

## Warrant Article 32 – Demolition Review Bylaw

### **Mr. Taylor moves:**

that the Town take affirmative action on Article #32 as printed in the Warrant

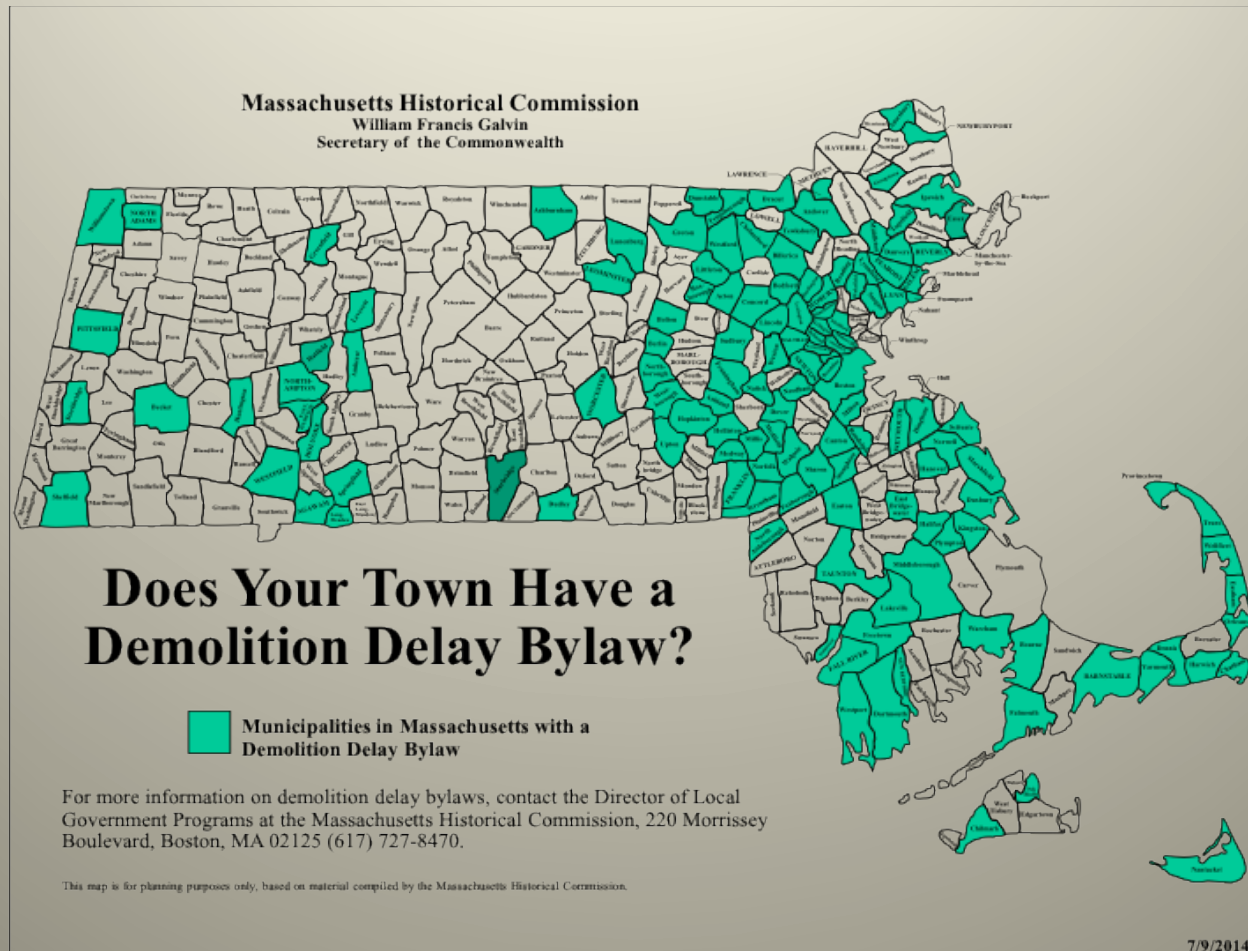
# Concord Historical Commission

Recommendations for the  
2016 Annual Town Meeting  
Warrant Article 32

Planning Board Public Hearings  
February 9, 2016

# Warrant Article 32 – Demolition Review Bylaw

## Towns with Demolition Delay Bylaws



## **The Old Bylaw:**

- Protects 58 Historic Properties and 6 other Historic Resources
- Provides 6 months to consider other solutions to demolition and/or document the historic structure.
- The CHC has documented 6 buildings before demolition and saved 1 building when additional time was provided.

## Warrant Article 32 – Demolition Review Bylaw

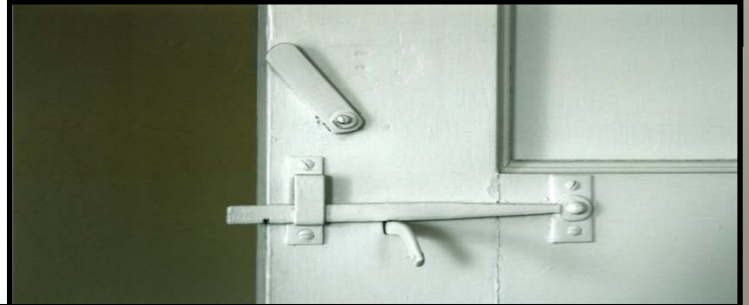
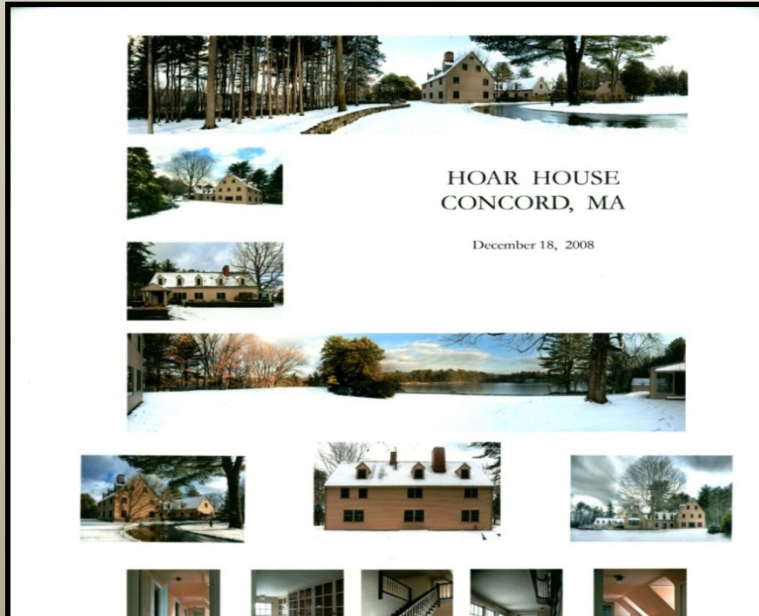
# Current Demolition Bylaw Successes



Preservation and  
Restoration of the  
Caesar Robbins House

Warrant Article 32 – Demolition Review Bylaw

# Current Demolition Bylaw Successes



Documentation of the former Samuel Hoar House, Great Meadows Road

## **The New Bylaw:**

- Applies to 1,295 properties in Concord built before 1941 and not in a Local Historic District
- Provides consideration for 1,046 already included in Concord's Historic Resource Survey.
- Gives the Town up to one year to consider other solutions and/or document the property.

# **Unprotected** Against Immediate Demolition

- **8**      **pre 1750**
- **6**      **1751-1799**
- **75**     **1800-1849**
- **500**   **1851 -1900**
- **350**   **1901-1925**
- **300**   **1926-1941**

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**Concord Historical Commission Proposed  
Demolition Review Bylaw**

**Please Refer to the Warrant  
for the  
Text of Article 32.**

# The Demolition Review Process

- **Application Submitted to Building Commissioner** for the complete demolition of a structure built before 1941.
- **The application is sent to the CHC for Review** by the Commission or its Designees. Within 15 Days the Structure is determined to be:
  - **Not Historically Significant** – No further CHC review is required and the Building Commissioner is notified that the regular permit review process may proceed.
  - **Historically Significant** – A Public Hearing is scheduled for the next CHC meeting, which must be within 45 Days of the Application's receipt by the CHC.

# The Demolition Review Process

- **The CHC holds a Public Hearing** to determine if the structure is a significant historic or architectural resource and would be Preferably Preserved. The Commission will vote that either the structure is:
  - **Preferably Preserved**, and a Delay of up to One Year is enacted. Applicants are encouraged to work with the CHC during the Delay period to develop alternative plans and/or document the historic structure.
  - **Not Preferably Preserved**, in which case there is No Delay and the Building Commissioner is notified that the regular permit review process may proceed.
- **At the end of the Demolition Delay period, the Applicant may move forward with their project.**

# Criteria For Determining Whether Delay is Warranted

## Applicant Completion of the Historical Significance Assessment Form

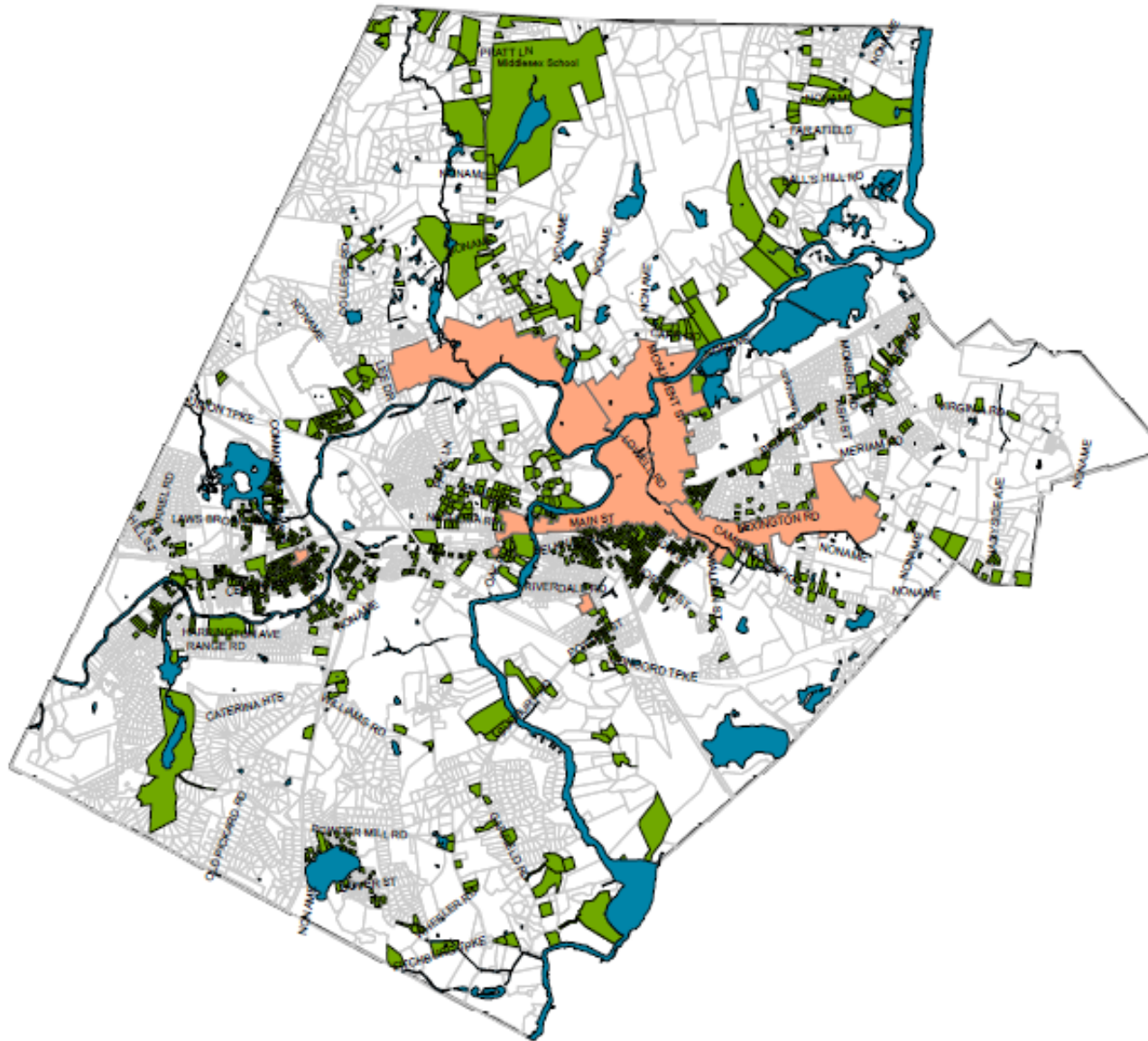
1. National or State Register of Historic Places
2. Is included in the Concord Survey of Historical Resources and/or
3. CHC and /or designee determine based on specific unique and important historic elements associated with the structure.

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## Location of Properties Built before 1941

**Legend**

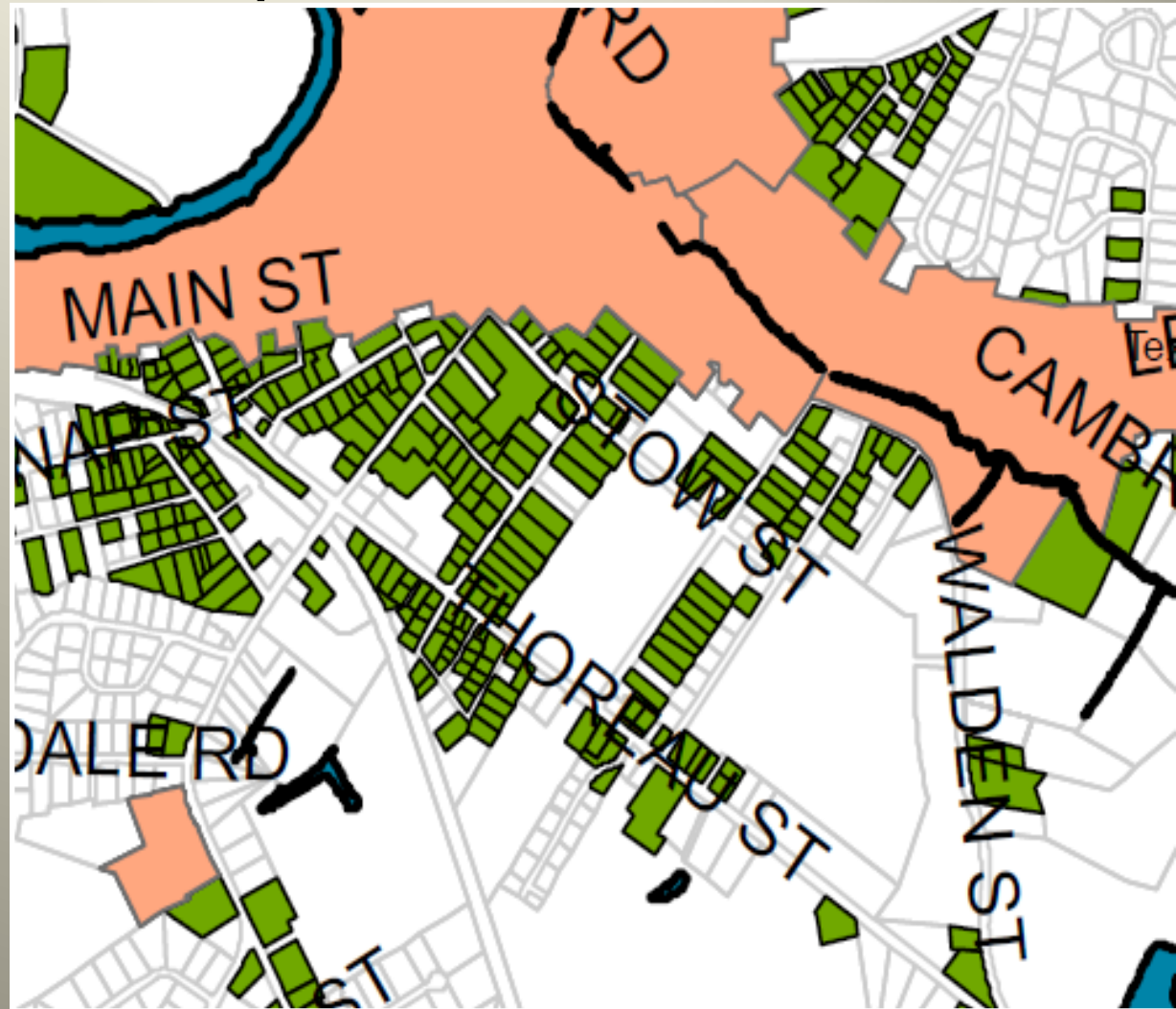
- Rivers & Ponds
- HistoricDistrictsLocal
- parcelswithdata
- Properties Built Before 1941



This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.

## Warrant Article 32 – Demolition Review Bylaw

Many of Concord Center's distinctive and historic streetscapes can be altered without review



# Warrant Article 32 – Demolition Review Bylaw

## West Concord Center – One of Concord's most historically distinctive and vulnerable



# Warrant Article 32 – Demolition Review Bylaw

## West Concord



Warrant Article 32 – Demolition Review Bylaw  
West Concord



## Warrant Article 32 – Demolition Review Bylaw

# West Concord



# Warrant Article 32 – Demolition Review Bylaw

## Concord Center



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# Concord Center



# Warrant Article 32 – Demolition Review Bylaw

## Concord Center



## Why Now?

- Concord's unique character and streetscapes are not yet lost but are at risk
- Demolition of pre-1941 houses has risen sharply over the last year from **15%** of demolitions in 2014 to **41%** in 2015.
- About 6% (103) of Concord's known Historic Resources have been demolished in recent years.

## Warrant Article 32 – Demolition Review Bylaw

- History is a moving target.
- Not just what has already transpired in distant past, but what is to come.
- Concord will change and evolve... but we have an obligation to follow the Concord tradition to preserve what is unique and important and carry it forward with us into the future.

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