

# CONCORD HISTORICAL COMMISSION

Recommendations for  
2014 Annual Town Meeting  
Warrant Article 57



*Protecting Concord's Historical and  
Cultural Resources*

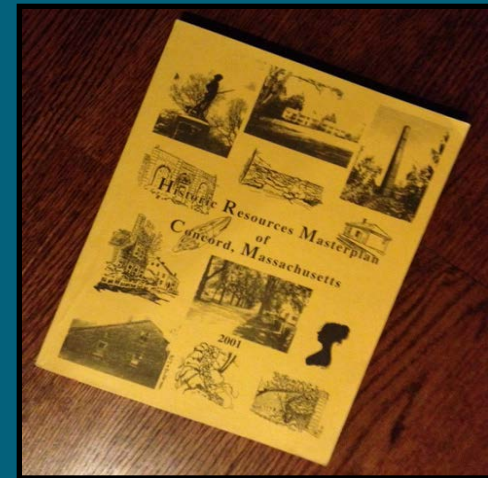
**CONCORD HISTORICAL COMMISSION  
DEMOLITION DELAY BYLAW  
AMENDMENT**

**Please Refer to the  
Handout for the  
Text of Article 57**

## Warrant Article 57 – Demolition Delay Bylaw Amendment

# TOOLS FOR PROTECTING CONCORD'S HISTORICAL AND ARCHITECTURAL RESOURCES

Historic Resources  
Survey and Masterplan

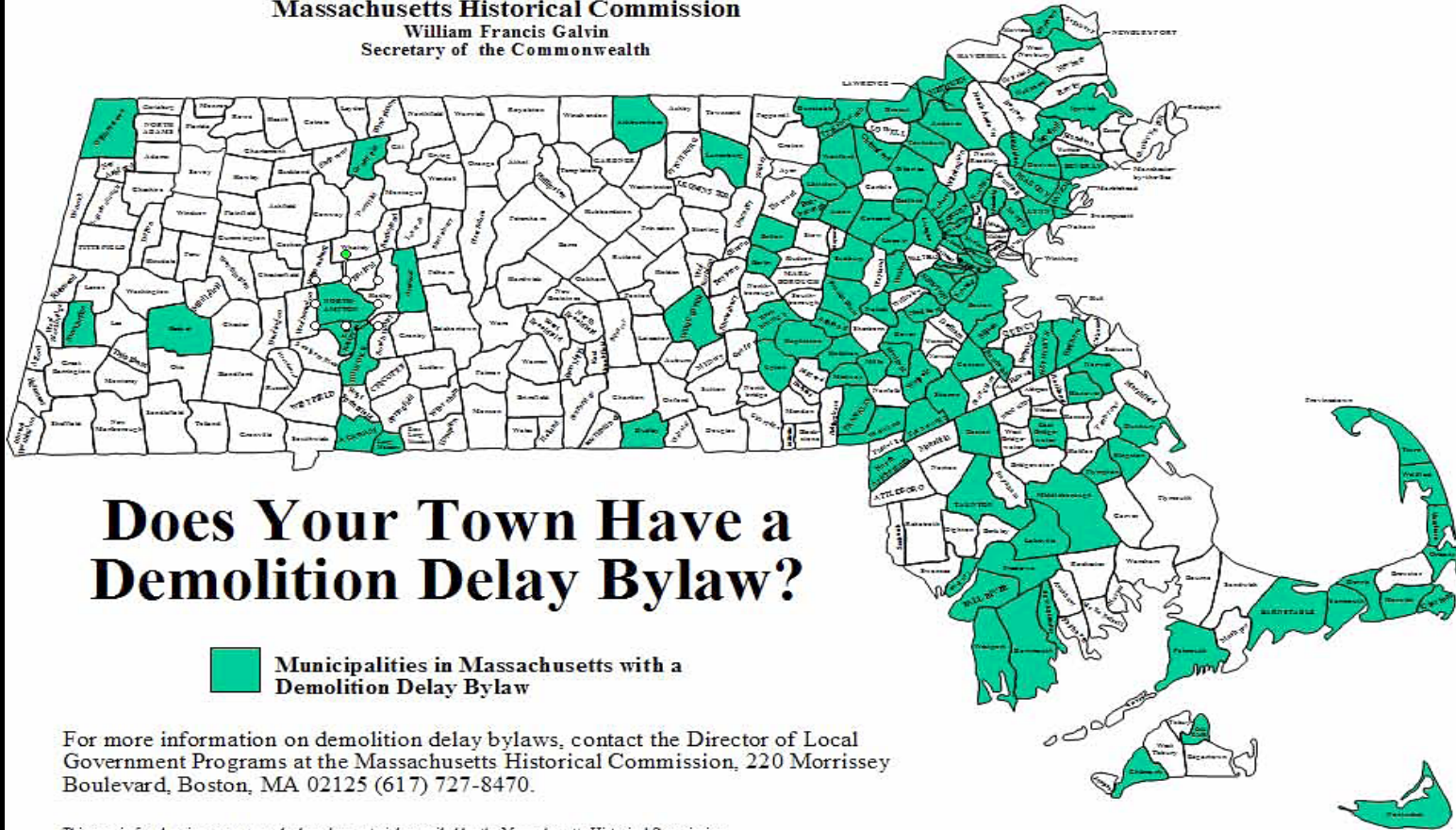


Historic Districts

Demolition Delay  
Bylaw

# Warrant Article 57 – Demolition Delay Bylaw Amendment

Massachusetts Historical Commission  
William Francis Galvin  
Secretary of the Commonwealth



## Does Your Town Have a Demolition Delay Bylaw?

 Municipalities in Massachusetts with a Demolition Delay Bylaw

For more information on demolition delay bylaws, contact the Director of Local Government Programs at the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125 (617) 727-8470.

This map is for planning purposes only, based on material compiled by the Massachusetts Historical Commission.

# Demolition Delay Bylaws Statewide

## Warrant Article 57 – Demolition Delay Bylaw Amendment

# Demolition Numbers in Concord

- In 1992, less than 3% of the building permits issued involved demolition of an existing structure
- By 2012, approximately 72% of all building permits issued in Concord involved the demolition of existing housing.
- Demolition of existing housing has risen 65% over the last three years
- In just the last year, the number of permits involving demolition have nearly doubled from 19 in 2012 to 37 in 2013

## Warrant Article 57 – Demolition Delay Bylaw Amendment



236 Bedford Street, 1820

**Warrant Article 57 – Demolition Delay Bylaw Amendment**



1266 Monument Street, 1882

## Warrant Article 57 – Demolition Delay Bylaw Amendment



115 Revolutionary Road, 1924

## Warrant Article 57 – Demolition Delay Bylaw Amendment

# Objectives of Proposed New Bylaw:

- Provide protection for all Historic structures in Concord – not just those in the Historic Districts
- Provide time to consider and develop alternatives to the demolition of an Historic structure
- Provide an opportunity to document an Historic structure before it is gone forever

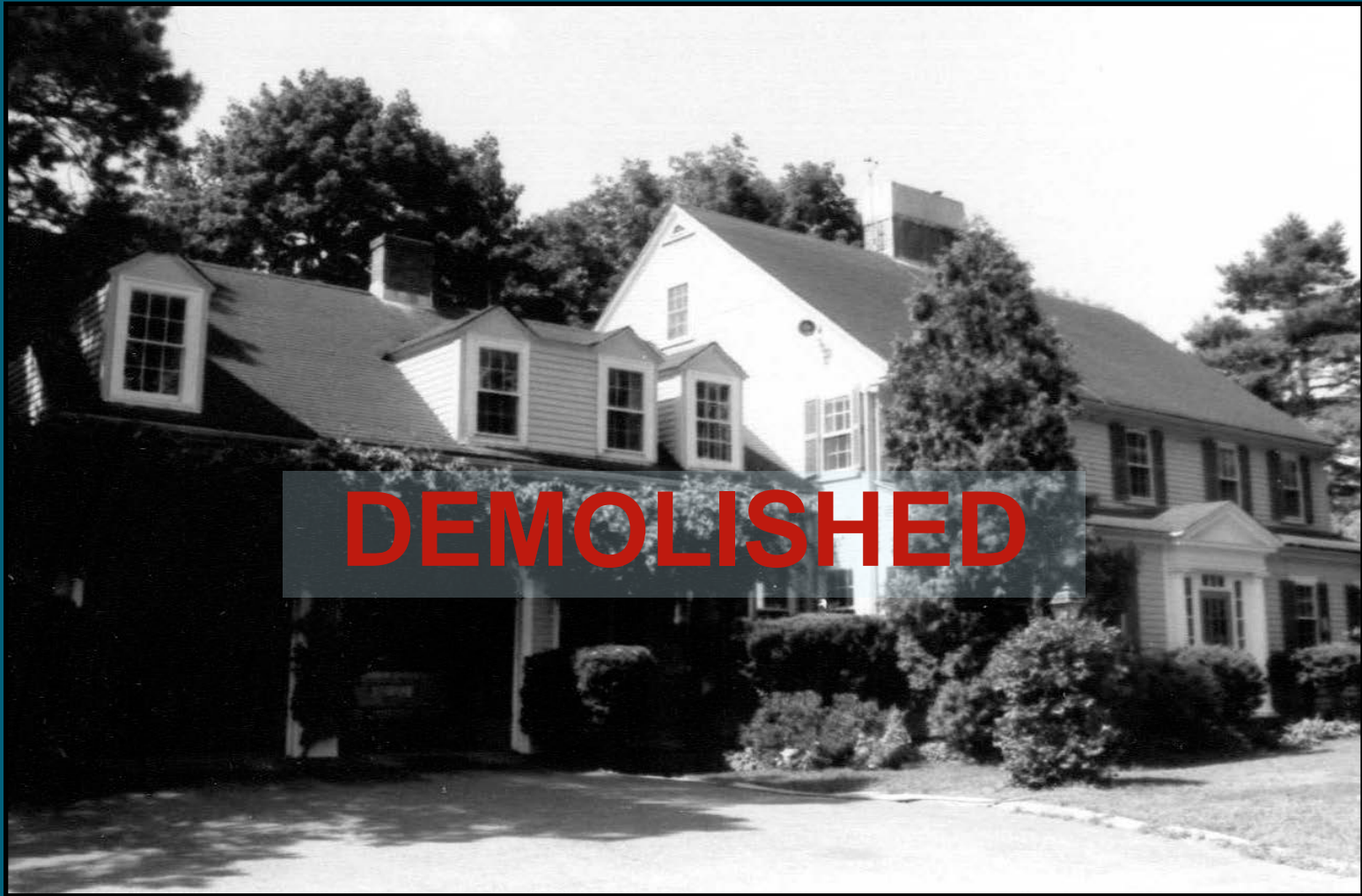
**To Delay, not Deny Demolitions**

**Warrant Article 57 – Demolition Delay Bylaw Amendment**



**587 Bedford Street, ca. 1870s**

**Warrant Article 57 – Demolition Delay Bylaw Amendment**



71 Spencer Brook Road, 1936

## Warrant Article 57 – Demolition Delay Bylaw Amendment



Calvin Damon House, 1641 Main Street, 1835

## Warrant Article 57 – Demolition Delay Bylaw Amendment



Calvin Damon House, 1641 Main Street, 1835

## Warrant Article 57 – Demolition Delay Bylaw Amendment



Silas Conant House, 1722 Monument Street  
1820

Warrant Article 57 – Demolition Delay Bylaw Amendment

This Process is about  
**DELAY, NOT DENIAL**

## Warrant Article 57 – Demolition Delay Bylaw Amendment



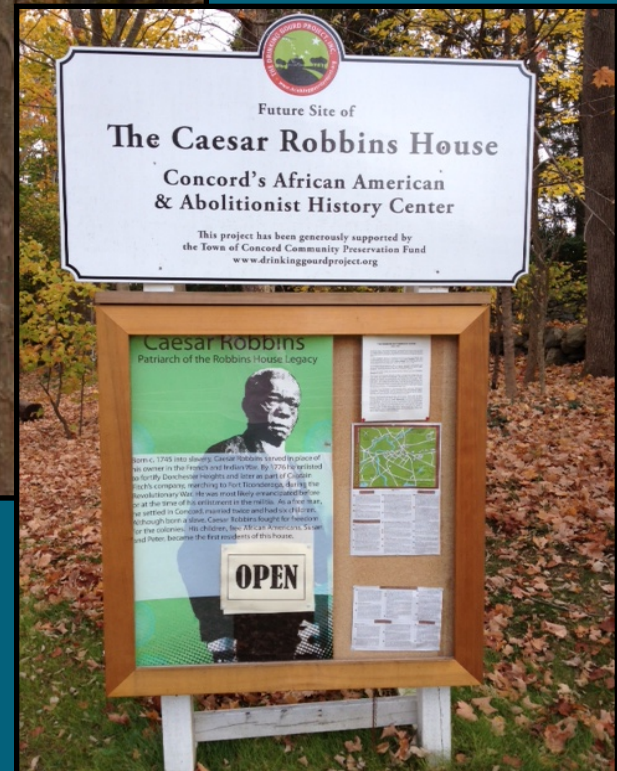
Caesar Robbins House, c. 1800

# Warrant Article 57 – Demolition Delay Bylaw Amendment



May 21, 2011

# Warrant Article 57 – Demolition Delay Bylaw Amendment

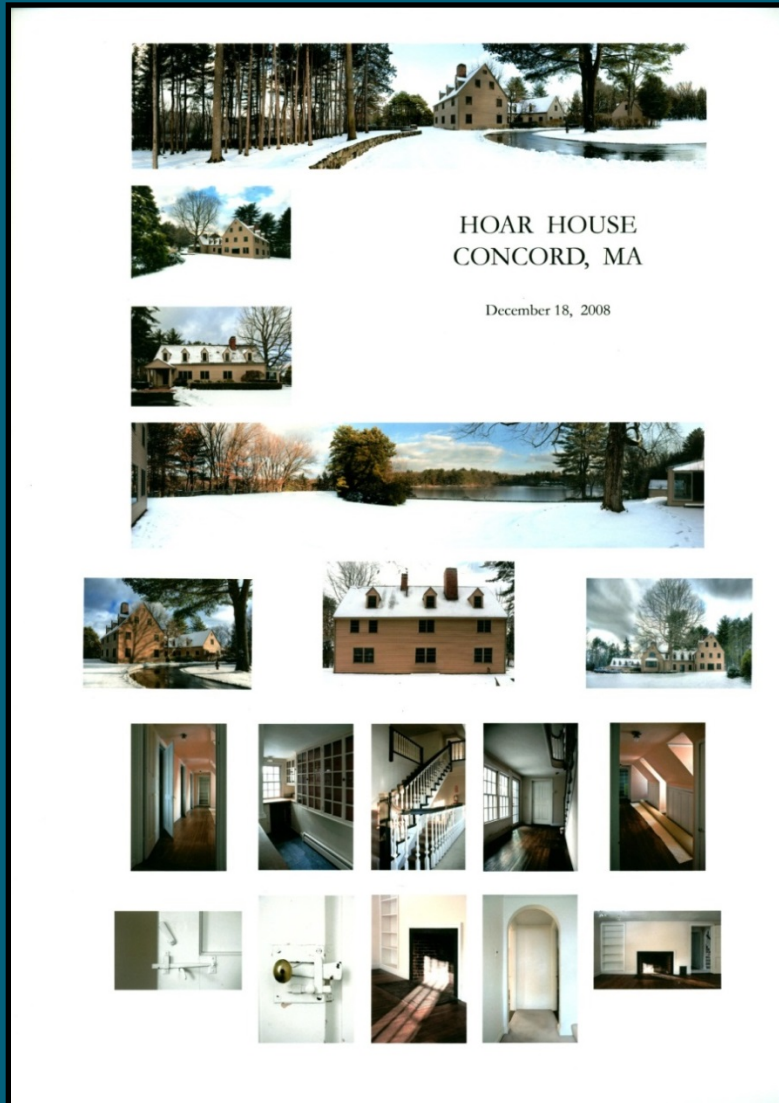


## Warrant Article 57 – Demolition Delay Bylaw Amendment



Samuel Hoar House,  
112 Great Meadows Road, 1927

# Warrant Article 57 – Demolition Delay Bylaw Amendment



## Samuel Hoar House Documentation

## Warrant Article 57 – Demolition Delay Bylaw Amendment

# Summary of Demolition Delay Bylaw Changes

- Establishes a review process and criteria
- Changes review from an existing list to any structure over 75 years old
- Changes the definition of demolition to at least “the removal of one full façade or roof structure”
- Delays demolition for up to 12 months to provide an opportunity for a positive outcome

## Warrant Article 57 – Demolition Delay Bylaw Amendment

# How does the Proposed Demolition Delay Bylaw Compare to those in Neighboring Communities?

- Over 100 communities in Massachusetts have Demolition Delay Bylaws in place
- Most communities delay demolition based on the structure's age (50 or 75 years) or date of construction (Before 1919-1945). Only three others (Acton, Arlington, Lexington) use a List
- Massachusetts Historical Commission recommends at least a 12 month Delay
- Most towns delay demolitions 12 – 18 months

## Warrant Article 57 – CHC

# Criteria for Historical Significance Review

- Age
- Role the Site has played in Concord's History
- Noted Residents
- Archaeological Resources
- Events at the Site
- Architectural Style
- State of Preservation

## Warrant Article 57 – CHC

# How will the Proposed Demolition Delay Bylaw work?

- When a Permit for Demolition is filed for a building 75 years or older, it will be referred to the CHC for review.
- The CHC will use an Historical Significance Assessment Form to determine if the structure is Historically Significant within 15 days.
- If not significant, demolition may proceed. If significant, a public hearing will be held to determine if demolition should be delayed.
- If delayed, the CHC will work with the property owner to develop an alternative to demolition and/or full documentation of the building.
- **Demolition can only be delayed, not denied.** If no alternative agreement is reached by the end of the Delay Period, the project may move forward.
- See “ The A,B,C’s of Concord’s Demolition Delay Review Process” handout for additional information.

## Warrant Article 57 – CHC



DEMOLISHED

## Warrant Article 57 – Demolition Delay Bylaw Amendment



## Warrant Article 57 – Demolition Delay Bylaw Amendment

For more information on the process, please refer to the following handouts:

- Historical Significance Assessment Form
- Concord's Proposed Demolition Delay Review Process Flowchart Handout
- The A,B,C's of Concord's Demolition Delay Review Process
- The Proposed Demolition Delay Bylaw Amendment

These materials and additional information are also available at [www.concordma.gov/Pages/ConcordMA\\_HistComm/index](http://www.concordma.gov/Pages/ConcordMA_HistComm/index)

## Warrant Article 57 – Demolition Delay Bylaw Amendment



Concord Historical Commission  
*Protecting Concord's  
Historical and Cultural Resources*