

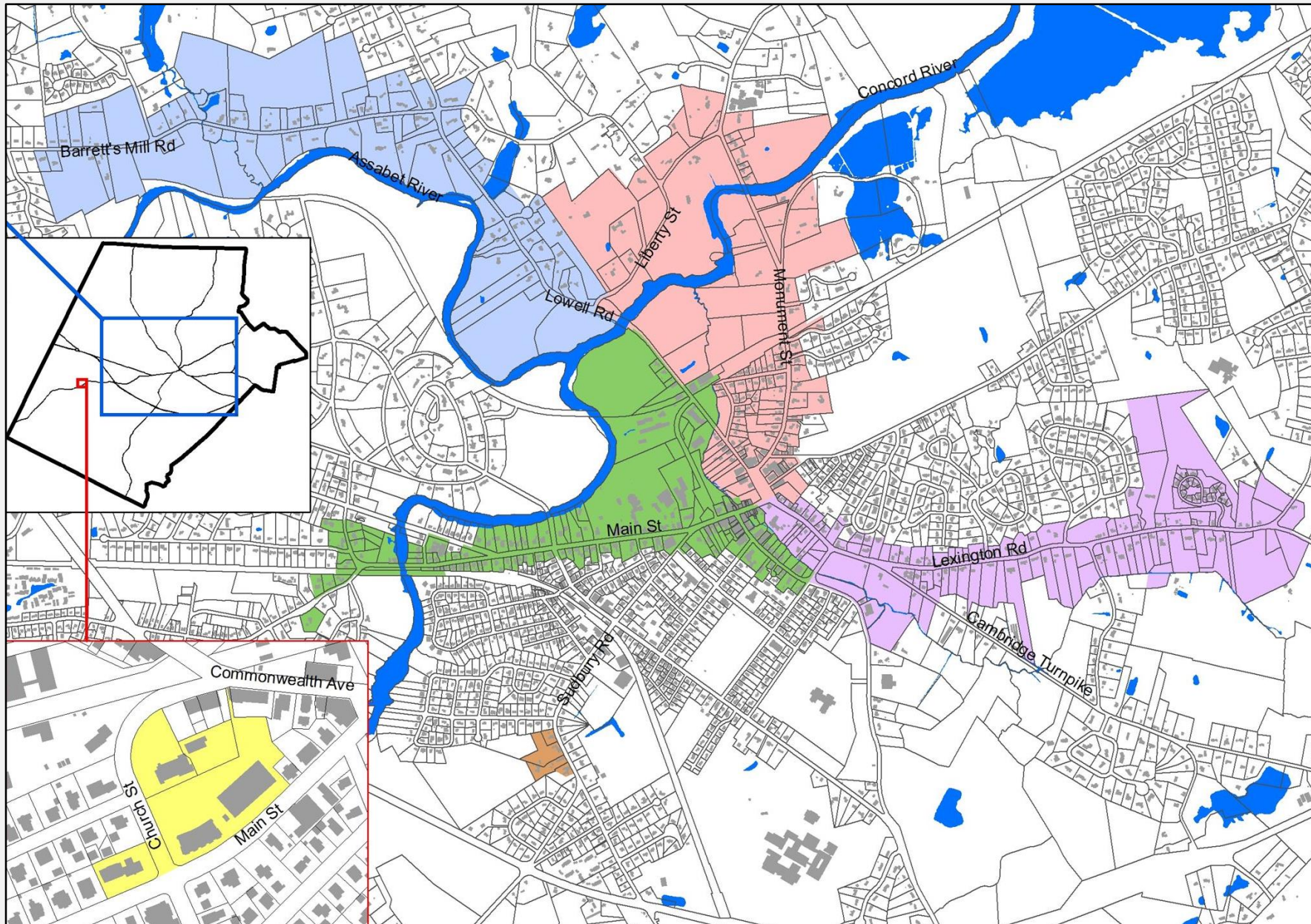


PUBLIC NEIGHBORHOOD MEETING

**POTENTIAL CREATION OF THE
JENNIE DUGAN ROAD HISTORIC DISTRICT**

Town of Concord
Historic Districts Commission

November 19, 2020



There's a Difference!



Local Historic District

Granby Local
Historic District

National Register District

Sumner Hill Historic
District, Jamaica Plain:
a National Register
Historic District



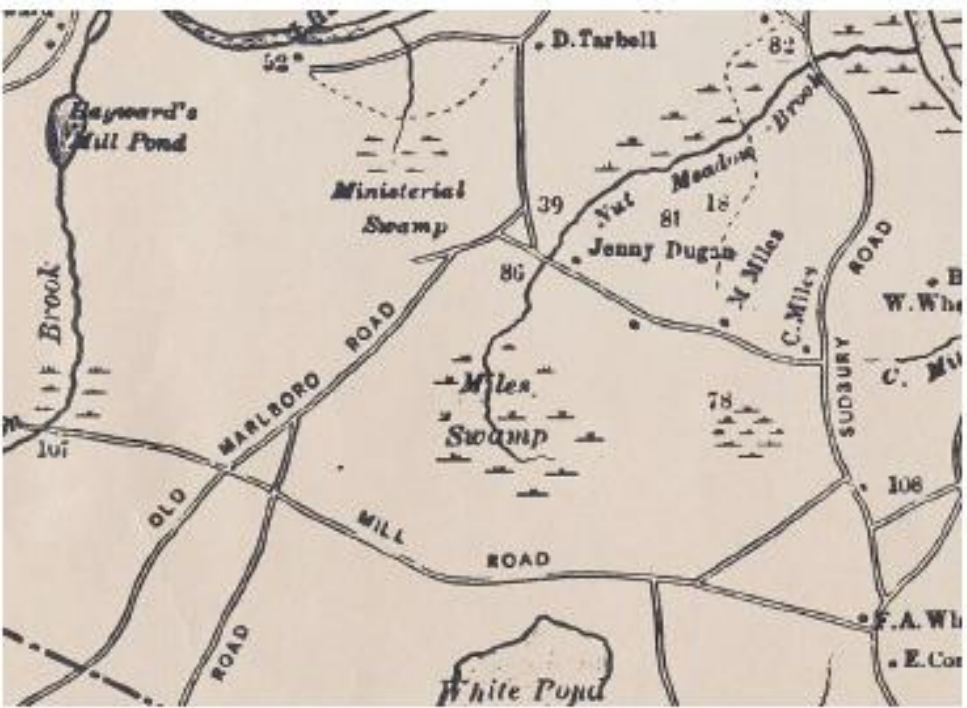
- A National Register designation is purely honorary and offers no protection for districts or landmarks. Local historic district designation offers protection against demolition and insensitive alterations through a certificate of appropriateness process, which includes a review of proposed alterations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



MASSACHUSETTS
HISTORICAL COMMISSION

William Francis Galvin
Secretary of the Commonwealth

Thomas Dugan Yeoman of Concord



Detail from 1906 map showing the Dugan Farm from H. W. Gleason's 1906 map of localities mentioned by Thoreau in his journals.

The street takes its name from Jennie Dugan's brook, commemorating the African immigrant who, in the early nineteenth century, married Thomas Dugan, an innovative and influential Concord farmer and self-emancipated African American. Thomas introduced the rye cradle to Concord and taught local farmers how to graft apple trees.

(An Inventory of the Estate of Thomas Dugan late deceased in the County of Middlesex, yeoman, deceased, taken on oath by us the subscribers as follows)

Personal Estate

1 Cow	\$ 12.00	2 old Bay the 1st month	\$ 0.50	\$ 12.50	
1 grain stone	\$ 0.50	100 - 1200 - 100 - 1000	\$ 0.50	1.00	
3 old axes	\$ 1.00	100 - 1000 - 1000 - 1000	\$ 0.25	1.25	
1 fish kettle	\$ 0.10	1 small fish kettle	\$ 0.10	0.20	
1 large 1 small iron pots	\$ 0.50	1 tin kettle	\$ 0.10	0.60	
1 hay fork	\$ 0.10	3 steel traps	\$ 1.00	1 gun 1.50 = 2.60	
1 pair	\$ 0.20	1 churn	\$ 0.25	2 old barrels	\$ 0.50 = 0.95
5 milk pans	\$ 0.40	1 pr dogs	\$ 0.25	5 chairs	\$ 0.50 = 1.25
3 tables	\$ 0.50	1 Light stand	\$ 0.25	1 stool 1 bench	\$ 0.25 = 1.00
1 Br. Bellows	\$ 0.10	100 - 1000 - 1000 - 1000	\$ 0.10	1000 - 1000	\$ 0.25 = 0.40
1 Br. Sad irons	\$ 0.50	100 - 1000	\$ 1.00	1.50	
glass ware	\$ 0.25	100 - 1000	\$ 0.25	2 lamps	\$ 0.50 = 0.75
1 Looking glass	\$ 0.25	100 - 1000	\$ 0.25	1000 - 1000	\$ 0.50 = 0.75
1 Chain	\$ 0.25	100 - 1000	\$ 0.10	1 chest	\$ 0.25 = 0.60
1 Bed. bolster, bedding	\$ 0.10	100 - 1000	\$ 1.00	1000 - 1000	\$ 1.00 = 1.00
1000 - 1000	\$ 0.75	1000 - 1000	\$ 0.50	1000 - 1000	\$ 1.25
				\$ 32.30	

Real Estate

House, Barn and seven acres of land	\$ 300.00
\$ 332.30	

December 31st 1827. Nathan Smith } appraisers
 Thomas Wheeler }
 Reuben Brown }



Law Office of
MAURICE MOWLER
24 HIGH STREET
CAMBRIDGE, MASSACHUSETTS

"JENNIE DUGAN ACRES" Subdivision of Land

in
CONCORD MASS.

Owned by

J & E Company Inc.

257 Broadway, Arlington, Mass.

June 6, 1960 Scale 1" = 40'

Survey by MacCarthy Engineering Service Inc.
200 W. Central St. Natick, Mass.

(Original on file)
(Scale of this plan 1" = 120')

Sheet 6 of 3
24 1/2" x 36"
Approved by Concord Planning Board
Date July 8, 1960

I, Town Clerk of the Town of Concord,
hereby certify that the notice of approval
of this plan by the Concord Planning
Board has been received and recorded
at this office and its approval was
received during the twenty day period
of the said notice and recording
of said notice.
August 4, 1960 Genelia Lawrence,
Town Clerk

Subject to covenant dated August 1, 1960
and recorded here with:

Deed Ref:
Bk. 8294 pg. 124
Bk. 8340 pg. 269
Bk. 1078 pg. 260
Bk. 1000 pg. 42
To Midd. Reg. 47 Lands.

Note:
Lots subject to approval by
Board of Health.



© Director Proposed Grant to Records
Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number J.E.13 of 1960
Rec'd August 5, 1960 at 2:32 P.M.
with Easement
J & E Company Inc.
Town of Concord
Recorded, Book 9942, Page 408.
Attest *Genelia Lawrence*, Register

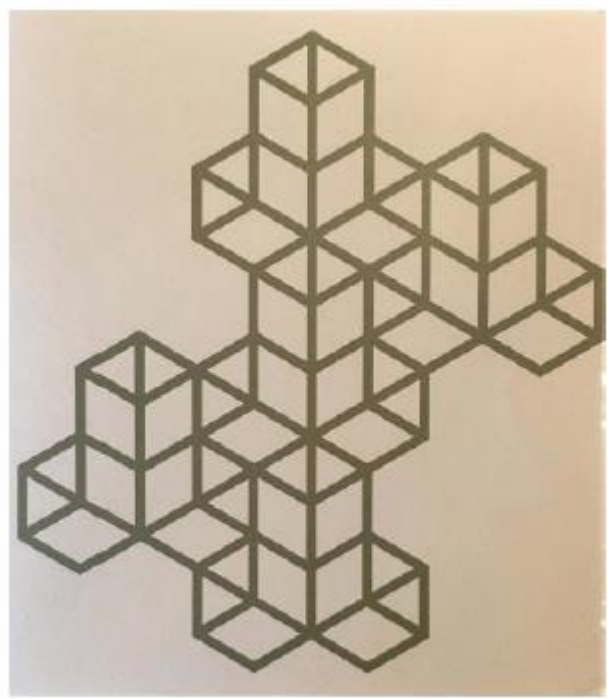
Seventeen of the lots front along Jennie Dugan Rd and three of the lots front on Powder Mill Rd. A twenty-first lot, containing a deck house, was not part of the original subdivision but is connected by an easement shown on the approved subdivision plan.

- Sixteen of the twenty-one houses built on the lots are midcentury modern style.
- Thirteen are Deck House Company homes built between 1960-1968.
- Number 140 was the home of architect and Deck House co-founder William Berkes.
- Three of the remaining homes are contemporary or post-and-beam homes.

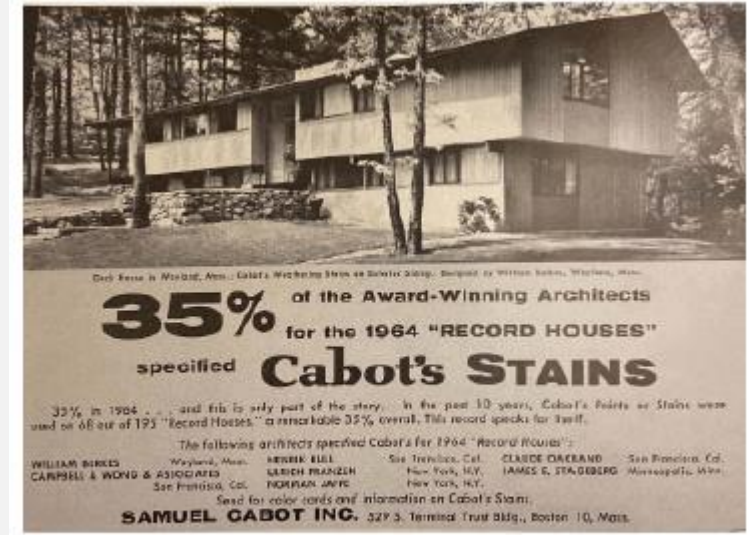
The Acton-based Deck House company (now Acorn Deck House Company), was begun by architect William Berkes and Robert Brownwell in 1959.

Deck is not a style, it is the trade name of the company producing the houses. The style of the homes is post and beam, popular with modern architects and their clients throughout the country in the postwar years, up through the late 1960's and early 1970's.

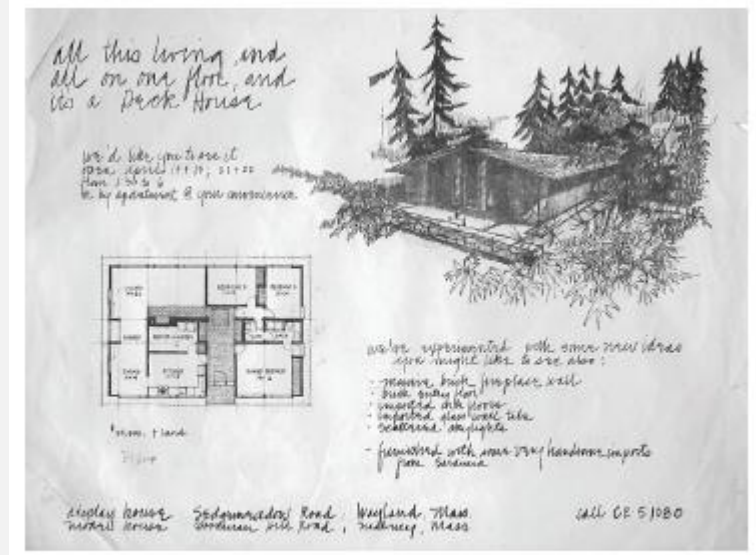
- The large windows spoke of a direct connection with the surrounding natural environment.
- The rectangular form allowed flexibility with the addition of rooms and living spaces according to the needs of the family.
- The three-level design with the entrance at the mid-level allowed for separate environments for different generations or the addition of an basement apartment.



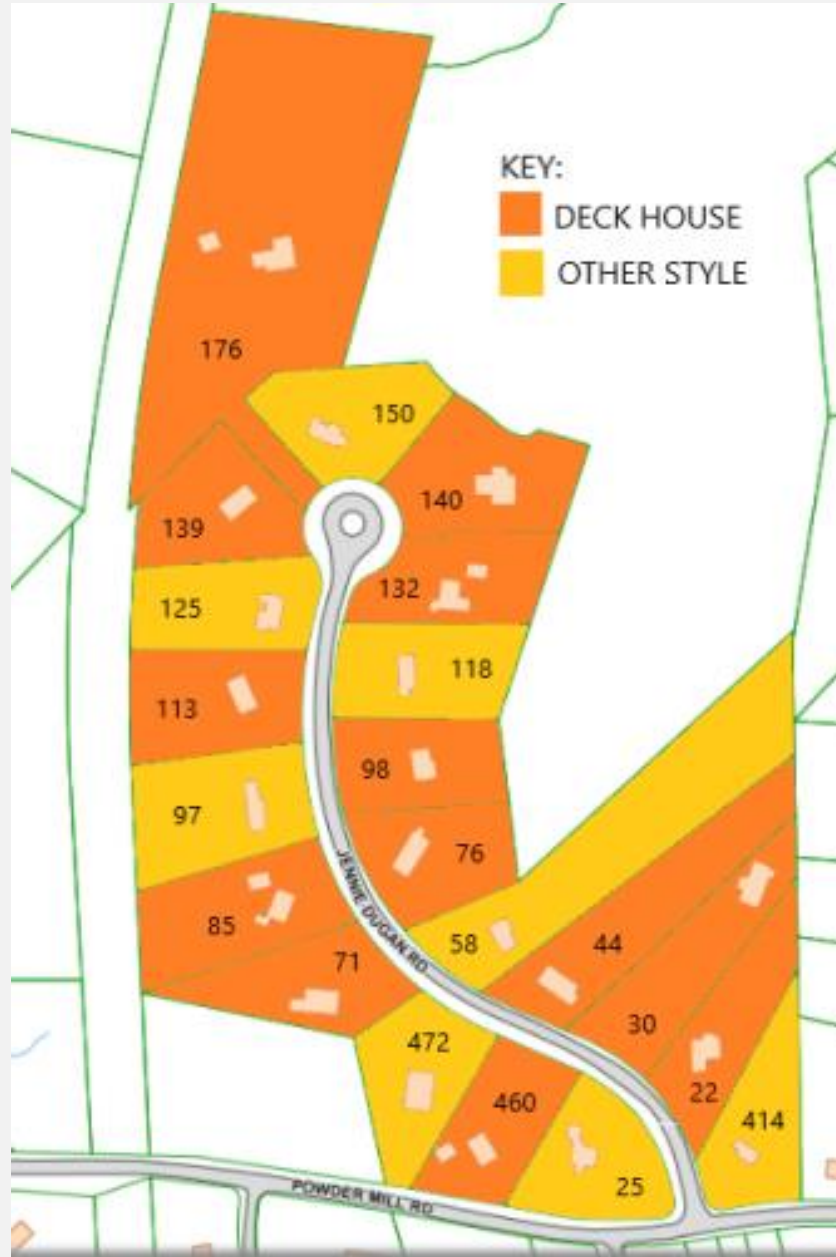
Deck House Company Graphic from original marketing materials.



Deck House in Wayland, MA - Cabot's Stains Advertisement, Architectural Record Houses of 1964, p. 144.



A 1960 sketch of a Deck Company display house in Wayland MA closely resembles the layout and massing of 71 Jennie Dugan Rd.



The houses that are not deck or contemporary style, still fit in well in the neighborhood due to their massing, scale, and siting on the lots.

WHAT IS REVIEWED?

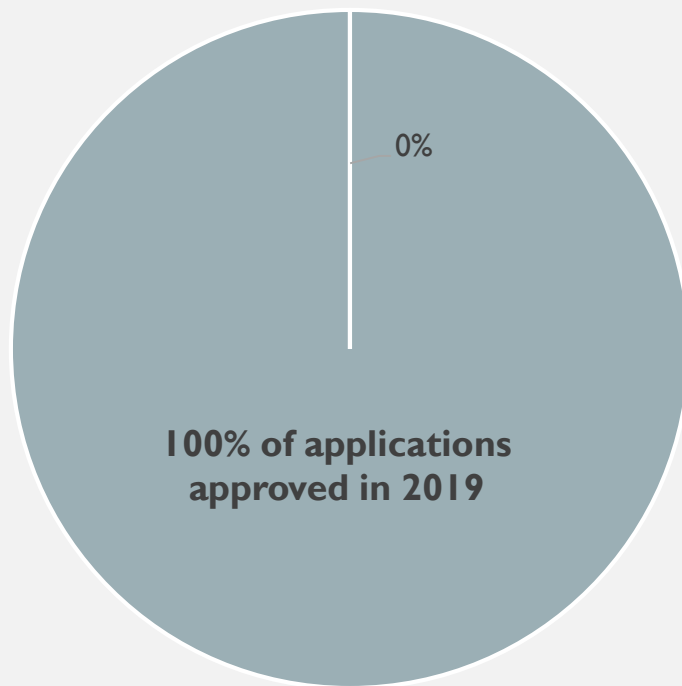
- Changes to exterior architectural features visible from a public way are subject to review by the Commission.

WHAT IS NOT REVIEWED?

- Interior changes
- Landscaping
- Replacement in-kind / Ordinary Maintenance
- Changes to exterior features not visible from a public way are not reviewed.

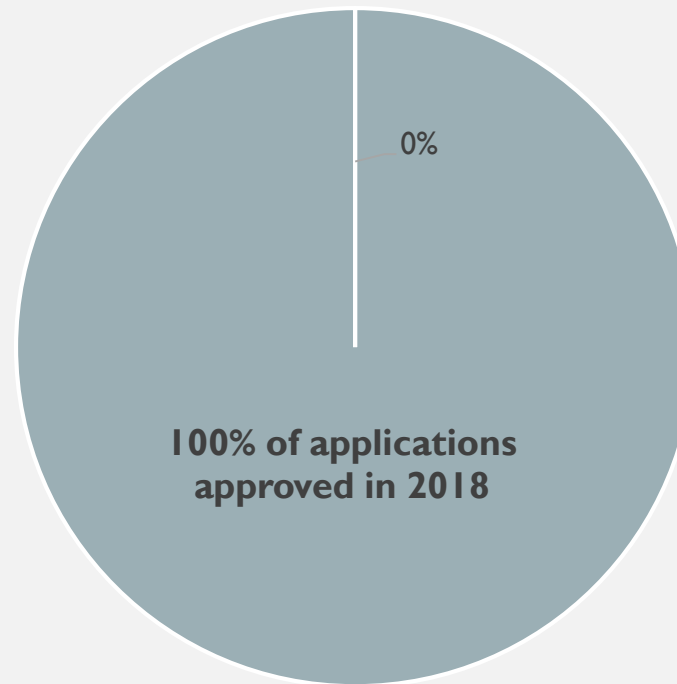
2019:

- 76 Certificates of Appropriateness
- 4 Certificate of Non-Applicability
- 0 Denials of COA



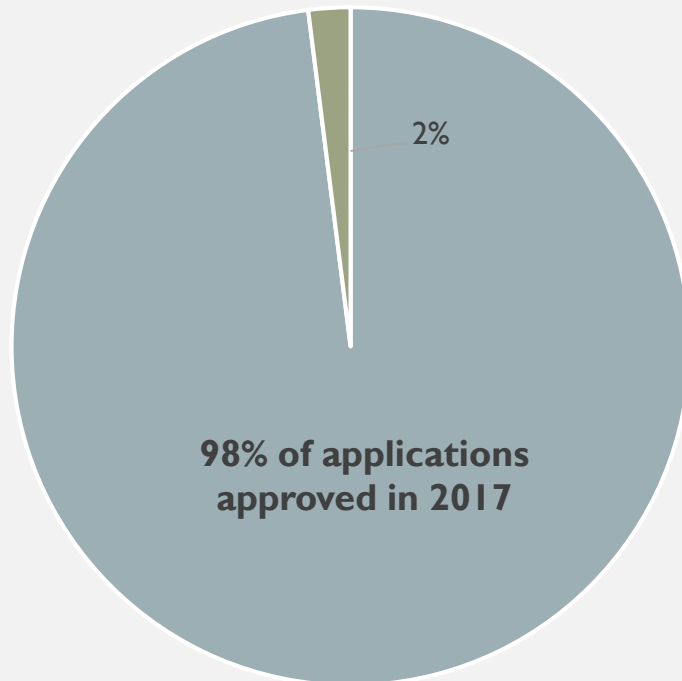
2018:

- 83 Certificates of Appropriateness
- 1 Certificate of Non-Applicability
- 0 Denials of COA



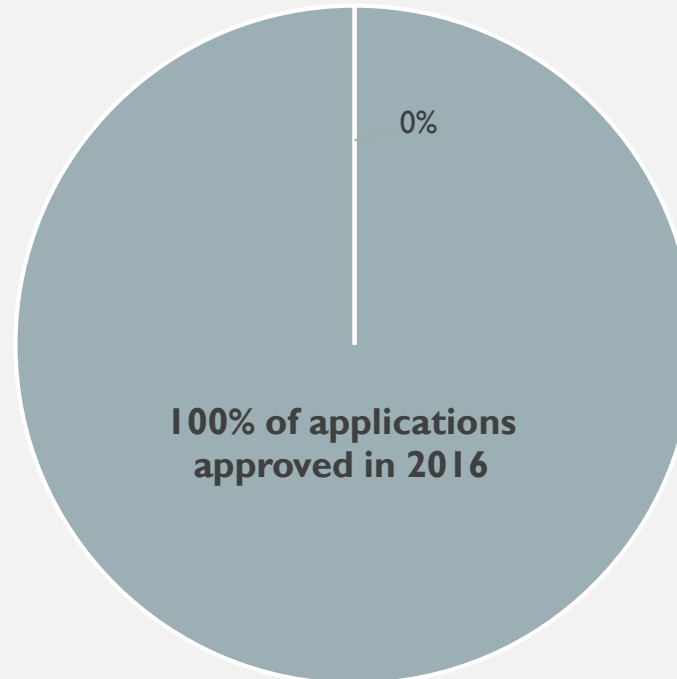
2017:

- 98 Certificates of Appropriateness
- 1 Certificate of Non-Applicability
- 2 Denials of COA



2016:

- 85 Certificates of Appropriateness
- 1 Certificate of Non-Applicability
- 0 Denial of COA





- New Construction
- 12 Bow Street

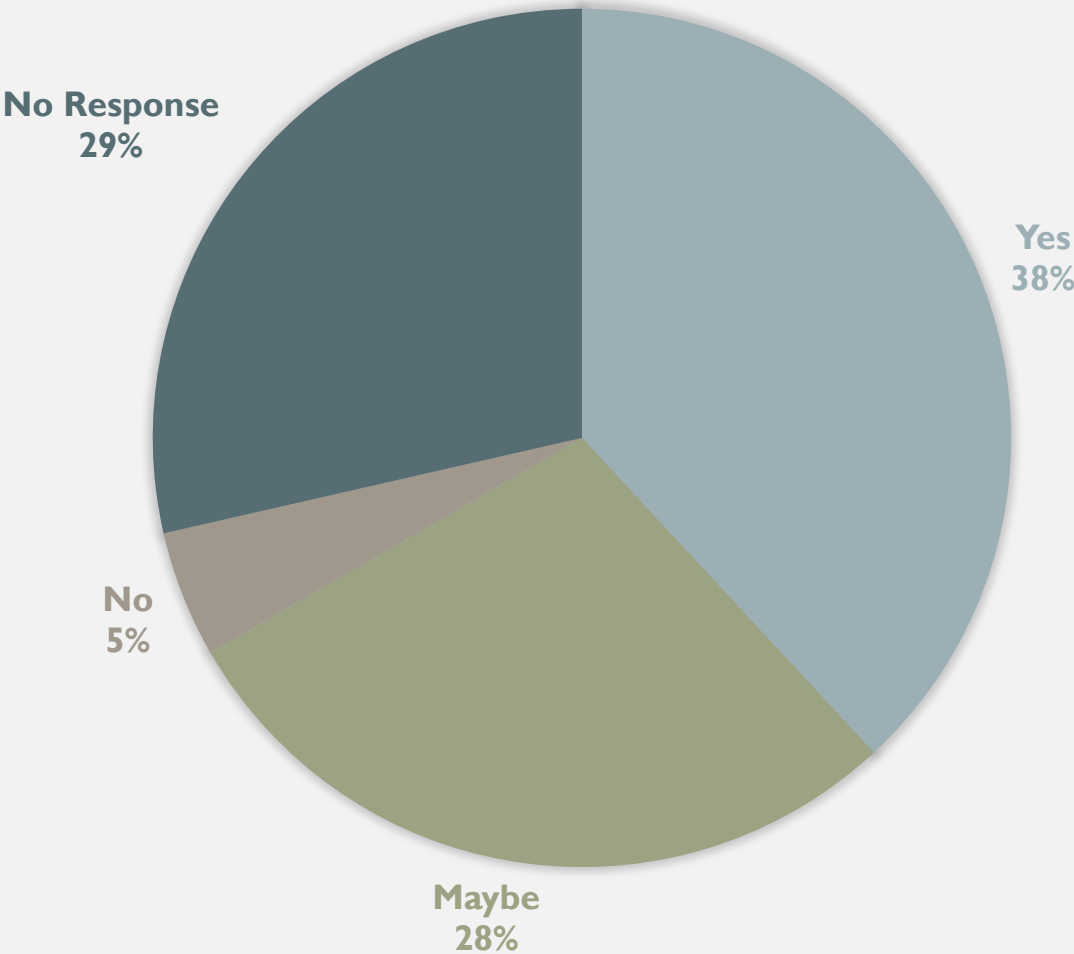


- Sensitive Addition
- 50 Monument Street



- Renovation
- 445 Lowell Road

SURVEY RESPONSES



QUESTIONS?