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TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

PLANNING & LAND MGT
TOWN OF CONCORD, MA

Application for CPC Funding
Due no later than 12:00 noon on Friday, September 8, 2023

Applicant*: Town of Concord
Federal Tax Id. No.*: 046-001-121
Co-Applicant (if applicable): Concord Historical Commission

Project Name*: Historic Preservation Survey of Reported Pre-1775 Structures
Project Location/Address (if applicable): 141 Keyes Road, Concord, MA

Purpose*: (Select all that apply)
Open Space Community Housing [checked] Historic Preservation Recreation

Project Budget*:
Amount of CPC Funds Requested: \$ 50,000
Amount from Other Funding Sources: \$
Total Project Budget: \$ 50,000
(if multi-year project, note current phase only)

- Please check which of the following is included with this Application:
[X] One Paragraph Project Summary *
[X] Map (if applicable)
[X] Narrative *
[X] Selection Criteria and Needs Assessment
[X] Detailed Project Budget *
[X] Feasibility Assessment
[X] Statement of Sustainability (if applicable)
[X] Timeline *
Architectural plans, site plans, photographs (if appropriate)
Copy of IRS determination letter (Non-profit Organizations only)*
Copy of Audit or most recent Financial Information (Non-profit Organizations only)*
Letters of Support (if any) Forthcoming.

Project Contact Person*: Ann Clifford, Senior Planner
Project Contact Address*: 141 Keyes Road, Concord, MA 01742
Project Contact Phone*: (978) 318-3290 Email*: aclifford@concordma.gov

Authorized Signature of Applicant*: [Signature]
Authorized Signature of Property Owner* (if different): [Signature]

* Required

For Historic Preservation Projects Only - please check the box below left and acknowledge:
[checked] I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

“As the custodians of this place and heritage, it is our responsibility to host a celebration worthy of the events which took place in our Town 250 years ago.”

Concord 2025 Executive Committee

Brief Project Summary

The Town of Concord and the Concord Historical Commission seek \$50,000 in Community Preservation Act (CPA) funding to hire a historic preservation consultant to conduct critical and time-sensitive survey work on pre-1775 structures to inform preservation decisions, interpretive programming, heritage tourism and economic vitality for 2025 and beyond. The survey work will focus on those pre-1775 structures and associated landscapes that expand the narrative to reflect a more complete American story—relevant to all—and are prioritized in Phase I of the CPA-funded FY24 Historic Preservation Planning Project.

Narrative Including CPC Selection Criteria and Needs Assessment

The Town of Concord and its Historical Commission are most grateful to the Community Preservation Committee (CPC) and the Massachusetts Historical Commission (MHC) for their support for a year-long FY24 community-wide Historic Preservation Planning Project to begin on October 1, 2023.

In the application submitted to the CPC one year ago, we described the FY24 project as the first phase in the development of an on-line Historic Preservation Plan and Reference Guide, as outlined in *Envision Concord, A Bridge to 2030*. This proposal will take the project into its second phase: an on-line Historic Preservation Reference Guide with up-to-date narratives and documentation. The FY25 Phase II project will begin to pull together disparate resources in an on-line guide, beginning with a test group of about 90 reported pre-1775 structures. About one third are identified as “witness structures” to the Battle of Concord on April 19, 1775. For at least another third, the early dates are in question. These structures will be the focus of national attention in 2025 and 2026, the 250th anniversary of the battle and the founding of the United States.

Concord’s extraordinary power of place draws visitors seeking connection, purpose, inspiration and understanding. Its remarkable concentration of pre-1775 structures conveys legendary national stories of peace and conflict, liberty and enslavement, and the ongoing struggle for equal rights. It is our responsibility to meet visitor expectations for accurate, authentic and relevant interpretation of Concord’s historic resources from diverse perspectives.

This survey will provide a solid research base to inform cultural and educational projects and preservation decisions of the Concord Historic Districts Commission and Historical Commission. “In order to promote the educational, cultural, economic and general welfare of the public,” the HDC and CHC document and preserve cultural places and sites, experienced casually or purposefully by residents and visitors from all walks of life. Documentation of those resources in the form of surveys and Historic Structures Reports are widely recognized as fundamental building blocks of historic preservation routinely funded by the CPA.

A 1958 report to the Congress of the United States on the Lexington-Concord Battle Road makes it clear that the Concord Historic Districts Commission and the National Park were conceived at the same time, in anticipation of the Bicentennial, as part of an effort to establish “a coordinated program ... for the preservation and appreciation by the public of the most important of the Colonial and Revolutionary

properties in [the] Boston [area]...which form outstanding examples of America's historical heritage." In this report to US Congress, a Hungarian leader described the Battle as "the opening scene of a revolution that is destined to change the character of human governments, and the condition of the human race."

Many of the existing decades-old survey forms for Concord's pre-1775 structures include questionable dates based on oral tradition, incomplete documentation or are ripe for further analysis within larger social and environmental contexts. Existing forms necessarily focus on the rich and powerful men who controlled society and the written record of history. Since the 1980s and 1990s when many of the survey forms were written, Concord organizations, scholars and researchers have been busy unearthing new stories and records about residents forgotten or overlooked, including enslaved, indentured and paid servants. Thanks to the internet, deed and genealogical research is quicker and easier now than ever before.

This project will look deeper into histories and traditions of all members of the Concord community represented in its historic structures and landscapes. By systematically matching sites with stories, it will help support national goals of the U.S. Semiquincentennial Commission which "is charged with orchestrating the largest and most inclusive anniversary observance in our nation's history." It will help support Concord's own goals for 2025 to "recognize the influence that the Town and its residents have had on the ideals of liberty, the unity of mankind and our co-existence with the natural and social environment which we inhabit."

In this project, consultants will conduct a locational and thematic survey focused on pre-1775 houses in the historic districts (which coincide with the nationally recognized Battle Road Scenic Byway) or within one mile radius of train stations or the Visitors' Center, especially those that are associated with under-represented populations and therefore are of high interpretive value. The specific focus of the survey—that is, the specific sites—will be determined as plans for the 2025 celebrations and the community-wide historic preservation plan unfold in late 2023 and early 2024.

Consultants will create the following products:

- Phase I: Identification of documentary materials available for the project and development of methodology.
- Phase II: Identification of properties to be surveyed and production of sample inventory forms and accompanying reference files
- Phase III: Production of complete draft inventory forms and reference files for review by the Concord Historical Commission
- Phase IV: Production of final inventory forms, reports, maps and web-based reference guide.

The survey focused on reported pre-1775 structures in the year leading up to 2025 will help highlight the vital ongoing work of Concord's Historical and Historic Districts Commissions. It will help achieve long-term goals expressed in *Envision Concord* such as:

- *Goal 1: Foster better collaboration between cultural organizations, historical groups, and local businesses for coordinated programs and events that will bring residents and visitors into town to experience Concord's rich historic and cultural resource offerings.*

- *Goal 2: Promote education and awareness among residents, Town officials, the business community and visitors regarding the existence, variety and value of Concord’s historical and cultural resources. Based on coordinated materials developed under Goal 1, make information more widely and easily available with proactive community engagement.*
- *Goal 3: Undertake additional survey and study work to identify historic resources that are not adequately documented, not fully understood, or currently unknown.*

Feasibility

Town of Concord Planning Division staff will partner with the Concord Historical Commission to guide and manage this project which will follow Massachusetts Historical Commission standards for the preparation of Historic Preservation Survey Forms and the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Following MHC best practices, a historic preservation consultant or team of consultants, with expertise in the humanities and/or public history as well as architectural history, will be responsible for its implementation. Bid documents will adopt the standard MHC scope of work customized for Concord and will define a fixed price, allowing the CHC to select the best qualified bidder. The Historic Districts Commission will be a key collaborator.

Budget

The Town of Concord and its Concord Historical Commission are seeking \$50,000 to hire a historic preservation consultant to implement this project. This figure is derived from the many examples of successful Massachusetts Historical Commission Preservation Survey and Planning Grant projects and will cover the full project cost described in the Narrative above.

Income

Historic Preservation Intensive Survey

CPC FY2025 funds

\$50,000

Expense

Historic Preservation Intensive Survey
Consulting team of historic preservation planners
to create the Plan – fixed price

\$50,000

Timeline

Pre-grant period

2023-2024

Staff and CHC identify properties to be surveyed and documentary materials to be reviewed in consultation with preservation consultant for Historic Preservation Plan with existing FY24 CPC funding

June-July 2024

Bidding

Grant Period

July 1, 2024

FY25 CPC funding becomes available

July-August 2024

Bid award & project start for preservation consultant

Mid September 2024

Phase I: Documentary materials confirmed & methodology developed

Mid November 2024

Phase II: Properties to be surveyed confirmed & sample forms produced

Late January 2025

Phase III: Complete all draft inventory forms for CHC Review

Late June 2025

Phase IV: Final inventory forms, reports, maps completed

June 30, 2025

Project completion

Statement of Sustainability

National historic preservation organizations remind us that the greenest buildings are the ones already built and that preservation of existing structures is an inherently sustainable practice, the ultimate form of recycling. All existing buildings contain a store of embodied, or embedded, energy in the materials and labor that went into their creation. Removing, recycling, or disposing of a product when it is no longer useful, as happens when a building is demolished, is another form of embodied energy. Reusing a structure saves the embodied energy of demolition, as well as the embodied energy required to extract, process, transport, and install building products from their raw state to their intended new use.

Furthermore, traditional structures often incorporate time-tested, common-sense sustainable practices that reflect a closer relationship with the surrounding environment and seasonal and daily planetary cycles. For example, orientation of the structure in relation to the course of the sun and landscape features can convey sustainable lessons for today about passive heating, cooling and light control.

Outreach Strategy

This architectural survey and documentation project is intended not only to inform preservation decisions but also to complement and support the work of organizations like the Minute Man National Historical Park, the Robbins House, The Concord Free Public Library, Town Archives and Visitor Services that reach a broad base of visitors. These departments and organizations will be key partners in this study and have staff dedicated to public outreach.

The survey forms will be available on the website and the state database Massachusetts Cultural Resource Information System (MACRIS), reaching a universal audience. Hard copies will be on file in the Planning Division, the Concord Free Public Library, and the Massachusetts Historical Commission. They will be distributed to property owners and partners.

Architectural plans, site plans, if appropriate. Not applicable.

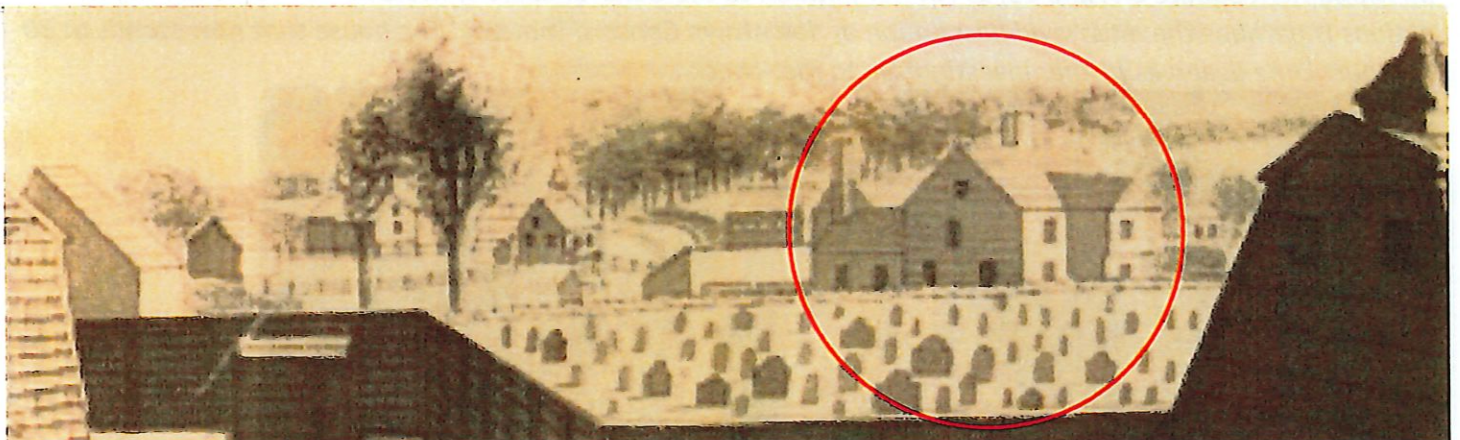
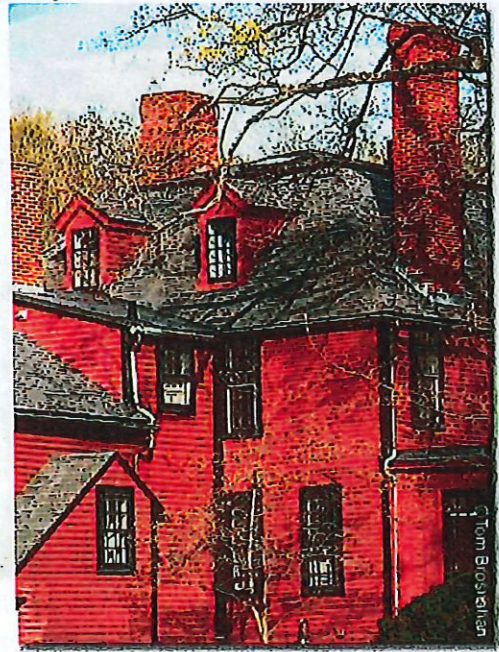
Letters of Support. Forthcoming.

A Sample of Pre-1775 Structures To Be Considered for the FY25 Survey

Wright Tavern, Lexington Road, Concord (1747)

The picturesque architecture of the “back of the house” provides evidence of diverse workers and behind-the-scenes service operations that fueled the economy. Enslaved, indentured and paid servants; delivery people; and other service workers typically entered structures from the rear. Thomas Munroe who purchased the tavern in 1751 was identified as a tax payer owning “servants for life” in 1749.

The HDC and CHC recently reviewed proposed alterations to these back-of-the-house architectural elements on this National Historic Landmark in downtown Concord that played such an important role on April 19, 1775.



The Old Block House, 57 Lowell Road (ca. 1675)

According to the MACRIS form, the “Block House,” shown in the background of this 1777 sketch of the Concord Jail in the Special Collections of the Concord Free Public Library, still exists in an altered form at its new location at 57 Lowell Road. By tradition, it was a garrison house during King Philip’s War and the house of Rev. Daniel and Phoebe Bliss, their children and two enslaved residents Cate and Phyllis who later moved to the Old Manse. When the Block House was rented to Daniel Cray in 1775, 17 barrels of beef were stored here in preparation for war. The house was categorized as the “Highest Priority” in 2002. It is not currently interpreted by Visitor Services and deserves further study.



*Emmeline Barrett Boarding House/Martha Moulton House(?), 30-32 Court Lane, ca. 1775(?)
By tradition, the self-described infirm and unfortunate widow, Martha Moulton resided in this house that stood on Monument Square on April 19, 1775. Her petition to the General Court of Massachusetts for her heroic actions is perhaps the most vivid description of downtown Concord that day. The house that now stands at 30-32 Court Lane deserves further investigation to fact-check the tradition.*



*Widow Hoar House, 20 Lexington Road (ca. 1750)
“One of the most unusual buildings in Concord,” the Widow Hoar House on the Church Green in Concord has an approximate date of 1750. Yet it is not listed as a witness house in the Battle Road Scenic Byway Corridor Management Plan. Was the omission an oversight or deliberate? It too deserves further study.*