



## *Town of Lexington - FY2023-27 CPA Project*

**Project Name:** Wright Farm Barn Stabilization and Preservation

**Date:** 9-10-2021

**Project ID:** LU-CPA-3 **Department:** Land Use, Health & Development Department **Revised:** 1-4-2022

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### **Description of Project:**

This request is for \$155,000 in FY 2023 for the Conservation Commission, in collaboration with Public Facilities, to initiate the initial phases of the Wright Farm Barn Stabilization and Preservation Project, comprised of Phase 1 in the amount of \$15,000 to conduct hazardous materials testing, as deemed necessary, and to prepare Architectural Design and Bid Documents and Phase 2 in the amount of \$140,000 to implement the barn stabilization and mothballing activities per the design and bid documents.

The Town of Lexington purchased the portion of Wright Farm with structures, at 241 (247)\* Grove St, in 2016. The buildings were all in need of repair at that time. Since then, the House has been renovated by LexHAB (Lexington Housing Assistance Board) and is occupied. The Barn continues to remain unoccupied and exposed to weather, moisture, and animals, and is in dire need of work to stabilize the structure to prevent having to demolish or spend even greater funds to complete full scale preservation to occupy the structure for its intended uses if it continues to deteriorate.

The Conservation Commission appointed a Wright Farm Advisory Subcommittee (WFAS) to support the Commission in planning efforts for Wright Farm, which planned to convene in March of 2020, but never met formally until November 23, 2020, as a result of the coronavirus pandemic. Since that time, the WFAS held six meetings and developed recommendations for management of Wright Farm Conservation Area, including barn stabilization and preservation, for the Conservation Commission to consider.

While the WFAS would like to see the barn preserved for use as a year-round multi-purpose public building, including an environmental education center, they understand that a preservation project of this magnitude can be very costly, and that the ultimate goal and purpose for the structure and associated costs must be fully realized through a comprehensive public process. Meanwhile, in the short-term, the WFAS has recommended to the Conservation Commission that the best course of action to prevent further deterioration and decline of the structure is to initiate barn stabilization and mothballing activities, comprised of conducting applicable hazardous materials tests, preparing Architectural Design and Bid Documents, and implementing specified stabilization and mothballing activities, such as install structural brace supports, new roof, gutters and downspouts, repair chimney, siding and sheathing, protect openings and seal foundation to keep out moisture and animals, address high groundwater in basement and drainage, install electrical service for sump pump and security systems and demolish rear lean-to structure in poor condition.

\*The original postal address of the entire property was 241 Grove Street, but when the house portion of the lot was subdivided from the barn and conservation land, the house maintained the 241 address while the barn and conservation land were assigned 247.

### **Justification/Benefit:**

These funds will allow the Conservation Commission, in collaboration with Public Facilities, to stabilize and preserve the historic barn structure and remove current hazard and safety concerns and prevent having to demolish or spend significantly greater funds to complete the full scale preservation activities if it continues to deteriorate and remain exposed to the weather, moisture, and animals.

### **Impact if Not Completed:**

The Wright Farm Barn will continue to decay, causing an eyesore and hazard to the property and to the visiting public, as well as result in increased costs in the future if the barn is to be preserved and used as intended for open space, educational, and historical value; stated objectives identified when purchasing the property.

**Timeframe:**

Initiate Phase 1 activities on July 1, 2022 and complete during summer of 2022. Initiate Phase 2 activities as soon as bid documents completed and successful bidding process takes place and contract awarded in FY 2023.

**Replacement Frequency:**

Regular future maintenance cycle (i.e. strip and shingle roof, repaint) for upkeep of barn once stabilized and preserved.

**Basis for Cost Projections:**

Based on cost estimates received from professional contractors.

**Stakeholders:** Conservation Commission and Division, Public Facilities Dept., Lexington Schools, Recreation and Community Programs, abutters, and visitors

**Operating Budget Impact:**

Electricity costs

**Funding Source:** CPA, tax levy (if activities deemed not CPA eligible)

**Prior Authorizations:** Land Acquisition purchase.

**Funding Request:**

	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>
Site Acquisition					
Design/Engineer	\$ 15,000				
Project Management					
Construction	\$ 140,000				
Equipment					
Contingency					
<b>Totals</b>	<b>\$ 155,000</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>
CPA Amount	\$ 155,000	\$ —	\$ —	\$ —	\$ —