Massachusetts, on October 9, 1888, gave to Alvin Robbins "for his use during his natural life and to his legal heirs, the land as now fenced on Main Street, Arlington, and the buildings thereon, and all of the lotting estate adjoining with the continuing front on Main Street, with a large barn shed and out-buildings on the same;" and Whereas the said Alvin Robbins by his duly appointed Guardian has petitioned said Court that said real estate so devised to him for life with the remainder in his heirs, be sold and conveyed at private sale to the Town of Arlington for the sum of Twenty-six thousand (\$26,000) dollars and that a Trustee be appointed to make such sale and hold the proceeds to be used and distributed as said real estate would be if it had not been sold and Whereas the said Court on the 7th day of June, 1898 entered a decree that Fred M. Lowe of Newton, in said County of Middlesex should be appointed Trustee to make sale as prayed for in said petition, giving a bond in the sum of Fifty-one thousand

Lowe, Jr.
to
Town of
Arlington.

U.S.
Rev Stamp
\$26.00
F. M. L.
July 9. 98.

(31,000) dollars, which bond has been duly filed in Court and Approved. Now Therefore, Know all Men by these Presents, that I, the said Fred M. Lowe, Justice as aforesaid under, and by virtue of the authority to me granted in and by said decree of June 7th 1898, and of every other power and authority me hereto enabling, and in consideration of the sum of Twenty six thousand (\$26,000) dollars to me paid by the Town of Arlington, a municipal corporation duly established by law in said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby grant remise release and forever quitclaim unto the said Town of Arlington and its successors and assigns forever, the said real estate above mentioned, being; A certain parcel of land with all the buildings thereon, situated in said Town of Arlington, bounded and described as follows; Northeasterly on Massachusetts Avenue formerly Main Street, two hundred nine and ¹⁵/₁₀₀ (209.15) feet, more or less, running from land formerly of Jesse P. Patten deceased; to land devised by the will of Nathan Robbins, late of said Arlington, deceased, to Olney Robbins, Edw J. Robbins, Eliza P. Robbins and Maria Robbins and their heirs at law; Southeasterly Southerly and Southeasterly on said land so devised to said Olney, Edw J., Eliza P., and Maria Robbins, and their heirs; Southerly by land formerly of George Broome, deceased, now or formerly in part by land of one Varney, and in part by land of the Town of Arlington known as the High School Lot, one hundred fifty-four and ⁸⁰/₁₀₀ (154.80) feet; and Northwesterly by said land formerly of said Jesse P. Patten, three hundred seven and ¹⁵/₁₀₀ (307.15) feet; containing 56,413 square feet. To Have, and to Hold the aforesaid premises with all the privileges and appurtenances to the same belonging unto the said Town of Arlington and its successors and assigns to its and their use and behoof forever. In Witness Whereof I hereunto set my hand and seal this ninth day of July. A. D. 1898. Fred M. Lowe, Justice

seal Commonwealth of Massachusetts. Middlesex ss. July 9th 1898. Then personally appeared the above named Fred M. Lowe, Justice as aforesaid and acknowledged the foregoing instrument to be his free act and deed before me. Clarence B. Smith, Justice of the Peace, Middlesex ss. July 9, 1898.
10h-35m. A.M. Recd & Recorded Attest, Edwin O. Childs Reg.

Alfonse
to
Somerville R
Savings Bank,

Know all Men by these Presents
That I, Jacob Alfonse of Somerville, in the County of Middlesex and

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the

Town of Arlington

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission and the Town of Arlington, 730 Massachusetts Avenue, Arlington, MA 02476 hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Town Hall Gardens, and including the Winfield Robbins Memorial Garden, thereon as described in a deed dated 24 May, 1898, from Pattee et ux et al to Town of Arlington, recorded with the Middlesex Registry of Deeds, Book 2657, Page 490, and in a deed dated 9 July, 1898, from Lowe, Tr. to Town of Arlington, recorded with the Middlesex Registry of Deeds, Book 2669, Page 467, and which is located at 730 Massachusetts Avenue; and

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Old Burying Ground, located on Pleasant Street in Arlington Center, Massachusetts, thereon as described in the Town of Arlington Assessor's Records and being a portion of the land shown on Assessor's Map 11 as Block 1, Lot 3, hereinafter referred to as the Premises. This instrument does not create any new street or lot boundaries.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the Premises is listed in the State Register of Historic Places as a contributing property to the Arlington Town Center National Register Historic District; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the

Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historic Places, under applicable state and federal legislation.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties."

The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

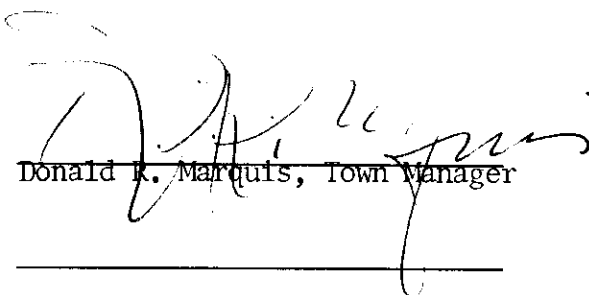
5. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

6. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

7. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 7, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of May, 2000.


Donald R. Marquis, Town Manager

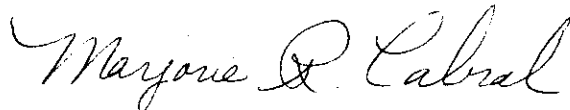
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 23, 2000

Then personally appeared the above named Donald R. Marquis
and acknowledged the foregoing instrument to be the free act and deed of Donald R. Marquis,
before me,

Notary Public
My Commission Expires October 7, 2005



APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By Judith B. McDonough
Judith B. McDonough
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. December 1, 1999

Then personally appeared the above named Judith B. McDonough and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Historical Commission, before

Notary Public

Elsa H. Fitzgerald

My Commission Expires 10/9/03

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

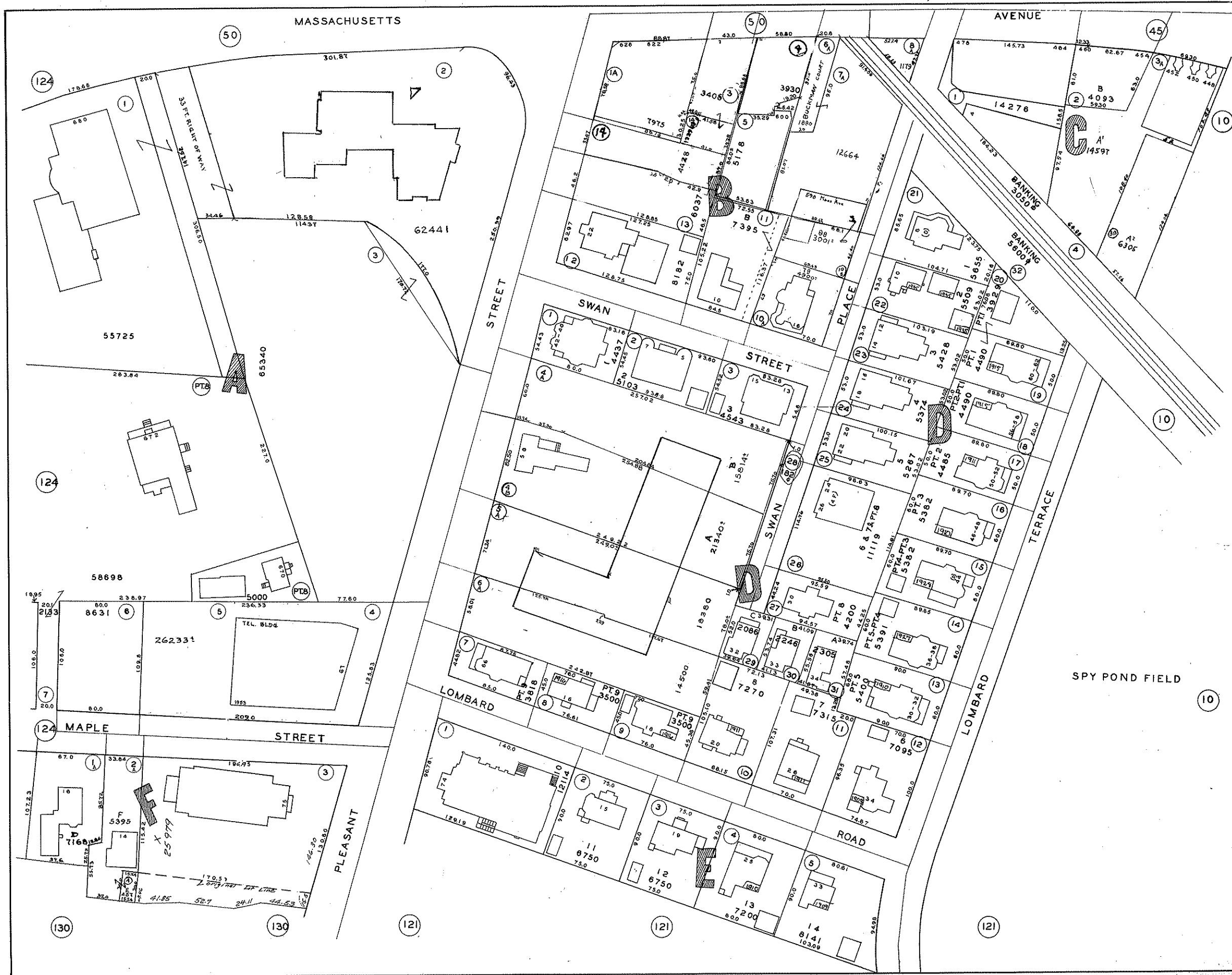
Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.



SCALE 0 20 40 60 80 100 120 140 160 FEET

BLOCK PLAN NO. II

