

Historic Districts Map Amendment Hubbardville Extension

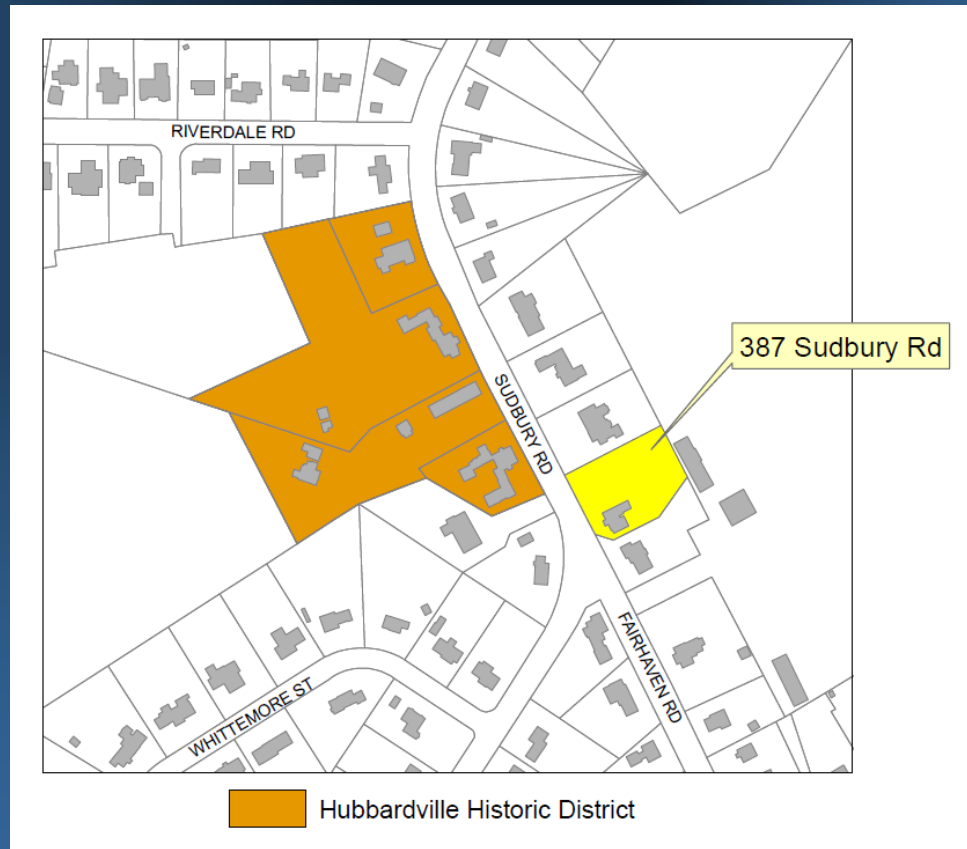
Warrant Article 27



Warrant Article #27 Historic District Map Amendment Hubbardville District

This amendment
seeks to:

Add the property
comprised of 30,700
square feet and the
building located
upon it at 387
Sudbury Road to the
Hubbardville
Historic District.





Warrant Article #27 Historic District Map Amendment Hubbardville District

- Local Historic Districts offer the strongest support for preserving architectural heritage
- This is a local mechanism to manage change in the community and preserve historic buildings



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- Hubbardville Historic District established 1998
- Presently protects 4 architecturally important houses
- Historic Concord families: Hubbard, French, Wheeler



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- The Hubbardville Historic District is part of larger neighborhood including all of Fairhaven Road
- 19th & 20th century farmhouses and working class cottages
- Surrounded by Concord's closest agricultural fields

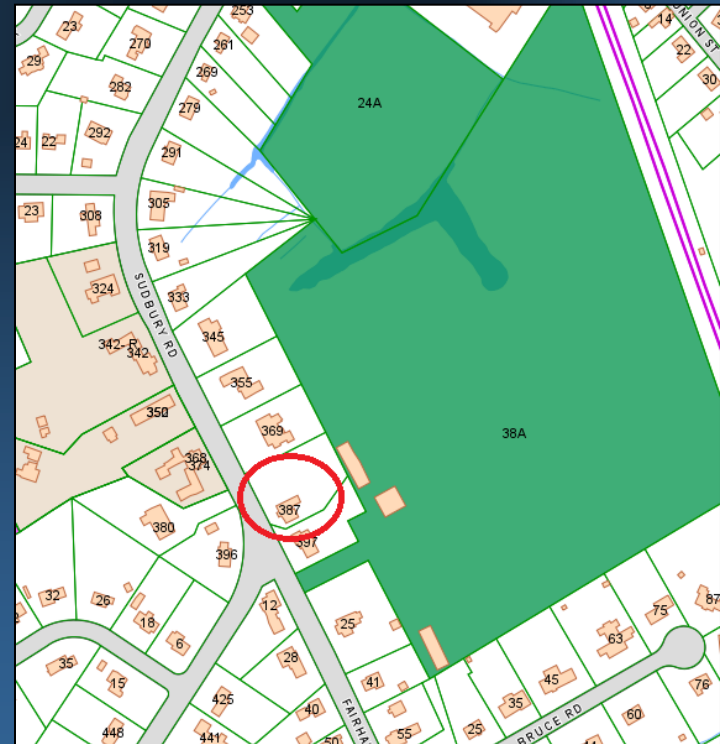




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While the property at 387 Sudbury Road was not included originally in the bounds of the Hubbardville Historic District, it is listed as a contributing property to the area in the Massachusetts Historical Commission's Form A for Hubbardville.

The Town of Concord owns the land directly behind 387 Sudbury Road, which is still actively used for farming.





Abiel Wheeler House (c. 1829)

The Abiel Wheeler House, located at 387 Sudbury Rd, is recognized by the Massachusetts Historical Commission as significant:

- for its role in Concord history as part of Hubbardville and the farming community;
- as the home of noted residents including Abiel Wheeler, George Wheeler, Mary C. Wheeler, and Wilfred Wheeler;
- for its architectural style – a well-preserved example of a center-entry transitional colonial farmhouse.



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Why is this map amendment being proposed?



- September 2017 - Concord Historical Commission unanimously voted that the Abiel Wheeler House at 387 Sudbury Road is “Preferably Preserved”
- One-year demolition delay imposed
- Delay will expire on July 31, 2018



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Why is 387 Sudbury Road worth saving?

- Geographic link to 6 more historic Hubbardville houses on Fairhaven Road
- Visual link to town-owned farm fields still in use to east
- Historic link to Wheeler family, primary farmer-landowners here for 3 generations





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- Expanding the Hubbardville Historic District to include this property protects the house from demolition
- Future exterior changes reviewed by Historic District Commission.



The Historic Districts Commission and the Concord Historical Commission unanimously support this warrant article.



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