

Nea Glenn, Chair
Mark Giddings, Vice Chair
Peter Nobile, Secretary
Justin King
Terry Gregory
Luis Berrizbeitia, Associate
Kate Chartner, Associate
Melinda Shumway, Associate
Paul Ware, Associate
Abigail Flanagan, Associate



Department of Planning &
Land Management
141 Keyes Road
Concord, MA 01742
Tel. (978)318-3290
Fax (978) 318-3291

Heather Gill, Senior Planner
hgill@concordma.gov

September 17, 2018

Re: Potential Main Street Historic District Expansion

Dear Property Owner,

Local historic districts are one of the oldest and strongest forms of protection for historic properties in the United States. The historic district movement began in the United States in 1931, when the city of Charleston, South Carolina, enacted a local ordinance designating an “Old and Historic District” administered by a Board of Architectural Review. In 1958, the Concord Board of Selectmen and Planning Board convened a citizen’s group to address the need to preserve and protect the Town’s historic, literary, and rural qualities. In 1960, Concord became the fourth community in Massachusetts to create local Historic Districts. The Act of 1960 created four Historic Districts. A fifth, Hubbardville, was approved by Town Meeting in May of 1998 and a sixth, Church Street, in April of 2005.

One of the goals identified in the 2018 Comprehensive Long Range Plan is to consider sensible but robust expansion of existing local historic districts into contiguous areas. The Concord Historic Districts Commission is committed to this goal, and has begun exploring the possible expansion of the Main Street Historic District. If you are receiving this letter, then your property has been identified as part of a potential expansion of the Main Street Historic District.

The area identified for inclusion in the Main Street Historic District includes a portion of Sudbury Road, Middle Street, Academy Lane, and a number of properties on Belknap and Thoreau Street. The majority of the houses in the expansion area qualify for listing on the National Register of Historic Places for their association with the late nineteenth and early twentieth century residential development of Concord Center, and as well-preserved examples of architecture of the time. The houses in this neighborhood possess integrity of location, design, setting, materials, workmanship, feeling and association. Many of the properties are also associated with persons and events significant to the town’s early history.

We are fortunate that so many buildings still remain in the identified expansion area, and have been well preserved and maintained by current and past property owners. However, without a local historic district, this historic neighborhood could conceivably be lost forever through future demolitions, inappropriate

alterations and redevelopment. A local historic district will help to guide future changes, making sure that historic character will remain a distinct part of the neighborhood. In a local historic district, exterior architectural features visible from a public way are reviewed to make sure that the proposed changes are appropriate to the historic character of the neighborhood. Historic districts do not prevent all changes from occurring, nor do they prevent all demolition, new construction or development. The intent is to make changes and additions harmonious, and prevent the intrusion of incongruous elements that might detract from the aesthetic and historic values of the district.

The Concord Historic Districts Commission is requesting your initial feedback on the idea of expanding the Main Street Historic District to include your property. Attached is a map of the potential expansion area, an index of the properties included in the potential expansion, a Frequently Asked Questions document, as well as a brief survey. We are asking for responses on the survey by October 15, 2018. The survey can also be completed online at <https://www.surveymonkey.com/r/T789ZW9>.

If you have questions about this potential expansion or general questions about local historic district designations, please visit the project webpage at <http://www.concordma.gov/2206/Expanding-Historic-Districts>. The Commission will be conducting more public outreach as this idea moves forward; however, if you have any immediate questions please feel free to contact Senior Planner, Heather Gill at (978) 318-3290 or hgill@concordma.gov.

Thank you for your time. We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nea Glenn", with a long horizontal flourish extending to the right.

Nea Glenn, Chair
Concord Historic Districts Commission



HISTORIC DISTRICTS COMMISSION
Town of Concord, Massachusetts
 141 Keyes Road
 (978) 318-3290

Potential Expansion of the Main Street Local Historic District – Map and Property Index



Photo Index	MHC #	Street Address	Date of Construction	Historic Name
1		21 Academy Lane	c. 1950	
2	CON.1841	25 Academy Lane	1875	Henry Francis Smith Carriage House
3	CON.97	29 Academy Lane	c. 1864	Munroe Gardener's Cottage
4	CON.99	38 Academy Lane	1903	William Lincoln Smith House
5		41 Academy Lane	2008	
6	CON.115	48 Academy Lane	c. 1826	Hunstable/Rice House
7	CON.96	17 Belknap Street	c. 1909	Wheildon - Browne Outbuildings
8	CON.95	35 Belknap Street	c. 1875	J.B. Wood Cottage
9	CON.94	50 Belknap Street	c. 1815	Josiah Davis Store
10	CON.387	53 Belknap Street	1924	Emily G. Whitney House
11		58 Belknap Street	c. 1866	
12		61 Belknap Street	c. 1924	
13		62 Belknap Street	c. 1904	
14		66 Belknap Street	c. 1900	

15		8 Middle Street	c. 1910	
16		15 Middle Street	c. 1921	
17	CON.100	25 Middle Street	c. 1821	The Old Academy
18		30 Middle Street	c. 1976	
19	CON.101	33 Middle Street	c. 1848	Alfred Warren House
20	CON.102	37 Middle Street	c. 1890	Albert Wood House and Stable
21	CON.103	43 Middle Street	c. 1860	Hobson/Griffin House
22	CON.104	44 Middle Street	c.1865	Hobson/JB Wood House
23	CON.105	53 Middle Street	c. 1874	Moses Hobson House
24	CON.106	60 Middle Street	1852	James Garty House
25	CON.107	61 Middle Street	c. 1900	McManus House
26	CON.108	69 Middle Street	c. 1875	Isaiah Brooks House
27	CON.366	40 Stow Street	1929	Concord High School
28	CON.110	46 Sudbury Road	1845	Henry Benson House
29	CON.111	49 Sudbury Road	1850	Franklin Sanborn House and Schoolroom
30	CON.98	54 Sudbury Road	c. 1861	William Munroe Carriage House
31		57-59 Sudbury Road	c. 1946	
32	CON.112	67 Sudbury Road	c. 1850	Mary Peabody Mann House - Ballou/Titcomb House
33	CON.113	68 Sudbury Road	c. 1900	Stacy/Wilde House
34	CON.114	77 Sudbury Road	c. 1870	William H. Devens House
35	CON.116	91 Sudbury Road	Demolished 2016	Henry D. Coolidge House
36	CON.117	92 Sudbury Road	c. 1683	Edward Bulkeley House
37	CON.118	99 Sudbury Road	1655	Scotchford/Wheeler House
38	CON.119	102 Sudbury Road	c. 1874	George A. King House
39		112 Sudbury Road	c. 1936	
40	CON.121	119-121 Sudbury Road	1845	Jonathan Wheeler House
41	CON.120	120 Sudbury Road	1816	Henry and Caleb Wheeler House
42		128 Sudbury Road	c. 1941	
43		131 Sudbury Road	c. 1953	
44		136 Sudbury Road	c. 1937	
45	CON.635	21 Thoreau Street	c. 1862	Smith - Hudson - James House
46	CON.637	31 Thoreau Street	1850	Gleason House
47	CON.639	39 Thoreau Street	1850	Coughlin - Gleason House
48		43 Thoreau Street	c. 1850	
49	CON.89	57-59 Thoreau Street	c. 1903	Whitney's Meat Market - Grocery Store
50		71 Thoreau Street	1950	
51	CON.91	73 Thoreau Street	c. 1902	Cutler's Grocery Store - Bartolomeo's Fruit Store



HISTORIC DISTRICTS COMMISSION
Town of Concord, Massachusetts
141 Keyes Road
(978) 318-3290

Frequently Asked Questions

What is the difference between a Local Historic District designation and a National Register designation?

A National Register designation is purely honorary and offers no protection for districts or landmarks. Local historic district designation offers protection against demolition and insensitive alterations through a certificate of appropriateness process, which includes a review of proposed alterations and other construction in a public meeting forum.

How is a local historic district created?

Local Historic Districts in Concord can be enlarged/reduced and new districts may be created by a two-thirds vote at any regular or special Town Meeting.

What are the benefits of a local historic designation?

Local historic designation is one of the best ways to protect the historic character of buildings, streetscapes and neighborhoods from inappropriate alterations, incompatible new construction, and other changes – including demolition.

A local historic designation offers the assurance that the distinctive architecture and aesthetic value inherent in the historic resource will remain for the enjoyment of future generations. Local historic districts encourage continuity of design, pride of ownership, and help bring an element of predictability to older, established neighborhoods.

The residents of historic properties and historic districts are usually proud of their unique structures and more often than not consider themselves stewards as much as owners. Local historic designation offers property owners an appropriate and time-tested way to preserve these important community assets from inappropriate alteration.

If my house is included in the local historic district, does that mean I have to make it look more historic?

No, you can maintain the current look of your house as long as you would like. The purpose of local historic district is to retain as much of the historic material that exists in the district at the time it is designated, while still making the structure comfortable and useful for modern living. There is no requirement for property owners to remove later additions or put back missing features.

What kinds of things are reviewed by a historic district commission?

Changes to exterior architectural features visible from a public way are subject to review by the Commission. Interior changes, landscaping, replacement in-kind/ordinary maintenance and changes to exterior features not visible from a public way are not reviewed.

Paint color is reviewed by the Commission, only when a change in color is proposed. An application is not required to repaint a building or structure the same (existing) color as there will be no change to the building's exterior appearance.

Can new buildings and additions be built in a local historic district?

Yes. Visit any one of Concord's local historic districts and you will likely find new buildings and a number of additions to historic houses. New construction is encouraged to be compatible with the existing district, and yet distinct, so that residents and visitors alike can tell that it is a 21st century addition or structure.

If I live in a historic district can I replace my windows?

Maintaining original windows retains the historic character of your building. For this reason, restoration of historic windows is generally preferred to replacement. However, if restoration is not feasible because the windows are deteriorated beyond repair, are non-historic or cost prohibitive, window replacement is an option. Replacement guidelines specify that such replacements be comparable to the original windows in terms of material, design, size and configuration, as much as possible.

Who are the members of the historic districts commission?

The Commission consists of five voting and five associate members appointed by the Select Board to serve rotating five-year terms.

How are decisions by the Commission reached?

Decisions are based on guidelines that the Commission periodically updates. The guidelines are drawn from standards at the State and Federal levels, members' understanding of historical architectural styles, and each member's sense of design. The guidelines help insure that changes are made in harmony with the existing neighborhood and will preserve the historic integrity of structures and neighborhoods.

What will happen to the value of my property if it is included in a local historic district?

Property values are determined by a variety of market factors, including influences extending

beyond historic preservation; but studies around the country suggest that property values stay the same or increase faster in local historic districts compared to similar, non-designated areas. Even if your home's price doesn't rise, it's less likely to fall if your neighborhood is in a historic district. That's because historic neighborhood designations help ensure that the aspects that make the area attractive to home buyers will be protected over time by explicit design limits on such things as demolitions and out-of-character exterior remodeling, according to the National Trust for Historic Preservation.

My house is not historic, why would it be included in a local historic district?

Local Historic District boundaries are based on the architectural character of neighborhoods and streetscapes that contribute to the overall historic nature of the Town of Concord. That vision remains in focus in neighborhoods that have preserved a unity of overall design, location, setting, materials, workmanship, feeling, and association. Your house may be fairly new, but its location in a neighborhood that contributes to the character of Concord warrants its inclusion in the local historic districts. The review of exterior renovations, as well as new construction in historic districts provide the opportunity for the continued evolution of distinguished architecture and craftsmanship in Concord.

If I and my neighbors already maintain the historic character of our properties, why do we need to be in a local historic district?

By having a local historic district, you can be assured that a new property owner across the street from your house will also maintain the historic character of the neighborhood.



HISTORIC DISTRICTS COMMISSION
Town of Concord, Massachusetts
141 Keyes Road
(978) 318-3290

Main Street Historic District Expansion Survey

This survey is for owners of properties located within the proposed boundaries of the expanded Main Street Historic District. Renters and other interested parties may also answer the survey, however, your answers will be taken into consideration separately.

The survey is one of the first steps in the local historic district expansion process by the Town of Concord's Historic Districts Commission. Designation helps to protect and celebrate a neighborhood's rich history. It also provides an effective and transparent design review process that preserves the neighborhood's historic character.

This survey can also be completed online at <https://www.surveymonkey.com/r/T789ZW9>. If you have questions about local historic district designation or this proposed expansion, please visit the project webpage at <http://www.concordma.gov/2206/Expanding-Historic-Districts> or contact Senior Planner, Heather Gill at (978) 318-3290 or hgill@concordma.gov.

1. Information:

Name: _____

Address: _____

Please choose one: Owner Renter Interested Party

2. Do you think that your neighborhood is historically significant?

Yes

No

Other (please explain): _____

3. Do you think that your neighborhood should be preserved?

Yes

No

Other (please explain): _____

4. Are you familiar with Concord’s Historic District application and review process?

- Yes
- No

5. Would you be in favor of the proposed expansion of the Main Street Historic District?

- Yes
- No
- Maybe - I have more questions before I could make an informed decision

6. Would you be interested in attending a public neighborhood meeting this fall to learn more about the proposed expansion of the Main Street Historic District and the Historic Districts Commission application and review process?

- Yes
- No

7. Please include any other comments or questions that you would like to make in the space below:

Thank you for taking the time to complete this survey.
Please return completed survey before October 15, 2018, by mailing to:

Concord Historic Districts Commission
141 Keyes Road
Concord, MA 01742
Attn: Heather Gill

Or via email: hgill@concordma.gov