



United States Department of the Interior

NATIONAL PARK SERVICE
Minute Man National Historical Park
174 Liberty Street
Concord, Massachusetts 01742



1A2 (MIMA)

March 30, 2022

Ms. Kerry LaFluer, Interim Town Manager
Town of Concord
P.O. Box 535
Concord, MA 01742

Re: Great American Outdoors Act Projects, Programmatic Review Package #1, Minute Man National Historical Park, Concord, Lexington, Lincoln, MA

Dear Ms. LaFleur:

In adherence with the stipulation VI of the *Programmatic Agreement Between the National Park Service, Minute Man National Historical Park and the Massachusetts Historical Preservation Officer Concerning Implementation of a Strategic Facilities Plan to Eliminate Deferred Maintenance Within the Park* (PA) Minute Man National Historical Park (Park) is pleased to provide you and the other consulting parties to the PA with this package for review. The Park Cultural Resource Management (CRM) Team has reviewed the package and found with the Park Section 106 Coordinator that although these project components are not eligible for streamlined review, they will have *no adverse effect* on the Minute Man National Register District (District). The CRM Team specialist reviews for each project are attached as a spreadsheet. We ask for your comments after reviewing this package in accordance with Stipulation VI of the PA. If during your review, you have questions, please contact Margie Coffin Brown at margie_coffin_brown@nps.gov or (617) 620-2942.

To aid in your review we are presenting the project components by individual affected properties. These project components are not dependent on one another. Therefore, we ask you to concur on each project component, or all of them at once as appropriate.

Rehabilitate East Quarter School House

The Second East Quarter School House (CON.352) is a contributing building to the District located at 737-739 Lexington Road in Concord. Built ca. 1853-1854, it replaced an earlier schoolhouse. In 1903-1904 it was converted to residential use. Most recently it was used as a stacked duplex and has undergone extensive interior finish changes. It is unclear if partitions within the two units were original, date to the 1904 renovation, or were added at a later time.

The East Quarter School House is proposed to be converted to a single-family, four-bedroom/3-bath home for residential lease. The treatment for the interior is rehabilitation. The interior walls will be reconfigured, the finishes replaced, the kitchen and first floor bathroom upgraded, and the kitchen removed with two new bathrooms constructed on the second floor. New electrical, lighting, mechanical, and plumbing systems will be installed.

The treatment for the exterior is preservation. New gutters will be installed, the chimney repaired, the slate roof will be replaced in-kind and the porch roofs with in-kind asphalt shingles, the sagging front porch will be repaired, and the entire building will be scraped and repainted.

NPS has determined that the project component will have *no adverse effect* on the district.

Rehabilitate Inferrara House

The Inferrara House (CON.359) at 1087 Lexington Road in Concord contributes to the District. It was built ca. 1927 and is a one-and-one-half-story, Dutch Colonial Revival-style building with a gambrel roof, and two prominent shed dormers. It is set on a fieldstone foundation and sheathed in wood clapboard. A one-story, hip-roof veranda wraps around the facade and east elevation and is enclosed with multi-light windows. Fenestration consists of six-over-one, double-hung-sash windows with one small, Queen Anne-type window on the west elevation. The only significant alteration to the building is a small, one-story, one-bay, flat-roof addition on its northeast corner.

The building will be rehabilitated and leased as a four-bedroom, two-bath single-family home. There will be few changes to the existing layout. The kitchen will be renovated and a new bathroom will be added to the first floor. Lighting and electrical, heating, and plumbing systems will be upgraded throughout the building. The exterior aluminum siding will be removed, and the wood clapboards repaired and painted. Wood trim will be replaced where missing. Windows will be repaired or replaced in-kind with new storm windows added. Stone will be repointed as needed.

NPS has determined that the project component is consistent with the Secretary of Interior's Standards for Rehabilitation. The changes are minimal and preserve the flow and major spaces within the building. The rest of the work is preservation oriented. As a result, the project will have *no adverse effect* on the District.

Rehabilitate George Hall House

The George Hall House (CON.354) is a two and a half story, Greek Revival, single-family house at 831 Lexington Road in Concord, MA. Constructed ca. 1865, the house is set back approximately fifty feet from the street.

The treatment for this building will be rehabilitation for residential leasing as a four bedroom, three and one half-bath, single-family home. The rehabilitation calls for the existing bathroom partitions and additional partitions on the second floor to be removed and new bathrooms created. The kitchen will be remodeled and new interior finishes will be provided throughout. Additionally, the foundation will be repaired and the damaged side porch will be reconfigured with a new exit. A new walkway will be constructed from the driveway to the side and front porches. The house needs extensive structural work, including a new roof and floors, including framing reinforcement. Most windows will be replaced throughout the building. Many are replacement windows from several different eras and in poor condition. Several windows will be rehabilitated where possible. The exterior will be painted and repaired as necessary, and gutters repaired.

NPS has determined that the rehabilitation is consistent with the Secretary of the Interior's Standards for Rehabilitation. The project will not fundamentally change the layout of major rooms and spaces, will not affect original materials and the changes are reversible. The exterior of the building will be preserved and brought into good condition. As a result, the project component will have *no adverse effect* on the District.

Rehabilitate Stow Hardy House (Olive Stow House)

The Stow Hardy (CON.357) House was built in ca. 1786 and contributes to the District. The house at 965 Lexington Road, Concord, MA is a Colonial-style house. The National Register nomination for the District notes:

The building's primary entrance is centrally located on the facade (south), below a pedimented entrance with four-light transom, fluted pilasters, and molded surround. A large, interior, brick chimney projects from the ridge of the building. Fenestration consists of six-over-six and eight-over-twelve, double-hung-sash windows with plain surrounds. (NR Nomination, 2002).

The 1990 *General Management Plan* for Minute Man National Park called for the restoration of the exterior of the building to its 1775 appearance and the adaptive reuse of the interior as a residence. Subsequently the 2003 *Olive Stow House Historic Structure Report* written by Barbara Yocum found that the house was built ca. 1786, so it was agreed to return the house to its 18th-century appearance with no decision on the ultimate use of the building (Yocum 2003: 153).

The HSR also included a list of character-defining features:

Exterior CDFs

- stone foundation walls, incorporating a large granite paver at the front doorway;
- 2-1/2 structure, supported by a post-and-beam frame, and covered with wide sheathing boards on the walls and roof;
- gable roof featuring a center brick chimney; skived clapboards in short lengths with narrow exposures;
- riven roofing shingles; symmetrical fenestration in the south, east, and west elevations; hooded windows with 8-over-12 sashes, divided by wide muntins;
- front doorway with pedimented surround, transom, and paneled door;
- side doorway with hood, transom, and paneled door;
- close proximity of the Farwell Jones House to the west: the childhood home of Olive Stow, and the later home of Olive Stow's brother Farwell Jones;
- close proximity of the house to the road; a gnarled tree (ash) in the front lawn of the house, estimated by dendrochronology experts to be approximately 250 years old (circa 1752)

Interior CDFs

- full cellar, featuring a large chimney base with arched passage and brickwork storage shelves;

- large rooms flanking a center stair hall in the front portion of the house, first and second stories;
- full, walk-up attic, with exposed hand-hewn and sawn framing;
- three stairs: two connecting the first and second stories, one other leading to the attic;
- five fireplaces, including a large kitchen fireplace with bake oven offset to the side;
- two surviving wooden mantels: one in the kitchen (Room 105), the other in southwest chamber (Room 20 I); wide wood floorboards;
- exposed wall posts, encased in woodwork; plaster-finished walls and ceilings on accordion lath; plank partition walls (back rooms);
- wooden-molded ceiling cornices at the fireplace walls, in the southwest and southeast rooms (Rooms 101 and 103); raised-panel doors with hand-planed finish;
- hand-wrought hardware: nails, door hinges (strap and H-L), and one original surviving Suffolk latch.

The current proposal calls for the exterior of the Stow Hardy House to be preserved and the interior to be rehabilitated for contemporary residential use. It will include three bedrooms, two full baths, and one-half bath. The character-defining features outlined above will be protected and their condition improved. A part of a wall between room 208 and 206, which dates to renovations in 1830, will be removed and modern walls dating to the 1950s bathroom (room 205) will be removed to enable the interior rehabilitation. Interior finishings will be replaced or rehabilitated. Asbestos containing materials will be removed. Electrical, plumbing, and heating systems will be upgraded. The exterior treatment is preservation. Windows will be repaired, and the wood siding and sills will also be repaired. Most exterior repairs will be done in house by the National Park Service's Historic Architecture Conservation and Engineering Center and follow the General Treatment Guidelines and the Proposed Treatment Plan for the Stow-Hardy House (see attached). Although wood clapboards will be repaired, they were all replaced during previous rehabilitation work in 2003 and 2004 (Stow Hardy House Scope of Work). One new window will be added in the location of a former window opening on the rear elevation.

Because the character-defining features will be retained and the Secretary of the Interior's Standards will be followed, NPS has determined that the project will have *no adverse effect* on the District.

Rehabilitate Farwell Jones House

The Farwell Jones House (CON.356) at 955 Lexington Road, Concord, MA was built prior to 1775, likely by 1716, and is a contributing building to the District. The site was settled as early as 1686 and the house was extensively remodeled in the late 19th century.

The work proposed at Farwell Jones House consists of fixing or replacing worn materials including paint, finishes, storm windows, and bathroom fixtures. In some locations after modern worn materials are removed, hard wood floors may be refinished instead of reinstalling other materials. A single second-story modern window on the back of the structure will be removed and infilled. Ancillary Buildings Sheets A3.5 and A3.6 detail this change. Additionally, the systems will be selectively upgraded. Most exterior repairs will be done in house and follow the General Treatment Guidelines attached. Additionally, crews will accomplish structural repairs to sills and augment support columns as necessary.

The project is consistent with the Secretary of Interior's Standards for Rehabilitation. NPS has determined that the window and change will not affect the overall look and feel of the building, will does not adversely affect historic material, and will not be visible to visitors to the park because of its location on the back of the building. Other work will preserve the historic character of the building while making it usable in a modern context. Therefore, NPS has determined that this project component will have *no adverse effect* on the District.

Joshua Brooks House

The Joshua Brooks House (LIN.65) at 37 North Great Road in Lincoln, MA was built in 1780 and contributes to the District. It is set back approximately one hundred feet from the road, partially obscured by trees. The building is a two-and-one-half-story, side-gable, Colonial-style house sheathed in clapboard and set on a brick foundation.

The project component would rehabilitate the building as a four-bedroom, two-bath, single-family house for a residential lease. In addition to upgrading finishes inside and out, as well as heating and utilities, the kitchen would be remodeled and a new bathroom and laundry room constructed in the ell at the rear of the house. On the second floor, several partitions would be removed and new ones added to create better flow and a larger bathroom. The wood shingle roof will be replaced in-kind and selected repairs made to the exterior where needed.

The electrical, plumbing and heating systems will be upgraded. Most exterior repairs will be done in house and follow the General Treatment Guidelines attached.

The work is consistent with the Secretary of Interior’s Standards. It is sensitive to the existing flow of the building, but the changes will allow for modern amenities (kitchens, bathrooms, and laundry room). The changes are limited to the interior, except for some changes to modern windows in the rear ell addition and to necessary heating and bathroom vents. These are confined to the back of the building and will not be visible from the street. NPS has determined that the project component will have *no adverse effect* on the District.

Sam Brooks House

The Samuel Brooks House (CON.358) at 1175 Lexington Road in Concord, MA is a contributing member of the District. The house is a two-and-one-half-story, side-gable Colonial-style building, sheathed in clapboard and set on a fieldstone foundation. Constructed in two phases between ca.1733 and ca. 1758, the building sits approximately fifty feet back from the road, north of a paved drive.

The building is proposed for rehabilitation for residential lease. Overall, the work on this building will be limited in scope to systems upgrades, upgrades to finishes throughout the building and minor structural repairs, including a new roof. A new partition to allow for the installation of a doorway will be the only change to the flow of the house. This is a reversible change.

The work is consistent with the Secretary of the Interior’s Standards for Rehabilitation. The new doorway enclosure is reversible and does not change the flow of the building. As a result, the proposed project will have *no adverse effect* on the District.

Other Work

All buildings (including those listed below that are otherwise being streamlined in accordance with Stipulation VII of the PA) will receive new lightening protection systems. Additionally old, worn finishes will be replaced with modern finishes. These may not necessarily be in kind (e.g. linoleum to be replaced by refinished hard wood floors or tile in kitchens and bathrooms, or modern wallpaper and paneling to be replaced with painted surfaces after plaster repairs are accomplished). The replacement of the finishes is necessary due to their worn condition and the changes are consistent with the use of the buildings for 21st-century residential leases or offices. The changes in finishes in buildings being streamlined are similar to those in the buildings undergoing the 4-step process. These changes in finishes and the addition of lightening protection to these buildings meet the Secretary of the Interiors Standards for Rehabilitation and will have *no adverse effect* on the District.

Streamlined Project Components

In addition to the project components listed above, the Park’s CRM Team has reviewed project components related to preservation work at multiple additional properties as listed in table 1. Additionally, in accordance with Stipulation VII of the PA, representatives from Interior Region 1, North Atlantic-Appalachian Division of History and Preservation Assistance reviewed project components for the Wayside House and Barn.

Table 1: Project Components Eligible for Streamlining

Properties
Major J Buttrick House
Elisha Jones House
Wayside House and Barn
Carty Barn

Rego House and Garage
Hartwell Tavern
Captain Smith House
Jacob Whittemore House and Barn
Inferrara Farm Stand

The work for these project components is focused on preservation maintenance aimed at preserving as much original material as possible and emphasizing repair over replacement. Some of the work will be done by contractors and some will be done in-house using skilled workers under the direction of historical architects meeting the Secretary of the Interior’s Standards. After reviewing the CRM Team comments, the park Section 106 coordinator agreed that these project components meet the streamlined activity criterion #1 (preservation maintenance) and will be streamlined in accordance with Stipulation V of the PA. These project elements will also be identified through our annual reporting to your office for the 2008 Programmatic Agreement.

Next Steps

The projects currently under review are expected to go to contracting in May 2022 for an early Fall 2022 award. Streamlined projects to be conducted in-house will begin over the summer once crews are in place.

NPS’s next design task is to use the information from the first phase of archeological work to design septic systems, signage plans, landscaping, and trails. These packages are expected to be reviewed by the CRM Team in the fall and work that does not qualify as streamlined activities will come to your office late fall 2022.

Buildings proposed for demolition that contribute to the District will need to undergo more extensive NEPA and Section 106 compliance prior to approving these projects. This will include an Environmental Assessment (EA) and a public review process that will help inform the design. We do not yet have a time frame for the EA to begin but should be able to update you in the fall as to when we expect to move forward with the compliance and public involvement effort for those project components.

Sincerely,

Simone Monteleone
Superintendent

Enclosures:

Construction Drawings
General Treatment Plan Parameters & Treatment Plan for Stow Hardy House
CRM Team Review Comments/Assessment of Effect

CC w/o enclosures:
Marcia Rasmussen, Concord Historical Commission