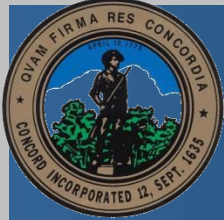




Article 27
Historic District Map Amendment
Hubbardville Extension

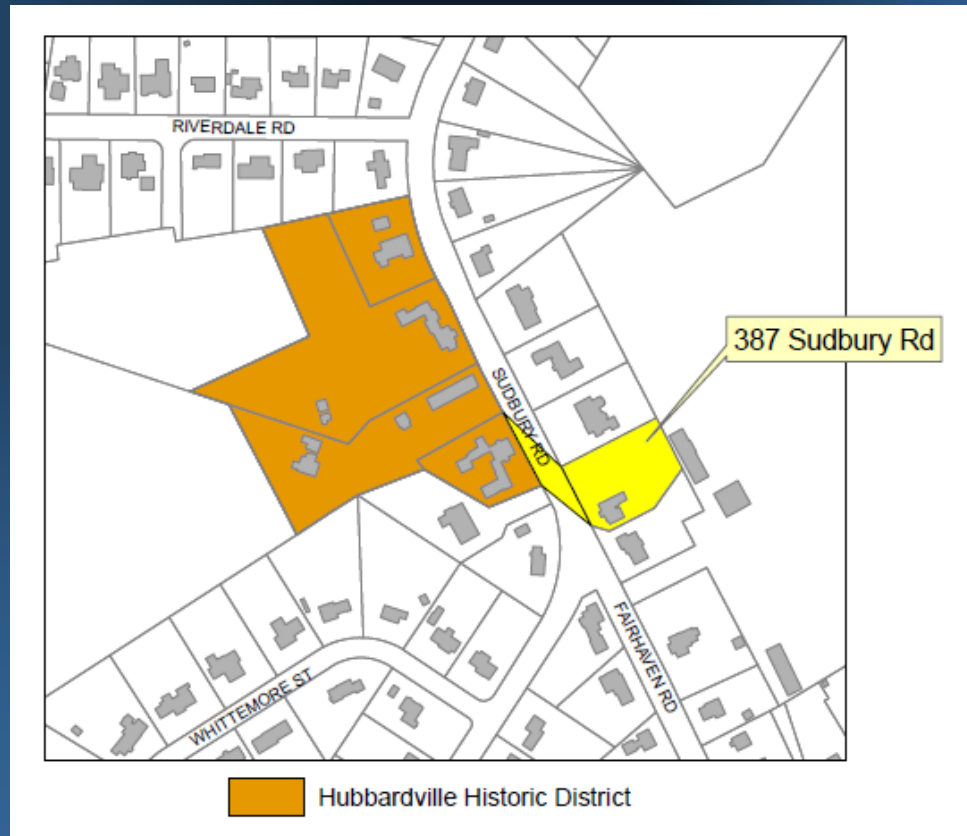
Ms. Glenn moves: that the Town take affirmative action on Article 27 as printed in the Warrant.



Article 27 Historic District Map Amendment Hubbardville Extension

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.





Article 27 Historic District Map Amendment Hubbardville Extension

- 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



Article 27 Historic District Map Amendment Hubbardville Extension



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



Article 27 Historic District Map Amendment Hubbardville Extension

- The Hubbardville Historic District is part of larger neighborhood including all of Fairhaven Road.





Article 27 Historic District Map Amendment Hubbardville Extension

- 19th & 20th century farmhouses and working class cottages
- Surrounded by Concord's closest agricultural fields

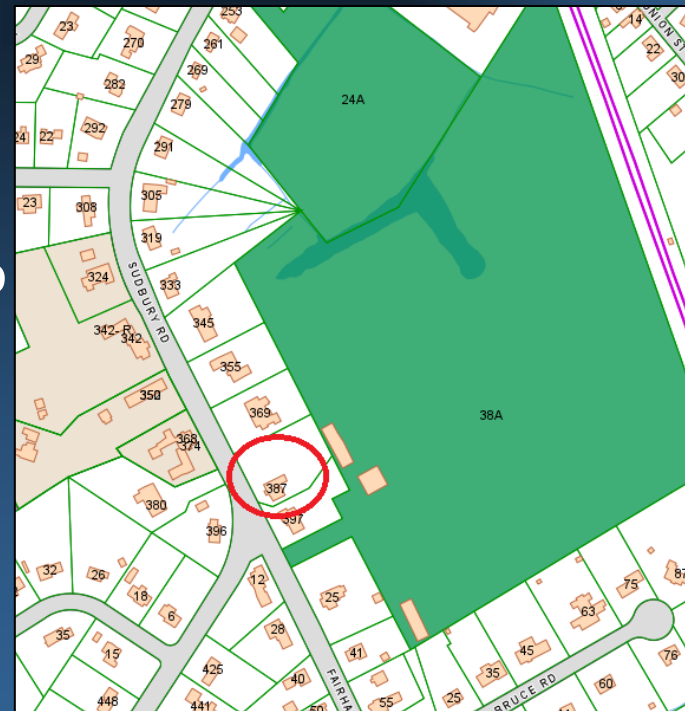




Article 27 Historic District Map Amendment Hubbardville Extension

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.





Article 27
Historic District Map Amendment
Hubbardville Extension

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's history as part of Hubbardville and the farming community;
- Home of noted residents;
- Architectural Style



Article 27
Historic District Map Amendment
Hubbardville Extension

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



Article 27 Historic District Map Amendment Hubbardville Extension

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





Article 27 Historic District Map Amendment Hubbardville Extension

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

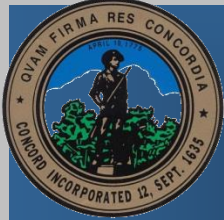


The Concord Historic Districts Commission and the Concord Historical Commission unanimously support this warrant article.



Article 27
Historic District Map Amendment
Hubbardville Extension





Article 27
Historic District Map Amendment
Hubbardville Extension

Ms. Glenn moves: that the Town take affirmative action on Article 27 as printed in the Warrant.