

# 2025 Historic Preservation Plan

Concord Historical Commission



*In any weather, at any hour of the day or night, I have been anxious to improve the nick of time, and notch it on my stick too; to stand on the meeting of two eternities, the past and future, which is precisely the present moment....*

Henry David Thoreau, *Walden*, 1854



Cover photograph: The *1836 Battle Monument* and North Bridge in Minute Man National Historical Park, Concord, Massachusetts, commemorate the opening battle in the American Revolution. The Monument marks the site of the “shot heard round the world,” a quote from Ralph Waldo Emerson’s *Concord Hymn*. The memorial takes the form of an obelisk, an ancient Egyptian means of keeping time by the shadow of the sun, evoking the cyclical nature of time.

Photograph by Jay Sullivan, 2008. <https://commons.wikimedia.org/w/index.php?curid=21183460>

# CONCORD, MASSACHUSETTS 2025 HISTORIC PRESERVATION PLAN

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## ACKNOWLEDGEMENTS

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## Partners and Stakeholders

### Town of Concord

Building & Inspection Division  
 Concord Free Public Library  
 Concord Recreation Department  
 Division of Natural Resources  
 Economic Vitality & Tourism Division  
 Graphic Information System Program  
 Planning Division  
 Public Schools  
 Public Works  
 Sustainability Division  
 Town Clerk's Office  
 Town Manager's Office

### Town of Concord Boards and Committees

Agriculture Committee  
 Cemetery Committee  
 Climate Action Committee  
 Community Preservation Committee  
 Concord250 Executive Committee  
 Concord Cultural Council  
 Concord Municipal Affordable Housing Trust  
 Diversity, Equity and Inclusion Committee  
 Economic Vitality Committee  
 Historic Districts Commission  
 Historical Commission  
 Housing Authority  
 Housing Development Corporation  
 Library Committee  
 Natural Resources Commission  
 Planning Board  
 Public Works Commission  
 Record & Archives Committee  
 Select Board  
 Trails Committee  
 Transportation Advisory Committee  
 West Concord Advisory Committee  
 West Concord Junction Cultural District Committee  
 Zoning Board of Appeals

### Local Partners

Concord Art Association  
 Concord Business Partnership  
 Concord Chamber of Commerce

Concord Free Public Library Corporation  
 Concord Land Conservation Trust  
 Concord Museum  
 First Parish  
 Friends of Sleepy Hollow Cemetery  
 Friends of Walden Pond  
 League of Women Voters of Concord-Carlisle  
 Louisa May Alcott's Orchard House  
 Ralph Waldo Emerson Memorial Association  
 Save Our Heritage  
 The Robbins House  
 The Thoreau Society  
 Thoreau Farm  
 Umbrella Arts Center  
 Walden Woods Project  
 Wright Tavern Legacy Trust  
 51 Walden Performing Arts Center

### Tribal, Federal, State and Regional Partners

Bay Circuit Trail and Greenway  
 Battle Road Scenic Byway Committee  
 Bruce Freeman Rail Trail  
 Freedom's Way Heritage Association  
 Friends of the Bruce Freeman Rail Trail  
 Friends of Minute Man National Historical Park  
 Great Meadows National Wildlife Refuge  
 Harvard University (Estabrook Woods)  
 Hassanamisco Nipmuc Band  
 Historic New England (Scotchford-Wheeler House)  
 Mashpee Wampanoag Tribe  
 Mass Audubon (Brewster's Woods)  
 Massachusetts Commission on Indian Affairs  
 Massachusetts Dept. of Conservation and Recreation  
 (Walden Pond State Reservation)  
 Massachusetts Historical Commission  
 Metropolitan Area Planning Council  
 Minute Man National Historical Park  
 National Park Service  
 OARS: for Assabet, Concord, and Sudbury Rivers  
 Preservation Massachusetts  
 Regional Housing Services Office  
 SuAsCo River Stewardship Council  
 Sudbury Valley Trustees  
 The Trustees (The Old Manse)

The commission extends special thanks to Shirley Blancke, Brian Donahue, Anne McCarthy Forbes, Robert A. Gross, and others for their extraordinary contributions to Concord history and to this plan.



Elm Street/Three Arch Bridge, Sudbury River (Heritage Strategies)

## CHAPTER I: INTRODUCTION

### Vision

The **2025 Historic Preservation Plan** for Concord, Massachusetts provides a long-term vision and strategic goals for the town's historic preservation program. It marks a milestone year in the town's history, two hundred and fifty years after the battles at Concord and Lexington sparked a revolution resulting in the founding of the country and the first modern republic built on popular consent.

This plan is based on a national, multi-dimensional preservation movement “that grounds its work in human needs and aspirations and becomes a prevalent, powerful and practical force to sustain, improve and enrich people’s lives.”<sup>1</sup> The plan recommends collaborating with new and existing partners to preserve and enhance the tangible reminders of Concord’s history and to “nurture a more equitable, healthy, resilient and vibrant community.”<sup>2</sup> The following vision statement guides the Concord historic preservation program toward achieving this goal:

In Concord, preservation is retrospective and forward looking, centered on people and the environment, and fully integrated into community plans and practices.

As a place of experimentation and innovation, Concord supports sensitive development that preserves and enhances the town’s multi-faceted past.

As a place of national and local memory, Concord recognizes its power to provoke thought, provide historical perspective and inspire action on timeless social and environmental issues.

## Summary

Historic preservation is a field focused on the tangible reminders of our collective past, the touchstones of human identity and creativity that surround and shape us. In Concord, those reminders include symbols of national identity as well as places where ordinary people did extraordinary things. Thanks to many generations of citizens who have invested in the heritage of Concord, history is palpable here and intrinsic to the town's character and identity. The town's distinctive place in the American story creates a highly desirable place to live and visit and drives its economic vitality.

This historic preservation plan presents a forward-looking approach to preservation in Concord in 2025 that not only saves places that have meaning, but also contributes to an equitable, healthful and resilient community. It builds on the comprehensive long-range plan *Envision Concord, Bridge to 2030* (2018) by focusing on an established core value: History and Character. The plan affirms Concord's commitment to stewarding cultural resources that reflect the people's history of this land and provides a strategic framework for preservation actions to advance community-wide goals.

Many individuals contributed to the preparation of this plan. Led by the Concord Historical Commission (CHC), the plan is a collaborative effort among residents and stakeholders who participated in a survey and many discussions and public meetings; the consultant, Heritage Strategies; Town Planning Division; Concord Historic Districts Commission (HDC); and Massachusetts Historical Commission (MHC), who provided critical guidance and financial support. The Concord Community Preservation Committee granted essential project funding.

The Historic Preservation Plan for Concord contains four primary chapters and a series of technical appendices. Following this Introduction, Chapter 2 provides Background for the plan, Chapter 3 presents the Opportunities Analysis, and Chapter 4 describes Recommended Actions. Technical Appendices support the plan's content, including a summary of the community survey, history of preservation in Concord, preservation accomplishments, funding opportunities and a glossary.

The outcomes of this plan are many:

- Identifies critical opportunities and challenges in Concord today;
- Connects historic preservation to core values of Concord;
- Provides background information on the preservation program;
- Delineates preservation goals and tools for managing Concord's continued growth over the next decade;
- Recommends ongoing practices and specific actions to advance those goals;
- Encourages communication, cooperation and collaboration among the many stewards of Concord's historical and cultural assets; and
- Provides a framework for the Concord preservation program and partners to develop annual action and fiscal plans.

The plan is intended to be a useful snapshot in time that provides flexibility for town boards, committees and divisions to develop new ideas and strategies as opportunities and challenges arise, an on-line tool to be updated regularly to ensure its ongoing relevance and accessibility.

## Community Voices

The people of Concord played a key role in shaping preservation goals and recommendations in this plan. Project team members made it a priority to engage with Concord citizens in order to ensure that the plan is grounded in community needs and aspirations and a diversity of perspectives are represented. A detailed survey distributed to every household in Concord, stakeholder interviews and focus group sessions, informal gatherings, public meetings, a public forum and a public comment period provided essential input and helped shape the goals and recommendations of the plan. The project team consulted past planning documents that represent an even broader local constituency across decades. In addition, this plan incorporates lessons learned from national and regional organizations and from large cities with extensive resources and diverse populations.

## Why Historic Preservation Matters

### Preservation Sustains Concord

In a rapidly changing world, we must take care of what we have in order to retain the current quality of life. Historic preservation is the practice of protecting and maintaining cultural resources like buildings, sites, objects and landscapes that are important to history, culture and heritage. It is an inherently sustainable and resourceful planning tool that helps communities thrive and manage change, ultimately leading to far-reaching social, environmental and economic benefits. By maintaining historic buildings and landscapes, communities can provide affordable housing, create jobs, and promote sustainable development, while also creating a tangible link to their cultural heritage for future generations.

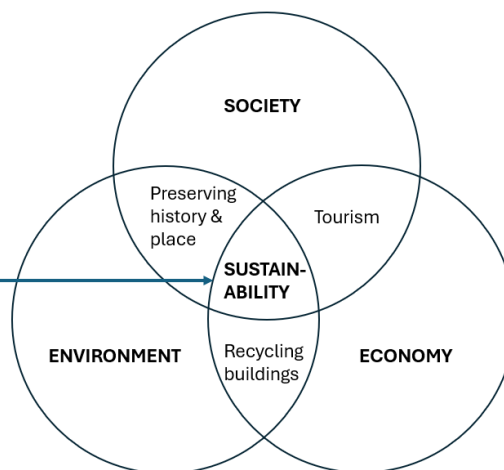
#### What are Cultural Resources?

Cultural resources are the tangible, physical evidence of past human activity such as archaeological sites, historic buildings, structures, objects, and districts that are valued for their historical, cultural, scientific or traditional significance. These non-renewable resources also include cultural landscapes, traditional cultural properties, and even tangible or intangible cultural practices that provide a connection to a community's history and heritage.

### PRESERVATION = SUSTAINABILITY

#### Sustainability

is the nexus of society, the environment and the economy.



Source: Preserve Historic Phoenix, 2015

## Historic Preservation Provides Economic Benefits

- **Encourages local investment:** Reinvesting in Concord’s historic places draws visitors and events, revives commercial areas, provides incubation space for small businesses, supports skilled construction and artisan trades, stabilizes property values, and provides affordable housing. It supports a sound, sustainable and vibrant economy that also fills deeper human needs without compromising livability.<sup>3</sup>
- **Boosts local economies:** Historic preservation can lead to community revitalization and stimulate local economies through tourism and the support of small businesses and arts organizations.
- **Supports affordable housing:** Older buildings often contain more affordable housing units, contributing to a more diverse mix of residents.

## Historic Preservation Provides Environmental Benefits

- **Reduces waste:** Reusing and rehabilitating existing buildings conserves resources and reduces waste compared to demolition and new construction, reducing the carbon footprint of new development.
- **Saves energy:** Preserving historic buildings can reduce the need to demolish them and build anew, saving energy and materials associated with both demolition and new construction. Preserving open space, agricultural landscapes and tree canopy provides essential carbon sequestration benefits and resilience to climate change.
- **Combats sprawl:** Utilizing existing buildings in built-up areas helps prevent development from spreading into undeveloped areas.

## History Matters

2025 is an important moment to reflect on why history and historic preservation matter. Understanding our history equips citizens with the context, critical thinking skills and sense of civic responsibility necessary for informed self-governance. The Massachusetts Curriculum Frameworks explains how

*History prepares people to have the knowledge and skills to become thoughtful, active and lifelong participants in a democratic society and complex world.*

*Government of the people, by the people, for the people is not just a historical phrase..., but an ideal that must be renewed and reinvigorated by each succeeding generation.<sup>4</sup>*

## Familiar Foundations

This plan builds on several key planning reports and town initiatives that present a roadmap for Concord’s future, particularly the comprehensive long-range plan *Envision Concord, Bridge to 2030* (2018), *Open Space and Recreation Plan* (2015), and *Historic Resources Masterplan* (1995).

Some preservation methods and tools described in this plan will be familiar, since historic preservation at the local level takes place within a framework of state and federal programs and laws. Strategies

established in Town of Concord comprehensive long-range planning efforts and other plans continue to be relevant in the 21<sup>st</sup> century. Grounded in foundational programs, laws, and plans, this document offers new insights and tools for sustainability and progress through preservation.

## New Opportunities and Challenges

In the three decades since the publication of Concord’s *Historic Resources Masterplan*, dramatic societal, environmental, and technological changes have reshaped the fields of preservation and planning. Local preservation actions can help address pressing regional and global concerns: social and economic inequity, climate change, housing affordability, development pressures, economic recovery, and the health of democracy.

Concord faces a number of recent federal and state government actions and once-in-a-lifetime opportunities and challenges:

### **Proposed Hanscom Airfield Expansion Project**

Concord governmental agencies and organizations, along with the towns of Bedford, Lexington, and Lincoln and Minute Man National Historical Park have serious concerns about the environmental impact of the proposed expansion of Hanscom airfield for private jets.

### **Redevelopment of Massachusetts Correctional Institution-Concord (MCI-Concord)**

In 2024, Governor Healy closed MCI-Concord (a former State Prison and Reformatory that opened in 1878). The Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) is now considering how to divest this large and highly visible property. Proposed redevelopment, with a mix of commercial, housing, municipal uses and greenspace, will represent an irreversible change for the town.

### **Route 2A Project Through Minute Man National Historical Park**

Current negotiations among Massachusetts Department of Transportation, Federal Highway Administration and the National Park Service (NPS) aim to reconcile concerns about automobile traffic, pedestrian and cyclist safety, and visitor experience on this roadway that traverses a nationally significant cultural landscape.

### **Multifamily Zoning Requirement for MBTA Communities**

Concord recently adopted new Massachusetts Bay Transportation Authority (MBTA) Communities zoning which permits multifamily housing by right in designated zones, some of which are in historic village centers and neighborhoods.

### **Accessory Dwelling Units**

According to a state law passed in 2024, Accessory Dwelling Units under 900 square feet are permitted by right. Programs and policies can encourage reuse of historic accessory structures and compatible infill development.

### **Environmental Sustainability Requirements in Historic Districts**

Legislation passed in 2024 requires historic district commissions to “give substantial weight to the threat posed by climate change” in their review of applications.

## Core Values

To address 21<sup>st</sup>-century opportunities and challenges, the Concord preservation program affirms and expands upon established community values and goals identified in *Envision Concord: A Bridge to 2030*. This historic preservation plan furthers community goals for Inclusivity, Livability and Sustainability with a special emphasis on History and Character.

These community values and goals inform preservation actions developed in this plan, with the highest priority actions achieving multiple town values and goals. Weaving historic preservation tools, theories and strategies into Town plans and practices will help sustain Concord.

### Inclusive Participation, Collaboration and Partnerships

Community planning is most effective when it involves all parts of the community, divisions of government and regional partners. The preservation program in Concord has critical review, advisory and commenting roles in decision making.

In this democratic republic built on popular consent, everyone has a seat at the table in identifying and preserving places that matter. Including people with diverse perspectives, backgrounds and experiences will help ensure that decisions about managing change and sharing Concord history are more accessible, inclusive, just and relevant.

### Inclusive Cultural Heritage

History and Culture are inseparable from one another and integral to community planning. Regional planning efforts envision a Greater Boston in 2050 “full of unique places and experiences that bring joy and foster diversity and social cohesion.”<sup>5</sup>

Concord’s national park, state park and abundance of popular, accredited non-profit organizations provide fun, informative and meaningful experiences. Its national symbols and power of place embody timeless, relatable themes and stories from diverse perspectives that resonate with broad audiences. A carefully planned and managed preservation, public history, tourism, and contemporary arts and culture program will play a vital role in this regional vision, enhance the quality of life for Concord residents and visitors, and boost the local economy.

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**Historic Preservation** is an interdisciplinary field that researches, documents, preserves, and enhances cultural resources where we live, breathe and work. It helps manage change of the inherited built environment through stewardship of landscapes and resources.

**Public History.** Research and preservation of Concord’s material culture enhance public history, a separate field closely related to historic preservation that acknowledges the role of history in shaping place, culture and memory (MAPC. “Historic Preservation and Public History: Past Present and Future”).

**Heritage Tourism.** Both historic preservation and public history are essential to heritage tourism, “the business and practice of attracting and accommodating visitors to a place or area based especially on the unique or special aspects of that locale’s history, landscape and culture” (Advisory Council. Preserve America Executive Order, 2003).

**Contemporary Arts and Culture.** Contemporary arts and cultural programming take place within an inherited setting of cultural resources.

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## Celebrating Untold Stories

*Nothing about us, without us.*

As a well-known heritage destination representing ideas of revolution, protest and American identity, Concord is developing and sharing “people’s history” stories about ordinary people who fought for social justice and human rights or are otherwise associated with events and broad patterns of history. Much more work is needed to uncover and amplify forgotten or overlooked stories and perspectives to ensure a more truthful, welcoming, just and inclusive environment relevant and accessible to all. This includes the role of individuals and lesser-known communities in shaping both nationally and locally significant stories, events and movements.

## Cultural Landscapes and Open Space

This preservation plan recognizes the importance of cultural landscapes in context and in their entirety, rather than buildings, structures and objects in isolation. The Concord Open Space Framework developed by the Natural Resources Commission clearly maps the broad natural, agricultural and built areas within Concord. This preservation plan supplements and supports the Natural Resource Commission’s leadership in natural and agricultural areas and focuses more closely on preserving places aligned with cultural heritage.

**Cultural Landscapes** are geographic areas, including both cultural and natural resources which are associated with an important event, activity, individual or group, or which demonstrate a significant cultural or aesthetic value. They contain a combination of both built and natural features including buildings and structures, circulation, water features, vegetation, and objects and may be vernacular in character or designed according to an aesthetic style. They range from small designed gardens, parks, cemeteries, and campuses to large-scale agricultural landscapes and scenic reservations.

Preservation tools can help protect the character of rural landscape beyond Concord’s village centers that are endangered by development pressures. Agricultural lands, woodlands and open spaces support human health and well-being. They address basic societal and environmental needs for clean water, locally-produced food, wildlife habitats and outdoor recreation.

## Vital Village Centers and Public Places

In the survey conducted for this plan, Concordians identified homogenization, urbanization and commercialism as major challenges that could strip Concord of its distinctive sense of place. When asked what they cherish about living in Concord, an impressive number of residents identified the town’s distinctive character, sense of community, independent local businesses and the human scale and walkability of historic village centers. Beyond the village centers, public streets and town-owned properties are touchstones that present tangible evidence of Concord values to residents and visitors.

## Housing Choice and Affordability

Preservation helps maintain Concord’s existing highly varied housing stock, which in turn supports an economically diverse community – a key goal for social sustainability. Successfully preserving existing smaller homes for young families, retirees and lower-income households takes a conscious effort.

## **Mobility and Access**

Walkable streets and public transit play important roles in Concord's historic and future development. Rivers, trails, roads and railroad lines connect people to Concord's dense village centers and the wider region. Written in Concord by Henry David Thoreau, the influential essay *Walking* emphasizes the importance of walking as a method of experiencing the world.

## **Environmental Sustainability**

Concord's long legacy of leadership in the environmental movement distinguishes it from other communities. Its forward-looking vision for preserving landscapes and buildings helps reduce waste, carbon emissions and encroachment on nature. It supports resilience and mitigates threats from climate change resulting from increasing greenhouse gases. Reusing buildings—and making them more energy efficient—plays an essential role in meeting Concord's goals for sustainability, resilience and climate action.

## **Preservation Tools and Goals**

To realize the vision for a forward-looking preservation program grounded in Concord's core values, this plan organizes recommended actions into four goals based on four basic preservation tools.

### **Goal 1: Public Appreciation**

Expand public understanding and appreciation for preserving Concord as a place of national memory, meaning and inspiration for all people.

### **Goal 2: Documentation**

Enhance knowledge and inform decision making about Concord's multifaceted cultural resources, including landscapes, through research and documentation.

### **Goal 3: Planning and Land Use Management**

Preserve Concord's distinctive historic character through effective land use regulations, sensitive planning and proactive development strategies.

### **Goal 4: Operations**

Improve operational effectiveness and efficiency by strategically investing time and resources.

## Highest Priority Recommended Actions

- ★ Develop a robust preservation communications program.
- ★ Craft themes and historic context statements for Concord’s cultural resources, including landscapes, to support community preservation, educational, visioning and brand messaging efforts.
- ★ Hire Metropolitan Area Planning Council to suggest specific revisions to Concord’s existing zoning bylaws and related tools to retain or preserve traditional village scale, streetscape and architectural character, balance preservation with economic vitality, and strengthen local identity. (e.g., site plan review criteria and Village Center Districts)
- ★ Undertake a thematic study report and preservation survey for the Concord Reformatory, Wardens’ House, Northeast Correction Center agricultural land and associated West Concord sites.
- ★ Evaluate, update and expand Concord’s Inventory of Cultural Resources. Identify gaps and develop a plan for adding new properties and areas.
- ★ Prepare a Cultural Landscape Report for Monument Square/the Center of Concord.
- ★ Complete the survey of pre-1775 structures for Concord250, highlighting under-represented Concord residents of the 17th and 18th centuries.
- ★ Survey undocumented post-1940 neighborhoods and structures, beginning with experimental residential communities such as Conantum.
- ★ Prepare a study report for the entire Thoreau Depot/Hubbard Street/Sudbury Road area.
- ★ Complete an archaeological reconnaissance report for Concord to identify critical and/or sensitive areas and inform future planning and design projects.
- ★ Inventory Town- and school-owned lands and structures, noting significance, documentation completeness, and protection status.
- ★ Strengthen the demolition review bylaw.
- ★ Update HDC administrative codes to expand projects eligible for administrative review and approval and update CHC administrative code to clearly define its regulatory and advisory roles.
- ★ Update HDC design guidelines to address recent legislative initiatives and support town environmental, economic and social goals. (e.g., Accessory Dwelling Units, electric vehicle charging stations)
- ★ Realign job scope of the Senior Planner to support this plan. Hire or re-assign a dedicated part-time administrator to support the CPC.



Meriam's Corner, Concord, c1900 (Detroit Publishing Co., Library of Congress)

## CHAPTER 2: BACKGROUND

### Concord History and Character

#### Historic Themes

Nestled at the confluence of the Concord, Assabet and Sudbury rivers, Concord has a rich and layered history that spans from its Native American roots to today. Readers can consult many published sources that describe Concord's history in detail, so this overview focuses instead on a summary of notable themes that have shaped its physical development.

For about 12,000 years of societal development and changes in climate, people of the Massachusetts, Nipmuc and Pawtucket nations lived seasonally in this area called Musketaquid, utilizing the fertile floodplains for agriculture, the waterways for fishing and transportation, and the woodlands for hunting. Their relationship with the land was shaped by deep ecological knowledge and a sustainable use of resources.

In about 1635, local Native leaders and English colonists negotiated a trade of land under fundamentally different cultural viewpoints. The exchange resulted in one of the first inland European settlements in New England. Puritan settlers laid out the town called Concord, a word meaning unity and peace, in the form of a six-mile square with house lots clustered within one-half mile of the central meetinghouse. Subsistence needs shaped early colonial development, with agricultural fields, woodlots, and communal grazing areas defining much of the town's physical layout beyond the village center.

Concord's identity as a revolutionary community took root in the 18th century, with the events of April 19, 1775, when British troops marched on the town to seize military supplies. The battle at the North Bridge, where colonial militia fired the "shot heard round the world," signaled the outbreak of the American Revolution and the founding of the first modern democratic republic. That watershed moment has been immortalized in art and memory. Still visible from the American Revolution era are the central town common, many houses and farms, several taverns, the town's two oldest burying grounds, stone walls and some important roads. Many of these iconic landmarks are preserved within the Minute Man National Historical Park or one of Concord's six local historic districts.

### **"Historic Context"**

This term refers to the period of history, specific events, or social, political, and economic conditions that shape an event, object, site, place, or piece of writing. Knowing the historical context helps us understand the reasons behind actions, beliefs, and cultural norms of the time, and how they influenced the present. To support analysis and interpretation of historic resources, well-rounded teams of people write historic context statements that describe a definitive theme, period in history, and geographic location. In Concord, many of the most beloved and historic places are associated with more than one context.

In the early 19th century, Concord became a nexus of American intellectual and literary life. The once rural farming village became a flourishing town with a diverse population and national significance. The homes and walking paths of Transcendentalist thinkers and writers such as Ralph Waldo Emerson and Henry David Thoreau are vital parts of the town's landscape. Thoreau's experiment in simple living at Walden Pond broadly influenced conservation ideals and continues to inspire people from all walks of life who visit the pond and surrounding woods, now protected as a state reservation. Railroads, mills, industrial buildings, worker housing, suburban villas and large-scale commercial farming reshaped the town's physical development in the 19th century, resulting in identifiable villages and neighborhoods. Underground Railroad sites and a state Reformatory convey stories of Concord as a haven for freedom seekers and a place of experimental reform. Rehabilitated 19th-century mill buildings and railroad lines serve today's housing and connectivity needs.

In the 20th century, Concord evolved into a suburb of Boston with new schools, neighborhoods, commercial areas and roads to meet the needs of a growing population. Innovative architects and theorists introduced modern neighborhoods, communal living patterns, technologies and styles to Concord. A new cadre of conservationists, preservationists and historians helped ensure that Concord retained its distinctive semi-rural character and meaningful, nationally significant cultural landscapes. Carefully written zoning regulations and conservation efforts have helped to preserve farmlands and forests and limit overdevelopment. Historic preservation and heritage tourism have been central themes in Concord's development, with concerted efforts to retain landscapes and landmarks that represent pivotal moments, patterns and innovations in American history.

Important themes of liberty and justice, nature and conservation, and civic engagement and responsibility continue to shape Concord's identity and physical form. They run through layers of Musketaquid and Concord past and present, from Indigenous pathways to revolutionary battlegrounds, to sites of literary inspiration and acts of social conscience. Today, Concord remains a symbol of American ideals, its development carefully balancing heritage, ecological stewardship, and thoughtful growth.

## Indigenous Lifeways

As Nutayunean—We Still Live Here. The Nipmuc, Pawtucket, and Massachusett peoples have inhabited this region for about 12,000 years. The lands now called Concord have been a thriving area of human habitation for millennia and were long known as *Musketaquid*—an Algonquin word meaning roughly “land among grassy river”. Just outside the center of town to the west, the Sudbury and Assabet Rivers come together to form the Concord River. These rivers made Concord a desirable place to live, providing abundant fish, game, and plant life, as well as convenient transportation.

**Other resources include:** river floodplains and planting fields, Egg Rock, Old Calf Pasture, Nashawtuc Hill, Concord Museum, and archaeological resources.

## Agriculture

People have practiced agriculture and cherished the fertile farmland of Concord for at least one thousand years. Corn, beans and squash were the earliest staple crops. Early English settlers introduced foreign, more intensive agricultural practices, crops and animals that altered the Indigenous landscape. Horticultural writers like Simon Brown, editor of *The New England Farmer*, and innovators like Ephraim Wales Bull, inventor of the sweet Concord grape, were widely influential, even helping save the European wine industry.

**Other resources include:** Prison Farm, Barrett Farm, Verrill Farm, Nine Acre Corner, extended farmhouses and their settings, Lexington Road, and Thoreau Farm/Birthplace.

Save Our Heritage celebrates its 10-year restoration of Barrett’s Farm, the Act of Congress to expand the boundary of Minute Man National Historical Park, and the transfer of the Farm to the Park. (Save Our Heritage)



## American Revolution

Concord is best known as the site of the opening battle of the American Revolution on April 19, 1775, when “the shot heard round the world” took place. The battle itself and associated events in Concord helped shape America’s democratic form of government and intellectual traditions and values. Minute Man National Historical Park, Battle Road, Concord Center and Concord’s local historical districts preserve hundreds of acres of connected cultural landscapes associated with the American Revolution.

**Other resources include:** Concord Museum exhibits and programs provide context to resources found throughout Concord. Wright Tavern, Colonial Inn, The Old Manse, Joseph Hosmer House and dozens of other “witness houses” (some previously considered too modest

in scale to be noteworthy), Old Hill and Old South Burying Grounds, roads and trails date to the day of the battle. Many monuments and memorials—such as the *1836 Battle Monument*, graves of British soldiers and Daniel Chester French’s famed sculpture of *The Minute Man* (1875)—commemorate that pivotal day in local and world history.

### Enslavement, Freedom and Abolition

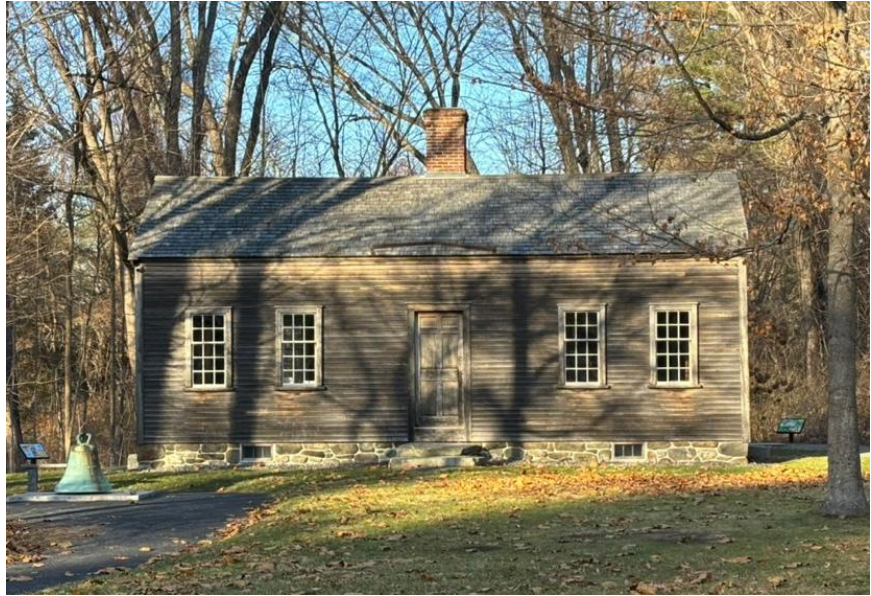
Concord residents played notable roles in emancipation efforts over centuries, using individual agency and activism, legal challenges, and abolitionist organizations to advance the cause of freedom for all. Massachusetts was the first US state to abolish slavery in 1783, but only after well over a century of enslaving people of Indigenous and African descent. Concord resources include many neighborhoods and sites associated with people who were enslaved, achieved freedom, and/or fought for abolition, including several Underground Railroad sites on the National Network to Freedom such as The Wayside. Today, visitors arriving by train can follow the path of those who sought freedom along the historic railroad route, to the site of the now replaced 1850s depot, and walk to nearby safe houses.

**Other resources include:** The Concord Museum and Robbins House provide many Enslavement, Freedom and Abolition programs or exhibits, including a walking tour of Concord’s African American History. 17<sup>th</sup>- and 18<sup>th</sup>-century sites throughout town include the restored John Jack headstone in the Old Burying Ground and homes and landscapes associated with enslaved and freed people such as the Old Manse, Block House, Barron House, Cuming House and Farm (Prison Farm), Thoreau Birthplace, and Brister’s Hill. Concord citizens like the Alcotts and Bigelows secretly opened their homes to Shadrach Minkins and others fleeing enslavement, even after the Fugitive Slave Law of 1850 criminalized their humanitarian acts of conscience. The Franklin Sanborn House and Schoolroom is the site of the raid and near arrest of a member of the “Secret Six” who funded John Brown’s raid on Harpers Ferry. The Concord Female Abolition Society met in the houses of Susan Garrison, Mary Rice and Mary Brooks.

In a complex collaboration effort between the Town of Concord, Drinking Gourd Project, Minute Man NHP and generous individuals, the Robbins House was saved from demolition and moved to its current site on Town land near the North Bridge in 2011. CPC funding supported an archaeological study, survey form, building move, and building rehabilitation (Town of Concord)



Robbins House in its  
new location (Nancy  
Fresella-Lee)



### American Literature

Concord is a literary hub and longstanding literary tourism destination in the United States, home to influential American writers like Ralph Waldo Emerson, Henry David Thoreau, Louisa May Alcott, Nathaniel Hawthorne, Harriet Hanson Robinson, and Malcolm X. Margaret Fuller frequented here. Numerous book publishers, journalists and newspaper editors resided in Concord, a town also known for pencil manufacturing. Concord sites were recognized as early as 1852 in *Homes of American Authors* and include the first National Park Service site and National Wild and Scenic Rivers to be recognized for their literary value.

**Other resources include:** Well-known literary tourism sites along and near the Battle Road National Scenic Byway include the Concord Museum, Orchard House, The Old Manse, The Wayside, Emerson House, Author's Ridge at Sleepy Hollow Cemetery, site of Thoreau's night in Concord jail and the Concord Free Public Library. Outlying sites include Walden Pond, Walden Woods, Brister's Hill, Thoreau's birthplace, Thoreau-Alcott House, Concord Boathouse, Sudbury-Assabet-Concord National Wild and Scenic River, Concord Reformatory, Frank Sanborn House and sites associated with William Stevens Robinson, Simon Brown, and the Peabody sisters.

### Transcendentalism

A distinctly American philosophy created and practiced in Concord, Transcendentalism recognizes the divinity of Nature. Since all aspects of Nature are unified in this divinity, each person can reach transcendence through immersion in Nature, the ultimate church.

**Other resources include:** The Old Manse, where Ralph Waldo Emerson wrote his groundbreaking and highly influential essay, *Nature*; Concord's woodlands and walking trails, especially the Emerson Thoreau Amble; Walden Pond and Woods; Thoreau cabin site; "Bush," the Ralph Waldo Emerson House; the School of Philosophy at Orchard House; Thoreau's birthplace; the Thoreau-Alcott House; The Wayside (house of Nathaniel and Sophia Peabody Hawthorne);

Margaret Fuller sites; and Mary Peabody Mann House. The Concord Free Public Library and Concord Museum preserve artifacts, manuscripts and publications of Transcendentalists.

### Civic Engagement

As its name implies, Concord has always prided itself on civic engagement and consensus building, even in moments of intense strife. Perhaps because of its experience on April 19, 1775, a day forever embedded in Concord memory, the town includes many sites of peaceful protest and political activism on subjects ranging from women’s suffrage, abolitionism and Civil Rights to peace, war and social reform. The Concord Town House is the hub of civic discourse and voting; as a Lyceum, it hosted well-known speakers like abolitionists Wendell Phillips and John Brown and many others. The site where Thoreau spent a night in jail protesting war and slavery is associated with *Civil Disobedience*, his essay that inspired world social justice leaders Martin Luther King, Jr. and Mohandas Gandhi.

**Other resources include:** John Jack gravestone; Wright Tavern; sites of former meeting houses; downtown churches where Frederick Douglass, the Grimkes, and other abolitionists spoke; Concord’s abundance of Greek Revival architecture (a style symbolically connecting modern and ancient democracies); Orchard House (home of Louisa May Alcott, a women’s suffrage leader), women’s suffrage headquarters at 42 Main Street; sites associated with Harriet Hanson Robinson and Margaret Fuller; and the Reformatory where Malcolm X was incarcerated.

### Nature and Environmentalism

Concord is associated with pioneering early conservation and environmental efforts that are a powerful source of inspiration for environmentalists of all ages, past and present. Walden Pond is its most famous site associated with Thoreau’s early scientific records still used to measure climate change today. Ralph Waldo Emerson wrote his widely influential essay *Nature* at The Old Manse. Concord is also home to October Farm and Brewster’s Woods, where early ornithological studies of William Brewster, Robert Alexander Gilbert, Harvard University and the Massachusetts Audubon Society took place.

**Other resources include:** Walden Pond and Woods, the Emerson House, Great Meadows, rivers, flood plains, and Indigenous sites.



Great Meadows National Wildlife Refuge (Wikipedia)

## Industry and Industrial Development

Damon Mill (1808) in West Concord is an especially early American Industrial Revolution site, a profitable Northern cotton mill dependent upon Southern slavery. Irish and other workers built 19<sup>th</sup>-century railroads that spurred rapid industrial, population and economic growth. West Concord industries like the Waring Hat Factory and Boston Harness Company contracted prison labor from the Concord Reformatory and profited by selling wares produced within prison walls; they also accumulated enough wealth to build entire neighborhoods of speculative houses.

**Other resources include:** Massachusetts State Prison Warden's House, associated manufacturing sites and workers' housing, Bradford Mill (Allen Chair Factory), Nashoba Bakery Building, and the Thoreau-Alcott House (pencils). Colonial and early American industry are represented by the Pellet-Barrett House, John Stacy House and Bookbindery, and mill sites.



Before and after views of rehabilitated Bradford Mill in West Concord (John Boynton)

## Incarceration

Jails and prisons figure prominently in nearly all eras of Concord's post-European settlement history, from a former jail site on Main Street that held American Revolution prisoners of war and the county jail site where Thoreau spent his famous night of protest, to the State Prison/Reformatory (MCI-Concord) and Prison Farm. The nationally significant correctional facility is one of the Concord sites featured in *A People's Guide to Greater Boston* (2020). A deeper understanding of life within Concord's jails and prisons would enhance themes of Revolution, Protest, Reform, and American Identity which draw international visitors to Concord.

**Other resources include:** State Correctional Institution sites (including Prison Farm, Wardens' House, prison cemetery, Dr. Cuming House, etc.), remnants of prison and jail walls, Thoreau jail site, West Concord housing developments, West Concord railroad, West Concord industries that employed Reformatory men, sites built with prison labor (poorhouse land and Mill Dam), and the house of Frank Sanborn (a leader in prison reform efforts).



Massachusetts Correctional  
Institute (MCI), Concord  
(Concord Bridge)

## Housing for All

Between and within prominent houses of Concord from the 17<sup>th</sup> century to the present are modest living spaces and structures that housed underrepresented residents in Concord history. Henry David Thoreau raised awareness and appreciation for small houses and simple living when he retreated to a one-room cabin on Walden Pond built from a salvaged shanty of an Irish railroad worker. His book *Walden* (1854) urged readers to “simplify, simplify, simplify.” In the mid-20<sup>th</sup>-century architects, economists and educators experimented with homes and neighborhoods designed for “every man.”

**Other resources include:** Walden Pond, open landscape of the poor farm on Walden Street, workers' housing in West Concord, philanthropic housing, post-war housing for returning

veterans, Conantum, Jennie Dugan Road and post-war neighborhoods. More recent experimental housing in Concord includes two compact “pocket neighborhoods” of energy-efficient cottages in Riverwalk (2012) and Concord Millrun (2023).

### **Art, Craftsmanship, Architecture and Landscape Architecture**

Talented artists and craftspeople are represented throughout Concord in resources ranging from archaeological discoveries and carved grave markers to workshops, studios, homes and museum collections. Artist Elizabeth Wentworth Roberts and architect Lois Lilley Howe created Concord Art Association before women were welcome in the workplace or had the right to vote. Nationally recognized artistic figures who lived and worked here include sculptor Daniel Chester French; graphic designer Will Bradley; and modern architect Carl Koch, who helped reinvigorate Concord’s reputation as a place of creativity and innovation.

**Other resources include:** traditional crafts and industrial arts sites such as Old Hill and Old South Burying Grounds, Allen Chair Manufactory, the Gothic Revival house of stonemason Cyrus Pierce, homes and workplaces of silversmiths and clockmakers, and craftsmen within the Reformatory and employed in West Concord industries. Fine arts in Concord are also represented in the homes, studios and works of sculptor Daniel Chester French; artist Abigail May Alcott (Orchard House); artist Sophia Hawthorne (The Wayside); photographer Robert Alexander Gilbert (October Farm and Brewster’s Woods); Colonial Revival architects Harry Little, Thomas Shaw and Andrew Hepburn; and modernist architects Carl Koch, William Burkes, Peter Chermayeff and Robert Bergemann. Other particularly notable works of architecture and landscape architecture include the North Bridge allée and commemorative landscape; Boat House by Peabody and Stearns; Emerson School by John Faxon; Concord Power Station by Alexander Wadsworth Longfellow; Conantum and other modernist neighborhoods and houses; and Trinity Episcopal Church by Pietro Belluschi (with stained glass by Charles Connick). The Umbrella Arts Center, the Concord Museum, the Performing Arts Center at 51 Walden, and studio spaces at Bradford Mill are all housed in historic buildings.



House in Conantum  
(Nancy Fresella-Lee)

## Legal Basis for Historic Preservation

Historic preservation at the local level takes place within a framework of federal and state programs.

### Federal Historic Preservation Program

#### Antiquities Act (1906)

The 1906 Antiquities Act protects archaeological and other historic sites located on public lands. It authorizes the United States President to proclaim “historic landmarks, historic and prehistoric structures and other objects of historic or scientific interest” as national monuments.

#### National Park Service Organic Act (1916)

The 1916 National Park Service Organic Act created the National Park Service within the Department of the Interior. In 1933, existing national parks, military parks and monuments were consolidated into a single National Park System.

#### Historic American Building Survey (1933)

The Historic American Building Survey (HABS) is the oldest federal preservation program in the United States. It was established in 1933 as a collaborative project among the Works Progress Administration, Library of Congress and the American Institute of Architects. It was transferred to the National Park Service in 1934. The Historic American Engineering Record (HAER) was added in 1969; Historic American Landscapes Survey (HALS) was added in 2000. Thirteen Concord resources listed in Chapter 3 are documented in HABS.

#### National Historic Sites Act (1935)

The 1935 National Historic Sites Act established “a national policy to preserve for public use, historic sites, buildings and objects of national significance for the inspiration and benefit of the people of the United States.” It called for the creation of a national survey of historic sites and buildings to be completed within five years. In 1960, the **National Historic Landmarks Program** was established by the National Park Service with the first group of designated landmarks representing historic properties with exceptional significance in illustrating or interpreting the heritage of the U.S. Five of the six National Historic Landmarks in Concord were established between 1961 and 1966; the last is the Wayside, designated in 1985.<sup>6</sup> Today, there are approximately 2800 National Historic Landmarks in 50 states, the District of Columbia, and US territories.

**National Historic Landmarks in Concord**

**Ralph Waldo Emerson House**

NHL designation: 1962; NHL ID: 66000129



Emerson House (NPS/Wikipedia)

**The Old Manse**

NHL designation: 1962; NHL ID: 66000131



The Old Manse (Trustees)

**The Wayside**

NHL designation: 1985; NHL ID 66000127



The Wayside (Heritage Strategies)

**Orchard House**

NHL designation: 1962; NHL ID 66000128



Orchard House (Heritage Strategies)

**Wright Tavern**

NHL designation: 1961; NHL ID: 66000793



Wright Tavern (Heritage Strategies)

**Walden Pond (NHL District)**

NHL designation: 1962; NHL ID: 63500803



Walden Pond (Listening to America)

### **National Historic Preservation Act (1966)**

The cornerstone of the national program is the National Historic Preservation Act (NHPA) of 1966. The NHPA charges the federal government with administration of the national preservation program in partnership with states, federally recognized tribes, and local governments. The National Park Service oversees NHPA federal preservation activities and each state administers the national historic preservation program at the state and local levels through the State Historic Preservation Office (SHPO). The Massachusetts Historical Commission manages the statewide historic preservation program in Massachusetts, with support from the federal Historic Preservation Fund, appropriated by Congress. Described below, Section 106 of the NHPA ensures historic preservation review of any project utilizing federal dollars, approval or land.

### **National Register of Historic Places**

Established by the NHPA, the National Register of Historic Places is the nation's official list of historic properties that have been determined to be significant in local, state, national, and/or international history. In 1966, National Historic Landmarks became a subset of the National Register. There are approximately 96,000 historic properties listed on the National Register including districts, sites, single buildings, structures, and objects. In Massachusetts the program is administered by the National Park Service in partnership with the Massachusetts Historical Commission. The nearly 200 Concord properties listed on the National Register are analyzed in Chapter 3.

This national program is important on a local level because it identifies and evaluates resources according to uniform, professionally recognized standards and criteria. These criteria are specifically designed to help national, state and local governments, organizations, and individuals identify important historic and archeological resources worthy of preservation when making planning and land development decisions.

Listing in the National Register is an honorific designation. It raises public awareness of the character and significance of a given historic property or district and builds community support for its sensitive preservation treatment.

Listing provides owners with opportunities for grants and other incentives, especially for governmental and nonprofit owners. For owners of historic commercial properties, listing in the National Register is an eligibility requirement for both federal and state historic tax credit programs. Since listing is also a requirement for Massachusetts Preservation Project Funds, municipalities and non-profit organizations frequently seek National Register status for their buildings and cultural landscapes.

A formal listing recognizes the importance of a historic resource or area without placing restrictions on the resource or obligations on its owner. Conversely, a listing on the National Register does not protect a resource from demolition or adverse alteration by its owner, whether private, nonprofit, or governmental. National Register status is considered in environmental review of government-sponsored projects under Section 106 of the NHPA but does not fully protect the property from adverse impacts of those projects.

Rehabilitated Damon Mill,  
Main Street, West  
Concord (Heritage  
Strategies)



### **Secretary of the Interior’s Standards for the Treatment of Historic Properties**

The Secretary of the Interior’s Standards for the Treatment of Historic Properties (the Standards) establish best practices for the preservation, rehabilitation, restoration, and reconstruction of historic properties, including both buildings and landscapes. Accompanying Guidelines interpret the Standards for particular resource types and treatments, most notably the Guidelines for the Treatment of Cultural Landscapes. Additional guidelines address flood adaptation and sustainability in building rehabilitation.

The Standards and Guidelines provide invaluable guidance for the treatment of all historic resources, regardless of their status. Historic district commissions across the country used these national guidelines as a foundation for local historic district design guidelines. Adherence to the Standards is a project requirement for historic tax credits and for most local, state or federal preservation grant funding (including Concord Community Preservation funds).

### **Advisory Council on Historic Preservation**

The Advisory Council on Historic Preservation was created by the National Historic Preservation Act as an independent federal agency that promotes the preservation, enhancement, and productive use of historic resources in the United States. It advises the President and Congress on national policy, reviews federal programs and policies, and is responsible for advocating for full consideration of historic values in federal decision making.

### **Department of Transportation Act (1966)**

Section 4(f) of this act describes responsibilities of the Secretary of Transportation to preserve natural and human-made sites along highway routes.

### **Demonstration Cities and Metropolitan Development Act (1966)**

This act directs the Secretary of Housing and Urban Development “to assert an interest in historic preservation and reduce its Urban Renewal activities by clearing older buildings.” It encourages recycling and reuse of existing housing over demolition and replacement.

### **Massachusetts State Historic Preservation Program**

Established in 1963, the Massachusetts Historical Commission (MHC) manages a number of federal programs in Massachusetts directly relevant to Concord, such as the National Register, the Certified Local Government program, the federal Historic Rehabilitation Tax Credit program, and environmental compliance for federal and state projects (Section 106, National Environmental Policy Act and Massachusetts Environmental Policy Act). Additionally, the commission manages a set of complementary state-level preservation programs, including technical assistance to local communities, planning and project grants, the state Historic Rehabilitation Tax Credit, and the State Register of Historic Places. MHC has jurisdiction over local historical commissions (Massachusetts General Law Chapter 40, Section 8D), and preservation restrictions (Massachusetts General Law Chapter 184, Sections 31-33).<sup>7</sup> It periodically updates the statewide historic preservation plan.

### **Inventory of Historic and Archaeological Assets of the Commonwealth**

The Massachusetts Historical Commission maintains the Inventory of Historic and Archaeological Assets of the Commonwealth that includes parks and landscapes, areas, buildings, structures, objects, burial grounds and archaeological sites. Inventory information is recorded on survey forms according to MHC standards and guidelines. The Concord Historical Commission is responsible for maintaining the official Inventory of Concord resources, analyzed below in Chapter 3. Even before the historical commission existed, the Concord Historic Districts Commission began adding records to the state Inventory in the 1960s.

The Massachusetts Cultural Resource Information System (MACRIS) is an online database and essential educational and research tool that allows individuals to search the Inventory for information on historic properties and areas. An interactive aid, MACRIS Maps, allows users to view Inventory information spatially. While MACRIS contains a great deal of information, users should be aware that it does not include information on all historic properties and areas in Massachusetts, nor does it reflect all the information on file on historic properties and areas at the Massachusetts Historical Commission.

The Inventory is regularly used in local historic preservation planning and decision making, providing information about and describing character-defining features of districts and properties protected by local regulations such as local historic districts and demolition review. It is also regularly used in federal and state environmental reviews (Section 106, NEPA, MEPA reviews).

### **Preservation Restrictions**

The owner of a historically significant structure or site can ensure its long-term protection by opting to enter into a legal agreement known as a preservation restriction. Restrictions may be perpetual or last for a term of years. The agreement designates a government entity or a qualified nonprofit organization as a second party (“grantee”) to administer and enforce it. Preservation restrictions are recorded at the registry of deeds and are binding on current and future owners while in effect.

Thoreau Farm – Minot-Wheeler House/Thoreau Birthplace (Freedom’s Way National Heritage Area)



The value of a perpetual restriction on a historic property donated to a qualified holder may be considered as a charitable deduction for income tax purposes.<sup>8</sup> Under Massachusetts General Law Chapter 184, Sections 31-33, the Massachusetts Historical Commission must review and approve all perpetual preservation restrictions. Other restrictions can be term-limited to not more than 30 years, although they can be renewable in 30-year periods.

In Concord, six historic properties have permanent preservation restrictions held by several entities including MHC, Historic New England, and the Town. The Concord Historical Commission manages preservation restrictions held by the Town. Additional preservation restrictions could be created through several methods used in Massachusetts:

- The owner of a historically significant property may opt for a preservation restriction to ensure its preservation under future owners.
- Local, state and federal preservation programs may require a preservation restriction to qualify for or as a condition of restoration or rehabilitation grant funds.
- A city or town may require a restriction to protect a significant property as a condition of a permit or variance.

Restrictions for other purposes such as conservation, agricultural preservation, watershed protection, affordable housing and archaeology can also help preserve community character and irreplaceable assets.

#### Perpetual Historic Preservation Restrictions in Concord:

- Minot-Wheeler House/Thoreau Birthplace, held by Town of Concord
- Hubbard-French House, held by Town of Concord
- Wright’s Tavern, to be held by Town of Concord (anticipated in 2026)
- Scotchford-Wheeler House, held by Historic New England
- The Old Manse, held by Massachusetts Historical Commission
- Orchard House/School of Philosophy, held by Massachusetts Historical Commission

The Town of Concord holds approximately 100 conservation restrictions managed by the Natural Resources Commission, many of which were negotiated with developers.

While not strictly a state initiative, the Native Land Conservancy, a Massachusetts-based nonprofit, has created legal agreements guaranteeing Indigenous people cultural access to land in perpetuity, known as Cultural Respect Easements (CREs). These “provide Indigenous people with safe areas to practice their traditional and spiritual lifeways, such as ceremonies, seasonal celebrations, camping, and more.”

### **Concord Historic Preservation Program**

By state and local statute, the Historical Commission and Historic Districts Commission serve as the official bodies responsible for the preservation and stewardship of Concord’s historic properties. Unlike non-profit local historical societies, they are agents of local government. The Town of Concord Planning Division is an essential partner in the preservation team, providing professional planning staff to help realize community preservation goals.

### **Concord Historical Commission**

Concord residents created the Concord Historical Commission (CHC) at Town Meeting in 1973 by adopting Massachusetts General Law Chapter 40, Section 8D that describes its purpose and core responsibilities. Its purpose is to preserve, protect, and develop the historical and archaeological assets of Concord. It shares mandated responsibilities with all other local historical commissions in Massachusetts:

- Conduct research on places of historic or archaeological value;
- Cooperate with the State Archeologist in conducting surveys and reporting on sites;
- Coordinate the activities of unofficial bodies organized for similar purposes;
- Keep accurate records of its meetings and actions and file an annual report; and
- Maintain a membership of not less than three nor more than seven members. (In Concord, there are five members and an equal number of possible alternate members.)

MGL Chapter 40, Section 8D also describes optional responsibilities of all local historical commissions:

- Advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work;
- Make recommendations to the Select Board and, subject to their approval, to the MHC;
- Hold hearings;
- Enter into contracts and other agreements;
- Accept gifts to further its work;
- Hire staff; and
- Acquire property in the community’s name.

All local historical commissions work in cooperation with other municipal agencies to ensure that preservation is considered in community planning. They coordinate with other groups whose interests

involve history and historic preservation. They also serve as the local municipal arm for state and federal preservation agencies, alerting them to state and federal preservation issues.<sup>9</sup> They have important planning, advisory and regulatory roles, some of which are more specifically described in local bylaws and regulations.

***Creating a Positive Climate***

Local historical commissions play important roles in creating a positive climate for preservation. Long ago, Massachusetts Historical Commission identified five critical means of creating that climate:

- Bring a positive, confident approach to performing this role in the community;
- Establish good constructive relations with the public and other government agencies;
- Develop a strong understanding of local history, local governmental structure, and historic preservation programs and procedures;
- Cultivate annual funding at some level; and
- Follow clearly defined administrative procedures.<sup>10</sup>

Public outreach, educational programs and publications can be an important part of this community building. The CHC offers ongoing educational programs such as a historic house marker program and a preservation award program. One of the CHC members offers regular informal historical topic forums about current topics and happenings in town.

***CHC Planning and Advisory Functions***

- Participate in master planning, open space planning and other community planning activities;
- Tailor preservation plans to community needs;
- Propose new general bylaws to Town Meeting and work with the Planning Board on zoning bylaws as appropriate;
- Nominate new local historic districts or existing local historic district expansions for legislation by the Town Meeting, in cooperation with the Historic Districts Commission;
- Nominate historic properties for listing in the National Register of Historic Places;
- Perform roles described in the Massachusetts Community Preservation Act:
  - Serve as the formal liaison and as a member of the Community Preservation Committee to advise on the annual distribution of grants from Concord’s Community Preservation Fund; and
  - Advise the Community Preservation Committee on updates to the Concord Community Preservation Plan.
- Advise other Town departments, boards, committees, and commissions on preservation matters, including a role in advising on certain specific decisions such as:
  - Advise the Board of Appeals on special exceptions to the Section 6 of the Zoning Bylaw;<sup>11</sup>
  - Advise the Planning Board on names of new streets under Section 6 of the Subdivision Rules and Regulations;<sup>12</sup> and
  - Advise the Town Manager on the maintenance and use of town-owned historic properties.

### **CHC Regulatory Functions**

- Carry out the town’s Demolition Review Bylaw.
- Participate as a consulting party in formal reviews of state and federal projects that affect historic resources (Section 106, NEPA, MEPA). Because of the many federally owned properties in Concord, the CHC receives frequent requests to participate as a consulting party in these formal environmental reviews.
- Administer preservation restrictions held in the name of the Town of Concord in accordance with MGL Chapter 184, Sections 31-33.<sup>13</sup>

### **Concord Historic Districts Commission**

Local historic districts are the most effective and time-tested means of protecting and enhancing historic villages, neighborhoods, and areas. The Concord Historic Districts Commission (HDC) helps guide changes within the districts with a design review process using established guidelines and standards. Established in 1960 for “the preservation and protection of buildings, places and districts of historic or literary significance,” the HDC preserves the town’s most celebrated historic areas. Since adopting the local historic district bylaw through a Special Act of state legislature, Concord has established six local historic districts encompassing 863 acres and at least 630 buildings.

Four of Concord’s local historic districts coincided with the creation of Minute Man National Historical Park and are among the earliest established in Massachusetts and the nation: American Mile Historic District (1961); North Bridge/Monument Square Historic District (1961); Barrett Farm Historic District (1961); and Main Street Historic District (1961-62). Later additions include the Hubbardville Historic District (1998) and Church Street Historic District (2005).<sup>14</sup>

Concord’s local historic districts and Minute Man National Historical Park preserve national treasures represented in their connected cultural landscapes. These places of national memory are associated with the opening battle of the American Revolution leading to the founding of the first modern democracy. In the widest perspective, a 19<sup>th</sup>-century Hungarian leader and freedom fighter described them as “the opening scene of a revolution that is destined to change the character of human governments and the condition of the human race.”<sup>15</sup>

They contain many layers of meaning and association spanning millennia of human habitation. Concord's historic districts are famous for:

- First battle of the American Revolution that led to the creation of the first modern democratic republic.
- Early leadership in the global environmental movement. Forward-thinking naturalists like Emerson and Thoreau built upon and popularized traditional ecological knowledge of Indigenous people of Massachusetts.
- Free thinkers dedicated to social justice who embraced personal expression, experimental living and peaceful protest to challenge conventions and inspire world leaders like Gandhi and King.
- Continued commitment to thoughtful observation, dialog, consensus building, and civic engagement.

Under a town bylaw first adopted in 1961, Concord's local historic districts are locally designated under a Special Act of the state legislature, rather than under the provisions of Massachusetts General Laws, Chapter 40C, under which most subsequent local historic districts in Massachusetts have been established.

The HDC's primary role is to review proposed exterior alterations, landscaping, additions, signs, demolition, and new construction within the town's designated local historic districts. Importantly, the HDC can decide not to permit a proposed demolition within its districts. Its work is directed by a series of commendable guiding documents, including design guidelines, rules and regulations, administrative guidelines, and a policy governing new construction and Town projects.

Under Section 12 of the Concord Historic Districts Act, the HDC can work with the Historical Commission on amending or nominating new local historic districts for consideration at the Annual Town Meeting. Section 13 enables Town Meeting to "enact additions, changes or amendments to its zoning by-laws to assist in carrying out the purpose of this Act." Thus, other aspects of the town's zoning and subdivision are linked to its earliest preservation legislation.

As with any board or committee, the HDC has advisory and educational functions in addition to regulatory functions. Its members interact with other town bodies "to remain informed of proposed projects, policies and actions of other boards and committees and act as a resource to resolve any potential issues which may involve HDC action."<sup>16</sup>

### **National Register Historic District? Local Historic District? What is the difference?**

Some National Register Historic Districts and Local Historic Districts in Concord overlap, but they are not one and the same. Both delineate areas or thematic groupings of historic properties, but their purposes and functions are different.

**National Register Historic Districts** are included on the nation's formal list of historic properties designated by the National Park Service. National Register Historic Districts do not affect property owners and do not receive the protections of locally-designated districts.

**Local Historic Districts** provide local protections, regulated under local municipal bylaws, and approved by Town Meeting. Local historic district commissions review alterations, new construction and demolition within locally designated districts.

### **Contributing vs. Non-Contributing Resources**

National Register district nominations typically distinguish between "contributing" and "non-contributing" properties, structures and/or features. Most locally regulated historic districts in Massachusetts do not distinguish between individual contributing and non-contributing resources because the district itself—its overall character, historic appearance and feeling—are the focus of preservation actions. Local review helps ensure that changes to district properties do not diminish the historical integrity of the district.

### **Town of Concord Planning Division**

The Planning Division furthers community planning goals and guides both private and public land-use decisions. The team consisting of the Town Planner, two Senior Planners and two administrative assistants works with the Planning Board, Zoning Board of Appeals, Historical Commission, Historic Districts Commission, Community Preservation Committee, West Concord Advisory Committee and Transportation Advisory Committee. Only one Senior Planner is devoted to the two statutory historic preservation commissions as well as a third statutory commission and granting agency: the Community Preservation Committee.

### **Concord Community Preservation Committee**

The Concord Community Preservation Committee (CPC) distributes funds to support essential components of livable communities: historic preservation, open space, recreation and community housing. Under the Massachusetts Community Preservation Act (CPA) (Massachusetts General Law Chapter 44B), requires an appropriation of at least 10% of annual revenues for historic preservation. Concord raises Community Preservation Funds through a surcharge of 1.5% of the tax levy on real property which is matched by the state; the CPA allows for a surcharge up to 3%. Concord typically updates its Community Preservation Plan and distributes grants for eligible projects from the Concord Community Preservation Fund once per year. A Historical Commission liaison is a voting member of the CPC and helps ensure coordination and communication between the two entities.

Wheeler-Harrington  
House, West Concord,  
listed on the National  
Register (Heritage  
Strategies)



## Understanding Federal and State Preservation Regulations (Section 106, NEPA, MEPA)

Concord has an abundance of historic resources and participates in an unusually high number of federal and state reviews. For any project involving federal or state dollars or approvals, project managers must submit a Project Notification Form to the Massachusetts Historical Commission as the first step in a state and federal review process.

When federal agencies fund, permit, license, or approve a project, they must consider how that project might affect historic places. This is a requirement of Section 106 of the National Historic Preservation Act. Before moving forward, agencies must consult with stakeholders, identify any historic resources in the project area, assess impacts, and explore ways to avoid or minimize harm. They also must give the Advisory Council on Historic Preservation a chance to comment.

A similar federal law, the National Environmental Policy Act (NEPA), requires agencies to consider environmental impacts—including cultural and historic resources—before approving major projects. Because Section 106 and NEPA often apply to the same projects, agencies are encouraged to coordinate the two review processes to improve efficiency, ensure public involvement, and consider alternatives early in planning.

The review process includes consultation with interested or “consulting parties” which may include the local government. This provides a chance for the local historical commission and others to advocate for considering historic resources in government actions. Notification and consultation are initiated and coordinated by the federal agency, with the State Historic Preservation Office (here the Massachusetts Historical Commission) playing a key review and consultation role.

These laws do not prohibit changes to historic properties. Instead, they ensure changes are considered carefully and transparently. If a project does affect a historic place, thorough documentation may be required.

In Massachusetts, the Massachusetts Historical Commission also reviews any projects that require funding, licenses, permits, or approvals from state agencies, pursuant to Massachusetts General Law Chapter 9, Sections 26-27C, in a process similar to the federal Section 106 review. In addition, under the Massachusetts Environmental Policy Act (MEPA), state agencies must consider the effects of their actions on the environment, including historic and archaeological properties. MEPA filings must be provided to the Massachusetts Historical Commission.

### ***‘Avoid, Minimize, Mitigate’***

State Historic Preservation Offices often follow the mantra of “avoid, minimize, mitigate” in Section 106 Reviews. This best practice in preservation reviews begins with a search for solutions that avoid adverse impacts to historic resources. If a project cannot avoid adverse impacts, are the impacts minimized? Mitigation is a last resort. What are the losses and how will they be mitigated? Mitigation can take many forms such as documentation, interpretive or commemorative materials or salvage. Both Concord preservation commissions should consider establishing a protocol of ‘avoid, minimize, mitigate’ in negotiating changes, especially when demolition is involved.

Importantly, these laws are triggered by government involvement, not simply by whether a property is listed on the National or State Register of Historic Places. Projects without listings still require review if state or federal agencies are involved.

This regulatory process only applies to public actions. If there is no state or federal government involvement and no local protection is in place, private property owners can alter or demolish historic resources. That is why local ordinances, historical commissions and historic district commissions play a key role in safeguarding historic places.

### **Certified Local Governments**

The National Historic Preservation Act establishes a program to certify local governments to participate in the national historic preservation program, supporting best practices and creating partnerships among government agencies at the local, state, and national levels. In Massachusetts, the program is jointly administered by the National Park Service and Massachusetts Historical Commission, with each municipality working through a state-specified process.

If certified, a local government has access to designated federal grants as well as technical assistance provided by the Massachusetts Historical Commission and the National Park Service. In Massachusetts, for example, the required local match for MHC Survey and Planning Grants is 40% for Certified Local Governments (CLG's); it is 50% for all other applicants. Some funding years, Massachusetts Preservation Projects Funding is only open to CLG's. Certified governments report annually on their activities in the following categories:

- Inventory of historic properties
- Local historic districts and landmarks
- Local tax incentives
- Brick and mortar grants and/or loans
- Local design reviews and historic preservation compliance
- Local property acquisition

Massachusetts has 34 Certified Local Governments. The Town of Concord is not yet certified but is pursuing CLG best practices and building eligibility toward CLG status. Regardless of certification status, local governments have the opportunity to network with other preservation-related commissions through the National Alliance of Preservation Commissions and with such other programs as Main Street America.

## Previous Studies and Preservation Plans

*Generation after generation here has dedicated itself TO Concord history, preserving and teaching it to the best of their abilities.*

A Concordian, 2024

*Our understanding of Concord's past sets the stage for our aspirations as a community. Pride in Concord's past has spurred continuous efforts to safeguard its special qualities. Concord is not only attractive because of its history but also because of the visible evidence of care which those efforts have produced.*

*Concord's Long-Range Plan, 1987*

Concord's Historic Preservation Plan marks a moment in a long and continuous effort to preserve Concord's unique power of place and enduring symbols. Preservation and commemorative efforts began in the 18<sup>th</sup> century within weeks of the Battle of Concord and Lexington through oral histories and illustrations. 19<sup>th</sup>-century commemorations included annual celebrations, writings, monuments and organizations such as the library, historical society and earliest historic house museums. The 20<sup>th</sup> century introduced a new strategic and regional approach, beginning in 1925 with an unsuccessful state effort to designate Battle Road as a memorial highway, followed in 1955 with a concerted and successful, local, state and federal effort.

In a 1958 report to U.S. Congress, a new National Historical Park and local historic districts were conceived as two parts of a whole, nationally significant cultural landscape, a permanent memorial to be protected with the strongest preservation tools for all people and all time. Citizens and stakeholders achieved these ambitious goals within just two years.

Minute Man National Historical Park was created seven years before the National Historic Preservation Act of 1966. During this short period, local communities were not guaranteed a seat at the table on federal projects, even national parks. Concord experienced this directly. Fortunately, that oversight was remedied quickly and local communities have had that seat at the table on federal projects under Section 106 of NHPA for nearly 60 years.

Recognizing the importance of cultural landscapes and historic properties outside the limits of the historic districts and national park, Concordians created a Historical Commission (1973) in the years leading up to the Bicentennial.

Over six decades, CHC and HDC members and staff contributed to numerous local and regional planning efforts. Since 1987, comprehensive strategic plans for Concord include chapters on Historic and Cultural Resources that guide preservation planning. Concord's first dedicated preservation plan was completed in 1995. Specialized surveys and plans set additional ongoing and time-based goals, objectives and actions to fulfill. Among many local planning documents that guide this plan, the following local and regional planning documents were most influential in its creation.

## Concord Preservation and Conservation Planning

### Town of Concord Long-Range Plan (1987)

(Town of Concord)

For the first time in 1987, the Concord Long-Range Plan included a section dedicated to historic preservation as well as a preservation timeline. The concise list of ten recommendations included seven that have been achieved: begin Historic Resources Inventory, improve visitor signage, identify and sign satellite Visitor Information Centers, begin efforts to preserve Barrett Farm, adopt Scenic Roads Bylaw, and adopt Demolition Bylaw. The following three additional 1987 recommendations have not been implemented: create an archaeological site overlay district, expand local historic districts toward Thoreau Depot, and establish a Visitor Center on Route 2.

### Historic Resources Masterplan (1995)

#### Narrative Histories of Concord and West Concord (1995)

(Concord Historical Commission)

With essential funding from MHC, the CHC hired architectural historian Anne Forbes to conduct a series of four intensive Historic Resource Surveys across the entire town with a team of volunteers in 1989-1992. This effort culminated in a Concord Historic Resources Masterplan and a “Narrative Histories of Concord and West Concord” booklet in 1995. The former was slightly updated in 2001 to record more demolitions under “Lost Concord.”

The 1995 Historic Resources Masterplan is essentially an enhanced survey report unique to Concord. Much of the Masterplan focuses on inventory results, including a street-by-street guide to approximately 900 historic properties, and an evaluation chart for 664 historic resources. Properties were prioritized based on four local criteria used to evaluate significance: early date; role played; noted resident; and architecture. Today, evaluation of historical significance should be based on criteria more closely aligned with National Register eligibility standards. The 1995 plan prioritized lists of historic resources and their protection status informed the first iteration of Concord’s demolition delay bylaw that applied to only the highest priority properties outside of local historic districts.<sup>17</sup>

In addition to survey results, the 1995 Historic Resources Masterplan includes preservation planning components: a History of Preservation Planning in Concord, supplementary Narrative Histories, Partners and Stakeholders, and no less than 65 Recommendations for Action (not prioritized). Six overarching goals continue to be relevant today:

- Secure optimum protection for most significant historic resources.
- Develop citizen knowledge and responsibility for our historic resources.
- Promote the integration of preservation strategies into Town policies and procedures.
- Continue surveying and expand the Inventory of Historic Resources.
- Form alliances.
- Explore funding mechanisms.



Concord Center (Doug Ellis)

### **Comprehensive Long-Range Plan, Concord: A Vision for 2020 (2005)**

(Concord Planning Board and Concord Planning Division)

This comprehensive plan included a section on historic preservation that served as the update to the 1995 Historic Resources Masterplan. It included a summary of issues and progress and provided recommendations that closely aligned with those of the 1995 plan. However, it did not recommend continued surveying, resulting in a long lapse in this activity that is so fundamental to preservation work. Overarching goals identified specific types of resources valued highly by the community:

- Surveyed historic and cultural resources, as well as Native American archaeological sites and artifacts;
- Historic and cultural scenic vistas, including farm land, scenic roadways, stone walls, road widths, sidewalks, major trees, and village centers;
- Cultural resources.

### **Concord Reconnaissance Report: Freedom's Way Landscape Inventory: Massachusetts Heritage Landscape Inventory Program (2007)**

(Massachusetts Department of Conservation and Recreation and Freedom's Way Heritage Association)

The Concord Historical Commission and other community members participated in the creation of a Heritage Landscape Inventory Reconnaissance Report that was part of a larger regional study for the Freedom's Way Heritage Area. The study took a broad look at the entirety of Concord. It outlined the history of the community; described new high-priority heritage landscapes; discussed planning issues; identified planning tools; and concluded with preservation recommendations. In addition to suggesting specific strategies for newly identified high-priority heritage landscapes, it recommended general preservation strategies such as surveying heritage landscapes for inclusion in the Inventory, agricultural preservation tools, neighborhood conservation districts to preserve downtown and neighborhood character (no longer relevant in Massachusetts), revisions to the demolition delay bylaw, scenic road strategies, and funding sources.

Residents identified the following eight priority heritage landscapes: Barrett Farm, Estabrook Woods, Flood Meadows, Massachusetts Department of Correction land, Nine Acre Corner, Virginia Road, Walden Woods/Route 126 Corridor, and West Concord Village.

**West Concord Historic Resources Survey and Plan (2013)**

(Concord Historical Commission and Concord Planning Division)

The Historical Commission followed up the first broad West Concord survey of 1989 with a survey plan and targeted survey of selected properties in 2013. Of the 75 properties surveyed, it identified those potentially eligible for the National Register of Historic Places and suggested five additional prioritized phases of future survey work to support National Register nominations. The 2013 project is the town’s fifth and last formal survey to date.

*Concord Junction, Mass., 1893,  
Geo. E. Norris (Boston Public  
Library/Digital  
Commonwealth)*



**Open Space and Recreation Plan (2015)**

(Concord Natural Resources Commission and Concord Natural Resources Division)

Concord’s excellent track record of successful natural resource protection efforts results in part from its commitment to long-term planning. Massachusetts communities are obligated to update their Open Space and Recreation Plans (OSRP) every ten years as a requirement for state grant funding. The Concord OSRP provides an Open Space Framework that identifies three areas of significant conservation interest: large natural areas, large agricultural areas, and wildlife and water protection corridors. The framework distinguishes between these areas of conservation interest (open and untouched by suburban sprawl) and built areas (both inside and outside village centers). It reiterates findings of the 2007 Heritage Landscape Reconnaissance Report, identifying high-priority heritage areas, scenic sites, and proposed agricultural overlay districts.

### **Envision Concord: Bridge to 2030, Balancing Change with Tradition (2018)**

(Concord Planning Board and Concord Planning Division)

Concord's current comprehensive long-range plan, *Envision Concord: Bridge to 2030, Balancing Change with Tradition (2018)* fosters a holistic approach to planning through five community criteria and seven principles. In the comprehensive planning process, Concord residents identified "Cultural and Historic Resources" as so central to the town's character, livability and long-range success that this term is listed first among five categories of "community criteria" to be used in evaluating and coordinating town decision making.

The Cultural and Historic Resources chapter establishes four classic preservation goals: foster better collaboration among organizations; promote education and awareness; undertake additional survey and study work; and review effectiveness of regulatory tools to better protect and preserve historic character and cultural resources.

Matrices and checklists draw connections among cross-disciplinary goals for making progress on multiple fronts. A simple count of matrix cross references between Culture and History and other planning components suggests that the following preservation objectives would have the greatest impact:

- Renew and improve village centers (8)
- Explore green neighborhood zoning and cluster zoning (8)
- Participate in proactive educational and public relations initiatives (7)
- Preserve Concord's current combination of land uses and consider design standards that preserve the town's New England character (7)
- Identify systems and typologies of historic landscapes (5)
- Implement Heritage Landscape Reconnaissance strategies (5)
- Review 1994 road policy (5)
- Foster cooperation and collaboration, especially regional collaborative efforts (5)

### **Concord Community Preservation Plan (2025)**

(Concord Community Preservation Committee)

The Community Preservation Committee annually updates its plan and priorities for awarding grants, including grants for historic preservation. A Historical Commission liaison helps ensure that historic preservation is considered across all three spheres: housing, historic preservation, and open space and recreation.

### **State and Regional Preservation Planning**

#### **Preservation through Bylaws and Ordinances (2010)**

(Massachusetts Historical Commission)

The publication describes a wide range of zoning and other preservation tools used by Massachusetts communities and provides examples of their use.

**Battle Road Scenic Byway Corridor Management Plan (2011)**

(Metropolitan Area Planning Council)

Prepared in collaboration with the towns of Concord, Arlington, Lexington, and Lincoln and the Minute Man National Historical Park, this plan proposes strategies to manage transportation, land use, and tourism along the Byway. It provides a guide for preserving and promoting Byway resources. Most of the Concord resources lie within local historic districts, but proposed extensions reach out beyond the districts to the Thoreau Depot area and Walden Pond.

**Freedom’s Way National Heritage Area Management Plan (2015)**

(Freedom’s Way Heritage Association, Inc.)

This plan guides the non-profit Freedom’s Way Heritage Association in managing the large National Heritage Area that consists of 45 communities linked by historical events that helped shape America’s intellectual traditions and form of governance. It outlines strategies for realizing objectives through stewardship, planning and resource development, education, communication, collaboration, heritage tourism and interpretation. It also provides a business plan for the Heritage Area.

**Massachusetts State Historic Preservation Plan, 2023-2031 – Draft (2024)**

(Massachusetts Historical Commission)

This core planning document sets the stage for preservation organizations across Massachusetts. It envisions that “Historic preservation efforts in Massachusetts will include the Commonwealth’s full range of historic, cultural, and archaeological resources associated with all of the groups and peoples who have lived here. Historic preservation will be integrated into local, state, and federal planning processes, supporting sustainable and resilient development in all of the Commonwealth’s communities. Local, regional, tribal, and state agencies will have the funding and technical resources they need to carry out their desired historic preservation activities.” It establishes goals for Building Capacity, Documentation and Protection, Housing and Economic Development, Sustainability and Resiliency, and Public Outreach and Education.

*See Bibliography & References for a full list of plans and Appendix for A Long Tradition of Historic Preservation in Concord, 1775-1975. See Appendix of Accomplishments, 1975-2025, for a summary of preservation highlights over the past fifty years of preservation activity.<sup>18</sup>*



Monument Square, Concord Center (John Phelan, Wikimedia)

## CHAPTER 3: OPPORTUNITIES ANALYSIS

### Community Voices and Partners

This plan was guided by extensive community outreach and engagement in order to ensure that it represents a diversity of people and perspectives, is focused on the places and stories that matter to Concord and is grounded in community needs and aspirations. The community has helped shape the goals, objectives and recommendations that form the actionable items the Historical Commission, Historic District Commission and others can undertake to retain and preserve Concord's character.

Project team members engaged in numerous outreach efforts over many months. A survey distributed to every household in Concord, informal gatherings, public meetings, a public forum and a public comment period provided essential input. Consultants conducted interviews and discussions with knowledgeable community and organizational leaders, many of whom have long memories of Concord's past work to preserve and protect its heritage. These included town government bodies; community organizations; directors, curators and educators of numerous cultural organizations; historians and archaeologists; and a Hassanamisco Nipmuc Band Tribal leader. The following engagement efforts included input from 21 stakeholders, 22 organizations, and over 350 community members, showing substantial local interest:

- A community-wide survey distributed to every household in Concord (Spring 2024, 338 participants spent an average of 45 minutes developing thoughtful responses);
- Small stakeholder interviews and meetings (21 people, 14 dates);

- Four meetings with stakeholder focus groups explored historic preservation, education, economic vitality and tourism, and natural resources and open space (May 2024);
- Public gatherings such as the Tourism Huddle and Historical Topics Forum;
- A community forum to present plan emerging recommendations and solicit feedback (November 2024);
- Work sessions open to the public nearly every week in 2025;
- Public comment period on the preliminary draft plan (August 2025).

## Key Conclusions

### ***Concord's Power of Place***

Many respondents to the heritage survey identified the importance of its *genius loci* and noted the interconnectedness between people and their setting as the cornerstone of well-being. Heritage and sense of place is what grounds the community, the very soul of the town. Survey respondents also noted the intangible aspects of Concord history—both the wonderful and challenging aspects—that create a sense of community. With this in mind, residents' hopes for preserving Concord's unique power of place extended beyond its physical attributes to include a continued commitment to civic engagement, communal care, social and environmental justice, kindness and intellectual rigor.

### ***Balance is a Central Theme***

Across all engagements, a dominant theme was the desire for balance—between growth and preservation, tourism and livability, historic character and modern demands, and inclusion without erasure of Concord's unique identity. The survey responses revealed a strong desire to protect Concord's historic sense of place while accommodating thoughtful development and inclusive storytelling.

### ***High Value of Historic Resources and Open Space***

Respondents emphasized preserving historic village centers, farmland, trails, and green spaces as well as iconic sites like the North Bridge, Orchard House, and Walden Pond. "Green Concord" and "Historic Concord" were both cited as essential to the town's identity, with the protection of viewsheds and greenspaces ranking slightly higher than all other considerations.

### ***Support for Integrating History and Character into Town Planning to Support Sustainability***

Participants expressed strong support for climate-conscious preservation of historic buildings, a desire to limit large-scale destructive development, and concern for retaining small businesses and character of town centers.

### ***Desire for Inclusive and Diverse Narratives***

Many participants advocated for a broader interpretation of history, calling for inclusion of underrepresented groups (e.g., Indigenous, Black, women, LGBTQ+, recent immigrant groups, workers) and overlooked sites such as Robbins House and Conantum neighborhoods.

#### ***Support for Education, Tourism, and Local Business***

There was strong community support for arts, education, and tourism as means to celebrate heritage and strengthen economic vitality. Participants expressed support for preservation strategies that develop interpretive tools for enriching the visitor experience. Cultural institutions like the Concord Museum, Concord Free Public Library and the National Park Service received abundant praise.

#### ***Preservation Perceptions and Challenges***

While many residents value historic preservation, some mistakenly perceive it as elitist or at odds with sustainability, affordability and economic expansion goals. Others stressed the need to better communicate the role and benefits of preservation today and to dispel misconceptions based on preservation practices of the distant past.

#### ***Top Challenges Identified***

Gentrification, loss of community character, climate change, housing affordability, and overdevelopment were top concerns. The influx of affluent newcomers and high property values raised fears of homogenization and demographic shifts. Some respondents expressed skepticism about a small town's ability to address broad systemic issues like climate change or statewide housing shortages.

#### ***Strong Civic Engagement and Volunteerism***

Respondents lauded the town's tradition of civic involvement and the dedication of volunteers working on preservation, while also noting the benefits and drawbacks of a high number of committees.

#### ***Trends***

- **Community-wide desire for thoughtful zoning and infill guidelines** that preserve Concord's historic scale while enabling economic and housing diversity.
- **Increased attention to Diversity, Equity and Inclusion values in preservation**, including storytelling, planning, and public education.
- **Ongoing perceived tensions** between modernization and the desire to retain Concord's distinct historic identity.
- **Strong appetite for planning and inter-organizational collaboration**, especially involving schools, nonprofits, and the National Park Service.

## Integrated Planning and Preservation

Preservation today is about far more than buildings. A holistic approach to community planning and preservation maximizes environmental, social and economic opportunities associated with village centers, neighborhoods, open space and structures with deep roots in the community. These historic assets fill essential human needs for continuity, identity, beauty and belonging. Their human scale, walkability and familiarity foster community and connectivity. Preserving these special places plays a critical role in saving energy and addressing climate change; boosting the local economy; making sure every resident has a safe, affordable home; and working to advance equity and social justice. Preservation uses the past to help move us forward.<sup>19</sup>

This section describes and analyzes opportunities for integrating an array of preservation tools and practices to help shape Concord's future.

### Environmental Sustainability

*The climate crisis demands decarbonizing everything everywhere.... Avoiding emissions by optimizing the benefit of existing resources is the only reliable and rapid path to zero emissions – especially resources as durable and resource-intensive as buildings. The care, reuse, and adaptation of existing buildings and communities must be made the first priority of climate action policies and program.<sup>20</sup>*

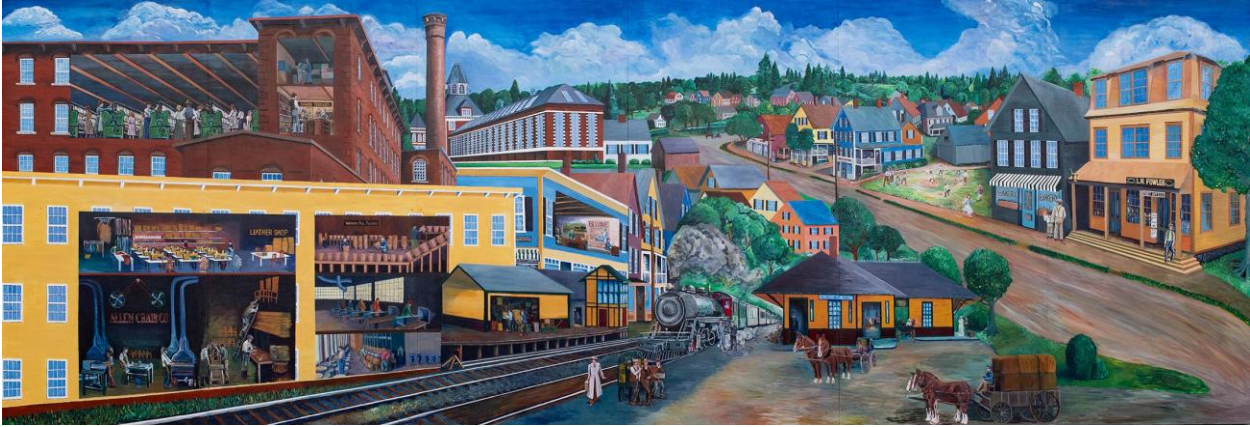
Carl Elefante, architect

Concord is widely recognized as a place of early and continued leadership in the environmental movement. In the 19th century, Nature was the object of intense scientific and spiritual inquiry on both sides of the Atlantic. Leading thinkers Charles Darwin, John Ruskin, George Perkins Marsh, Ralph Waldo Emerson and Henry David Thoreau define the age, and perhaps no other place in America better captures this impulse than Concord, the home and place of inspiration for Emerson and Thoreau.

Achieving environmental sustainability in a changing global climate begins with preserving the landscapes and buildings that we already have. Older neighborhoods are dense, walkable, transit-accessible, and mixed-use. Investment in these older neighborhoods conserves resources, uses existing public investments in infrastructure, and prevents suburban sprawl into irreplaceable open space ecosystems. Those ecosystems support carbon sequestration and climate change resilience.

Building new, energy-efficient buildings may reduce operational emissions, but it increases embodied carbon emissions. Embodied carbon is a significant percentage of global emissions. The term refers to the greenhouse gas emissions associated with the entire life cycle of building materials including manufacturing, transport, installation and disposal. In fact, new construction generates far more carbon emissions than preservation and reuse.<sup>21</sup>

Concord residents demonstrate their commitment to environmental sustainability in their long-range community plan, climate action and resilience plan, and dedicated sustainability guides for landscapes and older houses. Environmental sustainability ranked high on the 2024 preservation survey and is one of the five core community criteria and values, along with History and Character, in *Envision Concord*. However, the concept of embodied carbon and the benefits of reusing and recycling existing buildings and infrastructure have not been directly addressed in Concord planning documents until now.



*Concord Junction in the Industrial Age* by Edward Feather and a team of West Concord artists (Town of Concord)

### **Community and Connectivity: Village Centers, Streets, Public Places and Neighborhoods**

*Concord's village centers are among the Town's most recognized features. Preservation of the existing character, diversity, variety and scale of these districts is vital to the continuation of Concord's ability to attract both residents and visitors.*

Concord Zoning Bylaw

When asked what they cherish, value and take pride in, an impressive number of Concord residents surveyed for this plan identified the town's strong sense of community, civility and civic engagement, its independent local businesses, unique downtown areas and neighborhoods. The human scale and walkability of village centers fosters that strong sense of community and connectivity among residents. One survey respondent wrote how "preserving the ability to stroll through the town centers and pop into fun shops and restaurants is a big part of the Concord experience for me."

Residents and scholars alike value the small-town feel of "America's hometown." That quality supports the long-standing appreciation of Concord as "not just a microcosm of small towns in the USA, but *the* microcosm of a prototypical US small town," as one survey respondent wrote. The sense of history and community embodied in its physical fabric "prepares us to live and thrive in a broad and diverse 21<sup>st</sup>-century democracy." Despite strong civic engagement, excellent long-range plans, village center studies, a 1994 Roads Policy, Scenic Roads Bylaw and local historic districts, citizens continue to identify homogenization, urbanization and commercialization as major challenges that could strip Concord of its unique sense of place.

In *Envision Concord*, some residents acknowledged that the unique character of Concord is not always clearly defined. In order to preserve character, we need to do a better job of describing the unique characteristics of different centers, neighborhoods and streetscapes. And, as citizens pointed out, we need to expand the definition of what is worth preserving. Historic preservation is the field that defines tangible and intangible characteristics of the community: its districts, village centers, agricultural areas, corridors, neighborhoods and infrastructure.

*Envision Concord* called for the town to “renew and improve Concord’s village centers as vital pedestrian-friendly economic and social hubs that enable community engagement on a wider scale.” Key Land Use goals included developing design standards that preserve the town’s New England character and exploring zoning alternatives that enable higher density, mixed-use, more walkable and economically diverse neighborhoods within and near village centers.

A 2007 Village Center Study designed “to protect the unique character of the three centers; enhance the quality of village life; and enhance both the economic and housing opportunities” considered two traditional villages of Concord Center and West Concord, as well as a third community hub: the Thoreau Depot area. Village Center Study recommendations for village overlay zones, design guidelines and design review are preservation tools typically informed by historic character, scale, context, themes and resources.

In Concord Center, the HDC provides design review of proposed changes following carefully crafted design guidelines revised over six decades. The West Concord Advisory Committee advises the Planning Board on new development proposals in the West Concord Village and West Concord Business Districts. A 2005 goal to “institute an informal Design Review Subcommittee on the Planning Board with a strong educational focus to review design of new construction in historically sensitive areas not currently protected” has not been implemented.<sup>22</sup>

### **Economic Vitality**

Concord’s historic resources are central to its economic vitality, quality of life and identity. For example, both History and Character and Economic Vitality lie at the heart of Big Idea #1 in *Envision Concord*: “Strengthen the sustainability of local businesses and commercial districts and the cultural, historic and civic assets in Concord by

#### **Selected examples from “Twenty-Four Reasons Historic Preservation Is Good for Your Community” (2020 PlaceEconomics)**

**Heritage Tourism.** Tourism is just one economic contributor of historic preservation, but it is an important one. Consistent findings in both the US and internationally indicate that heritage visitors stay longer, visit more places, and spend more per day than do tourists with no interest in historic resources.

**Small Businesses.** Small businesses...are the backbone of the American economy...[and they] offer the greatest entrepreneurial opportunity to women and minorities.... It is often historic districts that are the location of choice for small businesses. Historic districts and buildings have a competitive advantage. They contain attractive buildings, spaces, and other attributes desirable to small businesses...[such as] competitive rents.

**Start Ups and Young Businesses.** Almost all net new job creation comes from new businesses. Where do those businesses choose to locate? Often in local historic districts.... New and small businesses want their physical location to be a reflection of the quality and character of the goods or services sold within.

**Downtown Revitalization.** Main Street is an economic revitalization program based on utilizing each downtown’s historic buildings. There is no more cost-effective program of economic development of any kind in the United States today.

**Jobs in Knowledge and Creative Class Sectors.** While workers in the knowledge and creative fields will never be a large percentage of the entire workforce, they have a disproportionate impact on the economic vitality of a city. And employers of those workers are disproportionately choosing to locate in historic districts.

**Preservation as a Catalyst.** The redevelopment and reuse of a historic building is often the catalyst that spurs additional investment nearby in both additional historic preservation and new construction.

connecting businesses to cultural, historic, and civic resources, and developing coordinated strategies that serve cross-sector goals.”

In response to community input, sections of this plan are dedicated to topics related to preserving the unique qualities and vitality of Concord’s village centers, collaborating among organizations, promoting education and awareness, funding the preservation of historic cultural venues, and carefully managing a heritage tourism program in order to balance tourism with livability.

National studies describe broader economic benefits of historic preservation that were not necessarily reflected in community input at the local level.

### Heritage Tourism Management Recommendations

Adopt best practices such as *ICOMOS International Charter for Cultural Heritage Tourism* and the World Tourism Organization’s *Global Code of Ethics for Tourism*.

Compare tourism management in Concord to similar towns (populations, attractions, and settings). Seek assistance from Minute Man National Historical Park and Freedom’s Way in tapping into resources available to communities with national parks.

Build information about visitation at individual sites and cross-site visitor behavior as a baseline for future planning.

Explore tourism and economic development programs offered to “trail towns” to capitalize on the Bruce Freeman Rail Trail in West Concord.



Colonial Inn (Visit Concord)

**Selected Cultural Organizations within Historic Buildings in Concord**

**Concord Museum (Concord Antiquarian Society)**

Harry Britton Little, 1930



(Photo by Samuel Chamberlain. Phillips Library at Peabody Essex Museum. Digital Commonwealth)

**Concord Art Association (Concord Art Center)**

John Ball House, ca. 1752. Alterations by Lois Lilley Howe, 1922



(Photo by Samuel Chamberlain. Phillips Library at Peabody Essex Museum. Digital Commonwealth)

**Concord Free Public Library**

1873. Alterations by Harry Britton Little, 1933



(Town of Concord)

**The Umbrella Arts Center (Concord High School)**

Kilham, Hopkins & Greeley, 1929



(Freedom's Way National Heritage Area)

## Housing

*As for a shelter, I will not deny that this is now a necessity of life.*

*The luxury of one class is counterbalanced by the indigence of another.*

Henry David Thoreau, *Walden*, 1854

Concord is a desirable place to live. Consequently, high land and housing prices have made the town unaffordable to some who currently reside here, and to many others who would like to move here. Concord residents are committed to addressing housing and community diversity, as evidenced in many plans, programs, surveys and interviews. Preservation survey respondents recognize that the existing housing stock is more affordable and desirable than the incompatible and over-sized new construction that could replace it.

According to national studies, preserving existing buildings needs to be a central strategy in housing affordability.<sup>23</sup> Even if a building is not historic, just old, historic preservation is one of the best places to find tools and evolving ideas for addressing the problem of housing diversity and affordability. The solution will take a mix of approaches, such as keeping older, more affordable homes that already exist, adapting buildings for residential use, and adding compatible new housing to older neighborhoods.

New construction often cannot meet demand and is not affordable for low- and middle-income residents unless considerable subsidies from public and private funding are available. Existing rental housing can be updated at a lower cost than new construction, while keeping residents in their homes and reducing embodied carbon emissions associated with new construction.

Current programs support the cost-effective preservation of existing homes. The Massachusetts Community Preservation Act helps achieve affordable housing, historic preservation and open space objectives by encouraging, “wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.” With support from the Community Preservation Fund, the Concord Housing Development Corporation runs a “buy-down” program for the conversion of existing market rate unrestricted housing to restricted affordable housing. It also offers grants to assist lower income property owners with necessary repairs to their homes. The Cambridge Historical Commission manages an Affordable Housing Preservation Grants Program for homeowners that meet eligibility requirements utilizing the city’s Community Preservation Fund.

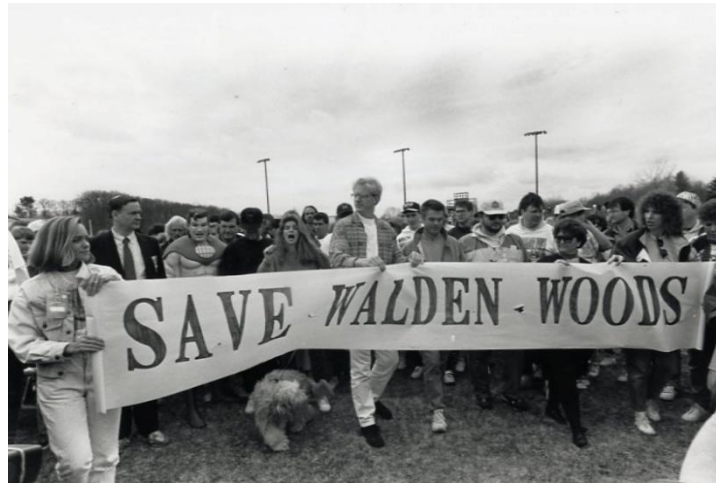
*Envision Concord*, several reports on “mansionization,” the recent Housing Production Plan, and this historic preservation plan address community wishes by:

- Discouraging the demolition of smaller homes and their replacement with larger, more expensive residences;
- Encouraging “missing middle” options such as accessory dwelling units, duplexes, and cottage housing and;
- Revising the floor-area-ratio to promote the retention of smaller size homes on certain size lots.

To help encourage the preservation of the existing housing stock, the Town could consider increasing barriers to demolition such as enhancing the existing Demolition Review Bylaw or charging a fee. Nantucket has a bylaw that encourages house moving.

Educational solutions could have an impact as well. A popular tourist destination and mecca for creative thinkers, Concord can help shape public opinion about housing through public history and by example. Its compact village center is the result of a 17<sup>th</sup>-century law requiring new house construction within one-half mile of the meetinghouse. Concord has a long tradition of “experiments in living” with Thoreau showing the way with his economical cabin on Walden Pond. Historic traditions and patterns can inspire affordable and environmentally sustainable solutions today.

The 1992 Walk for Walden Woods, led by Don Henley, Kirstie Alley, Ed Begley Jr., and Harry Hamlin. (The Lowell Sun)



## Open Space

*Open space, open mind.*

A Concordian, 2024

*Each town should have a park, or rather a primitive forest, of 500 or a thousand acres, where a stick should never be cut for fuel, a common possession forever, for instruction and recreation.*

Henry David Thoreau, *Journal*, 1859<sup>24</sup>

Like the National Trust in England, Concord has long understood that historic structures and scenic landscapes are integral to one another, support human health and well-being, and provide many community benefits. In the face of development pressures, the Town and its citizens have consistently placed a high priority on protecting the integrity of the abundant natural, agricultural and scenic resources of Concord. In 2024, preservation survey respondents ranked the protection of natural, agricultural and cultural landscapes at the top of the list of preservation priorities, with older neighborhood and commercial areas a close second.

Historic preservation is a planning tool that can help support the work of Concord’s Natural Resources team and partners who have done an extraordinary job in preserving natural and agricultural lands. Remarkably, about 38% of Concord’s land is permanently protected. About one quarter of undeveloped land is uncommitted to either protection or development.<sup>25</sup>

Concord’s remaining farmland and farms are essential character-defining features of its rural identity and are at high risk. As undeveloped land, farmland is vulnerable to development pressures, being already

cleared, relatively level, and with soils more likely to accommodate septic systems. Since the population is expected to remain steady through 2050,<sup>26</sup> maintaining open space is a matter of careful management of the population's footprint.



Barrett's Mill Farm  
(Town of Concord)



Hutchins Farm  
(Hutchins Farm)

## **New Opportunities and Challenges**

Several new legislative initiatives, highlighted below, will affect historic preservation planning and local historic districts in municipalities across the Commonwealth. In addition, several larger opportunities and challenges stem from proposed state and federal governmental action which brings Section 106 Reviews into play. As a “consulting party” to Section 106 Reviews, the local historical commission participates in project planning for a number of state and federal projects.

### **Proposed Hanscom Airfield Expansion Project**

Concord governmental agencies and organizations are part of a larger group of towns, non-profits and Minute Man National Historical Park concerned about the proposed expansion of Hanscom airfield for private jets. Concord’s efforts are coordinated in part by the local advocacy organization Save Our Heritage, which has taken on a number of “save” projects over the years.<sup>27</sup> The National Trust for Historic Preservation recognized historic assets in the greater Concord region among America’s 11 Most Endangered Historic Places, not once but twice.

### **Redevelopment of Massachusetts Correctional Institution-Concord (MCI-Concord)**

In 2024, the Governor closed MCI-Concord (the former State Prison and Reformatory) and is now considering how to divest this large and highly visible property. The Town is working with a consulting firm to analyze economic, housing, and infrastructure opportunities and develop new zoning for the redevelopment of the site.<sup>28</sup> In keeping with Concord’s reputation for social consciousness, environmental sustainability, and preservation, recent visioning sessions confirm that the community continues to place a high value on the history of West Concord and the state correctional facilities there.

### **Route 2A Resurfacing and Related Improvements Project**

Route 2A is a narrow two-lane road following the historic route of Battle Road through Minute Man National Historical Park. Considerable negotiation under Section 106 Review is aimed to reconcile concerns about automobile traffic, pedestrian and bicyclist safety, and impacts to the historic landscape and visitor experience. The federal Advisory Council on Historic Preservation is taking an active role in this review.

### **Multifamily Zoning Requirement for MBTA Communities**

This 2021 law designed to preserve open space and concentrate development near public transit requires communities in Massachusetts Bay Transit Authority (MBTA) service areas to zone for multifamily housing by right in locally-selected MBTA Communities zones. At Town Meeting in 2023, Concord adopted new MBTA Communities zoning and overlay districts, some of which are in historic village centers and neighborhoods, including local historic districts.

### **Accessory Dwelling Units**

According to a state law passed in 2024, Accessory Dwelling Units (ADU’s) under 900 square feet are permitted “by right.” Local laws still apply, including design restrictions in village overlays and local historic districts. Updates to Concord’s HDC Design Guidelines could help encourage sensitively-

designed ADU's throughout Concord, even beyond its local historic districts. In towns like Concord, traditional village centers and neighborhoods were built more densely than more recent residential neighborhoods.

**Environmental Sustainability Requirements in Historic Districts**

Legislation passed at the end of 2024 requires historic district commissions to consider the threat of climate change and renewable energy solutions when reviewing applications, encouraging a pragmatic approach to solar installations and other sustainability measures. Updates to the HDC Design Guidelines would help ensure compatible design solutions and provide clarity for property owners.

**Preserving Place**

**Public Appreciation and Education**

Concord is a place of national memory and meaning with broad social and environmental significance; its landscapes and structures are enduring symbols that resonate with broad audiences today. Thanks to many generations of people dedicated to preserving and building knowledge about Concord's unique power of place, this small town is a well-established heritage tourism destination that draws regional, national and international audiences. Its national park, state park and abundance of popular, accredited non-profit organizations support authentic visitor experiences.

Concord residents place a high value on education and the town is well known for its innovative thinkers, writers, entrepreneurs and educators past and present. In the long-range plan *Envision Concord*, citizens considered High Performing Schools as an essential planning principle to consider in shaping the community's future.

During this preservation planning process, respondents to the survey ranked education and the intangible forms of heritage (storytelling) as two of the three highest preservation priorities. These local priorities echo national preservation trends and interests. Preservation organizations around the world are working to shape the preservation message, work with the tourism sector, tell more complete and relevant stories, publicize the benefits of preservation, weave preservation throughout education, and strengthen and connect networks.

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The ICOMOS International Charter for Cultural Heritage Tourism (2022) advocates “responsible and diversified cultural tourism development and management contributing to cultural heritage preservation; community empowerment, social resilience and wellbeing; and a healthy global environment.”

Key principles of the charter are:

- Place cultural heritage protection and conservation at the center of responsible cultural tourism planning and management.
- Enhance public awareness and visitor experience through sensitive interpretation and presentation of cultural heritage.
- Raise awareness and reinforce cooperation for cultural heritage conservation among all stakeholders involved in tourism.

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The Concord Historical Commission’s longstanding goals to enhance public history and to build appreciation for heritage preservation are intertwined. The preservation team sees opportunities to develop historical contexts, overarching themes, concepts and development patterns for Concord to strengthen their relevance for all. This historic preservation research and documentation can provide a sound foundation for educators and for marketing professionals to develop specialized audience-oriented materials.

Concord’s commitment to telling a more complete American story through preservation aligns with Town goals to build “a community where every resident, visitor, and worker—regardless of race, ethnicity, gender identity, ability, religion, or socioeconomic status—feels welcomed, valued, and heard.”<sup>29</sup> An important partner is the Town’s Visitor Services program that offers docent-led tours and markets Concord to visitors. The Town’s most recent Tourism Marketing Plan (2023) recognizes the importance of developing and telling truths that attract a wider and more diverse audience. It also supports an “integrated communications campaign that enhances the Town image, promotes the Town’s assets and positions Concord as a great place to visit.”

**Sample Tools for Encouraging Individual and Non-profit Action**

Enhance webpages to encourage preservation, reuse and rehabilitation of buildings over demolition; address conversions of outbuildings, compatible infill construction, etc.

Provide an on-line “clearing house of information” on Concord’s cultural landscape, an *Envision Concord* goal. This could include Cultural Landscape Reports, Historic Structures Reports, HABS records, scenic road information, unpublished manuscripts and other resources not available in MACRIS. It could list resource materials for noteworthy designers and makers represented in Concord.

Encourage stewards of significant properties to apply for CPA funding for Cultural Landscape Reports and Historic Structures Reports before implementing capital projects by adding language to the Community Preservation Plan.

Encourage owners of properties listed in or potentially eligible for the National Register to become a single-property local historic district or donate preservation restrictions to a non-profit organization like Historic New England.

George Washington Dugan of the Massachusetts 54<sup>th</sup> Volunteer Infantry is now represented among other soldiers on the Civil War Monument in Monument Square (Town of Concord)



Historic themes and associations are an integral part of Concord's unique image and genuine "brand" or message, permeating all aspects of the Concord experience.<sup>30</sup>

#### **Documentation: Surveys, Inventories and Reports**

Our understanding of Concord's history is constantly evolving as new information becomes available and our appreciation for historical figures and events evolves. Documentation of historic resources directly impacts decision making about what to save, restore, rehabilitate and remove within the historic context and preservation goals at the time. Continued efforts to document, interpret and preserve unrecognized or underappreciated community members, new areas and themes in history, and the events they represent should be an active part of Concord's historic preservation program.

Concord's best-known historic resources were documented long ago through local, state and federal programs, reflecting a broad national recognition of their importance. The Historic American Building Survey (HABS) began documenting Concord resources as early as 1934. A federal study report focused on Battle Road (1958) prepared by the Boston Historic Sites Commission established the national significance of many of Concord's historic properties related to its Revolutionary War history. This resulted in the establishment of Minute Man National Historical Park in 1959 (Concord, Lexington and Lincoln) and designation of all of the town's National Historic Landmarks in the early 1960s. Concord established local historic districts at this time, and followed in the subsequent decades with several survey and planning initiatives and collaborative work to designate scenic roads, scenic byways and a national heritage area.

#### **Historic Properties Inventory**

The Inventory of Historic and Archeological Assets of the Commonwealth is a critical tool for recording and understanding the extent, history, quality, integrity, and significance of older properties. Communities are underserved by an outdated or incomplete inventory, missing out on funding opportunities and risking the loss of culturally significant landscapes, structures and other assets.

Concord's inventory work in the 1990s was so extensive and of such high quality for its time, it must have felt like a task completed. The 1995 Historic Resources Masterplan emphasized the need to continue the annual survey, but the next comprehensive long-range plan (2005) omitted this core preservation responsibility. The 2007 heritage landscape report revived and revised survey recommendations with an emphasis on priority heritage landscapes. The current comprehensive long-range plan (2018) calls for undertaking "additional survey and study work to identify historic resources that are not adequately documented, not fully understood, or currently unknown." It emphasized the need for broad survey work that identifies "characteristic systems and typologies of historic landscapes that are particularly important to Concord's character."

The extensive inventory for Concord contained in the Massachusetts Historical Commission's database (MACRIS) encompasses 1,928 historic properties surveyed in five primary phases in 1989-1992 and 2013. In 1995, 40% of the inventoried properties did not have protection, leaving 60% vulnerable to destruction or inappropriate alteration.

Concord's designated historic resources include:

- 6 National Historic Landmarks: Orchard House (1962), the Old Manse (1962), the Ralph Waldo Emerson House (1962), Walden Pond (1962), Wright's Tavern (1961), and the Wayside (1985);
- Minute Man National Historical Park encompassing 485 acres and 11 to 13 historic buildings in Concord (nearly 1000 acres in total);
- 4 National Register Historic Districts encompassing 611 acres and 167 buildings: Concord Monument Square-Lexington Road, Minute Man National Historical Park, Hubbard-French Historic District, Isaac Davis Trail;
- 17 additional individual properties listed on the National Register of Historic Places such as: Sleepy Hollow Cemetery, Thoreau Birthplace, Deacon Thomas Hubbard/Henry French House, Damon Mill;
- 6 Local Historic Districts encompassing 863 acres and at least 630 buildings: North Bridge/Monument Square, American Mile, Barrett Farm, Main Street, Church Street, Hubbardville;
- 9 locally designated Scenic Roads: Ball's Hill Road, Barrett's Mill Road, Garfield Road, Liberty Street, Monument Street, Old Road to Nine Acre Corner, Strawberry Hill Road, Sudbury Road, Westford Road;
- The Battle Road Scenic Byway, a National Scenic Byway and All-American Road; and
- Great Meadows National Wildlife Refuge.

Even with this impressive track record of documentation, significant gaps in the Concord survey remain. Since the survey work of the 1990s focussed on resources over fifty years of age, Concord historic properties dating after 1941 are not inventoried. Understanding of Concord's cultural history has evolved significantly as a result of new scholarship and grass roots efforts. Resources that were not previously considered historic need reevaluation; others were inadvertently missed. Appendix B includes a list of gaps and underrepresented resources identified by preservation survey respondents in 2024.

Standards for documentation have changed over the last three decades as well. The surveys of the 1990s were necessarily broad, without the benefit of search engines and digitized sources now readily available through the internet. (e.g., deeds, probate records, Town records and newspaper articles) Many of the inventory forms lack sufficient information about contributing or character-defining features, integrity, and significance, all of which inform future preservation strategies. Potential eligibility for listing on the National Register was provided in some survey years, but not others.

During this multi-year preservation planning process, the Historical Commission secured Community Preservation Act funding for two prioritized survey projects and has applied for funding a third. One will commemorate the 250<sup>th</sup> anniversary of the Battles of Concord and Lexington and the founding of the United States by studying pre-1775 structures and untold stories that they represent. Another will create a survey plan and inventory of prioritized mid-century modern neighborhoods and structures as the first step in improving documentation of post-1940 resources in Concord. The proposed third project would result in a thematic preservation study of the Concord Reformatory and associated West Concord sites.

Building a complete picture of the context for inventoried properties is a high-priority task. For the most part, Concord's survey forms cover individual buildings or small neighborhoods and areas with little additional context. Grouping the area forms geographically and/or thematically and providing well-researched context statements would provide a more complete sense of Concord's physical and cultural evolution. Context statements are needed to evaluate relative significance, identify and set priorities for protection, and support nominations for National Register listings and/or local protection. Thematic and large geographic groupings would enhance the current inventory and provide interpretive tools to enhance the visitor experience and inform community visioning. If funded, the proposed Concord Reformatory/West Concord Thematic Study will help accomplish this goal for many West Concord neighborhoods.

#### **Historic Structure Reports, Cultural Landscape Reports and other Specialized Reports**

Many of Concord's most celebrated sites have been studied in greater depth.

The federal Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER) and Historic American Landscape Survey (HALS) document important assets through measured drawings, photographs, and other specialized studies. HABS records deposited in the Library of Congress document thirteen Concord structures between 1934 and 1984: Old Bank Building on Main Street (1934); Old Manse, The Wayside and Orchard House (1941); Samuel Brooks House and Hunt-Hosmer Barn (1961); Wright Tavern (1962); Meriam House, Widow Stowe House, Daniel Taylor House (1963); Elisha Jones House (1965), Peter Bulkeley House (1971), and Major John Buttrick House (1977). All of these structures are permanently protected through Minute Man National Historical Park or local historic districts. All but three are owned by public or private preservation organizations or are further protected through preservation restrictions.

Cultural Landscape Reports and Historic Structure Reports document specific, individual and groups of historic resources. They represent best practices in the management of national parks, historic house museums, municipal properties and other historically significant resources and can be required for construction projects involving public funds or lands. Minute Man National Historical Park and Community Preservation Funds have supported numerous Historic Structure Reports and Cultural Landscape Reports in Concord.

Archaeological studies are frequently required for projects subject to Section 106 Review or on National Park lands. Other helpful reports are the Battle Road National Scenic Byway's Corridor Management Plan (2011); scenic roads report by the Concord Historical Commission; the review of resources for the Freedom's Way National Heritage Area's management plan; and Harvard Forest, especially its Sustainable Working Landscapes program.

### National Register of Historic Places

The National Register of Historic Places includes approximately 96,000 listings, including about 1.8 million contributing resources. About 60% are individual property listings with 40% as National Register Historic Districts. These historic districts contain the vast majority of contributing resources, with about 1.5 million buildings, structures, sites and objects. Only 2,800 are designated National Historic Landmarks.

In Concord, four National Register Historic Districts encompass 167 properties. Additional individual listings include six National Historic Landmarks and 17 properties. Concord is fortunate that, thus far, no buildings on the National Register have been lost. Just six properties have been listed on the National Register since 1992, when Concord completed its intensive four-phase survey.

In Concord's five surveys between 1989 and 2013, surveyors identified 241 properties as potentially eligible for the National Register. Potentially eligible properties included individual listings and contributions to future historic districts. Suggested potential National Register districts identified in the 1990s include the Thoreau Depot area and Nashawtuc Hill, which are directly adjacent to the existing Main Street Local Historic District.

The 2013 West Concord preservation study prioritized the following areas for further study as potential National Register Districts: Damon Mill, Derby Street, Commonwealth Avenue/Winthrop Street, and Upland Road. In 2013, high priorities for future surveying included unsurveyed properties in the Commonwealth Avenue and Derby Addition areas and those in three additional potential National Register districts: Highland Street, Riverside Park and Westvale/Damondale. A formal Determination of Eligibility for those properties was recommended by consultants since potentially eligible properties would involve a state and federal review process.

Achieving National Register protection for such a large number of properties is unlikely in the near term, given the amount of effort required for nominations, including notification to property owners who are given an opportunity to object. If a majority of owners object, listing cannot proceed.

A solution to this challenge is Multiple Property Documentation based on an area or theme which allows more listings over time, more easily and less expensively. This approach encourages comprehensive thinking about Concord's resources and their context and allows research to proceed regardless of the availability of owner consent at the time. Thematically related resources do not necessarily need to be contiguous to one another. The process begins with a document that describes historical context and serves as a basis for evaluating the National Register eligibility of properties related to the theme or area. Related properties can be nominated either when the Multiple Property Form is submitted or later, but at least one property eligible under the context must be nominated and listed for a National Register Multiple Property Context to be registered.

Because the National Register is such a foundational preservation tool, expanding and introducing National Register districts is a long-standing Concord goal identified in all town preservation planning documents since 1995, as well as the current Community Preservation Plan.

**Selected Properties Listed on the National Register of Historic Places in Concord**

**Colonel Roger Brown House, c1708**  
Designated 1983, NRHP Ref: 83000785



(Wikipedia)

**Concord Armory, 1887-1927**  
Designated 2007, NRHP Ref: 07000945



51 Walden Street/Concord Armory (Wikipedia)

**Hubbard-French Historic District**  
Designated 2000, NRHP Ref: 00000686



Thomas Hubbard House, 1781-88 (Wikipedia)

**Union Station/Concord Junction**  
Designated 1989, NRHP Ref: 89000143



West Concord Station/Club Car Café (Heritage Strategies)

**Minute Man National Historical Park Historic District** (multiple buildings, sites, structures, objects)  
Designated 1966 (with subsequent additions), NRHP Ref: 66000935

**Battle Road**

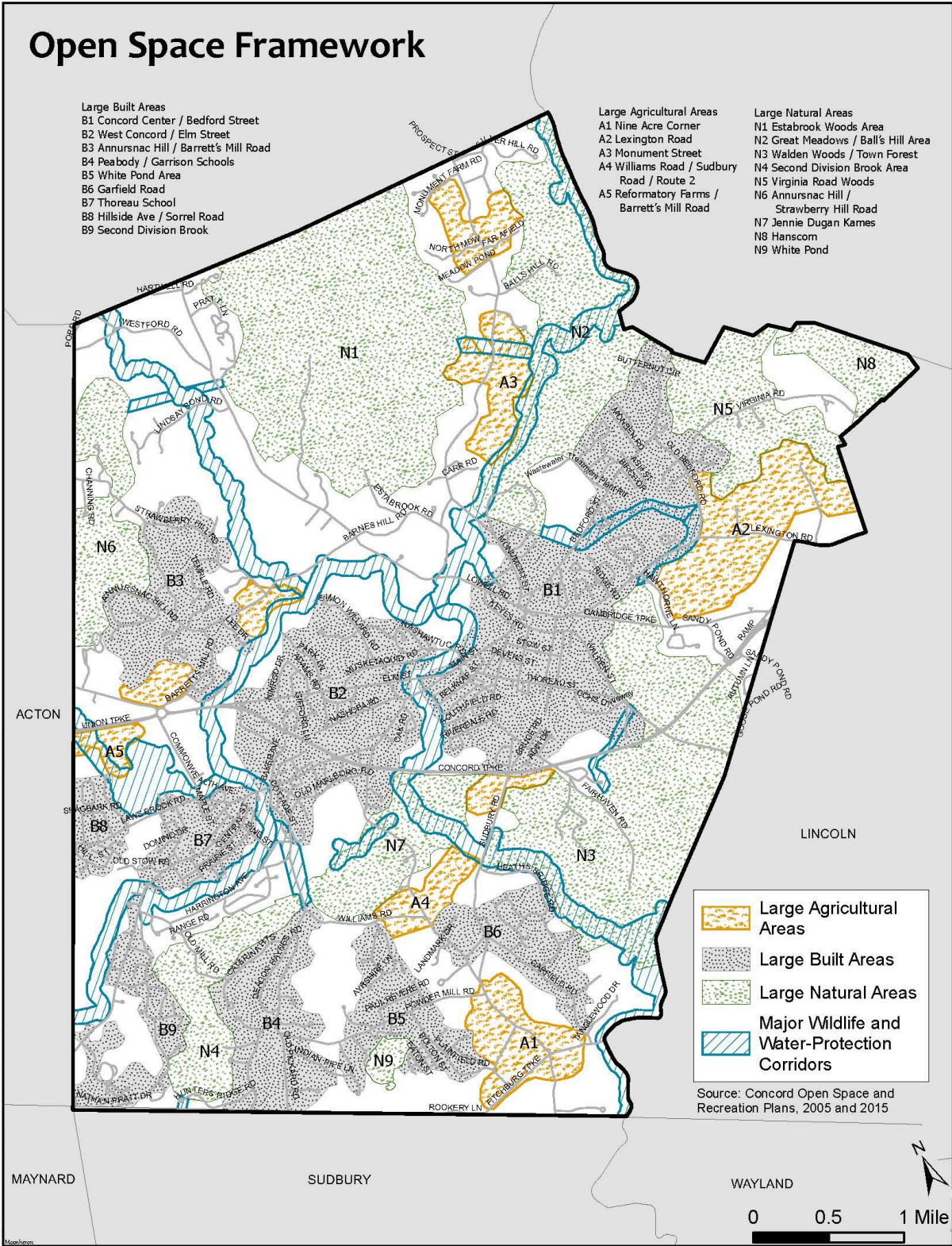


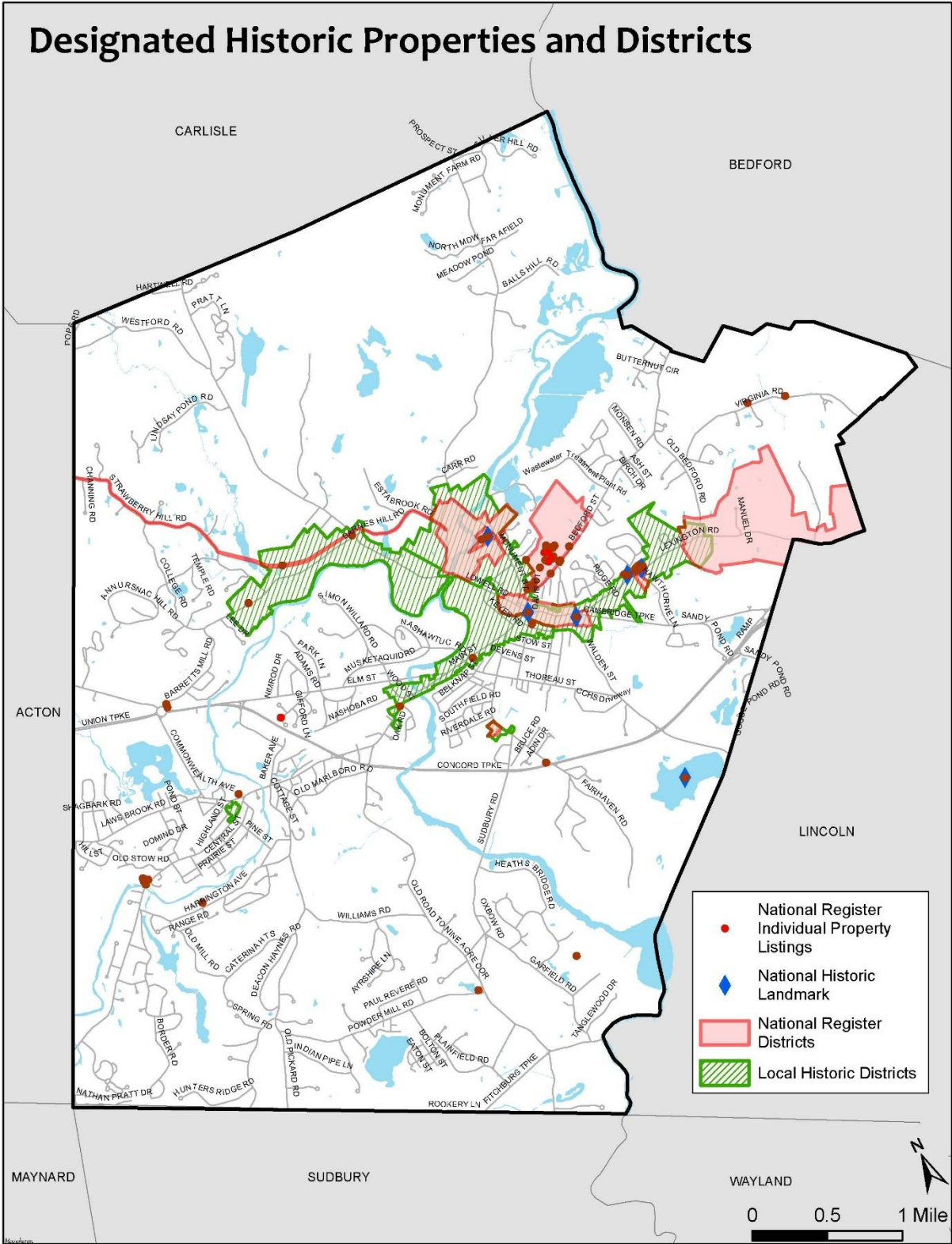
Reenactors on Battle Road (Wikipedia)

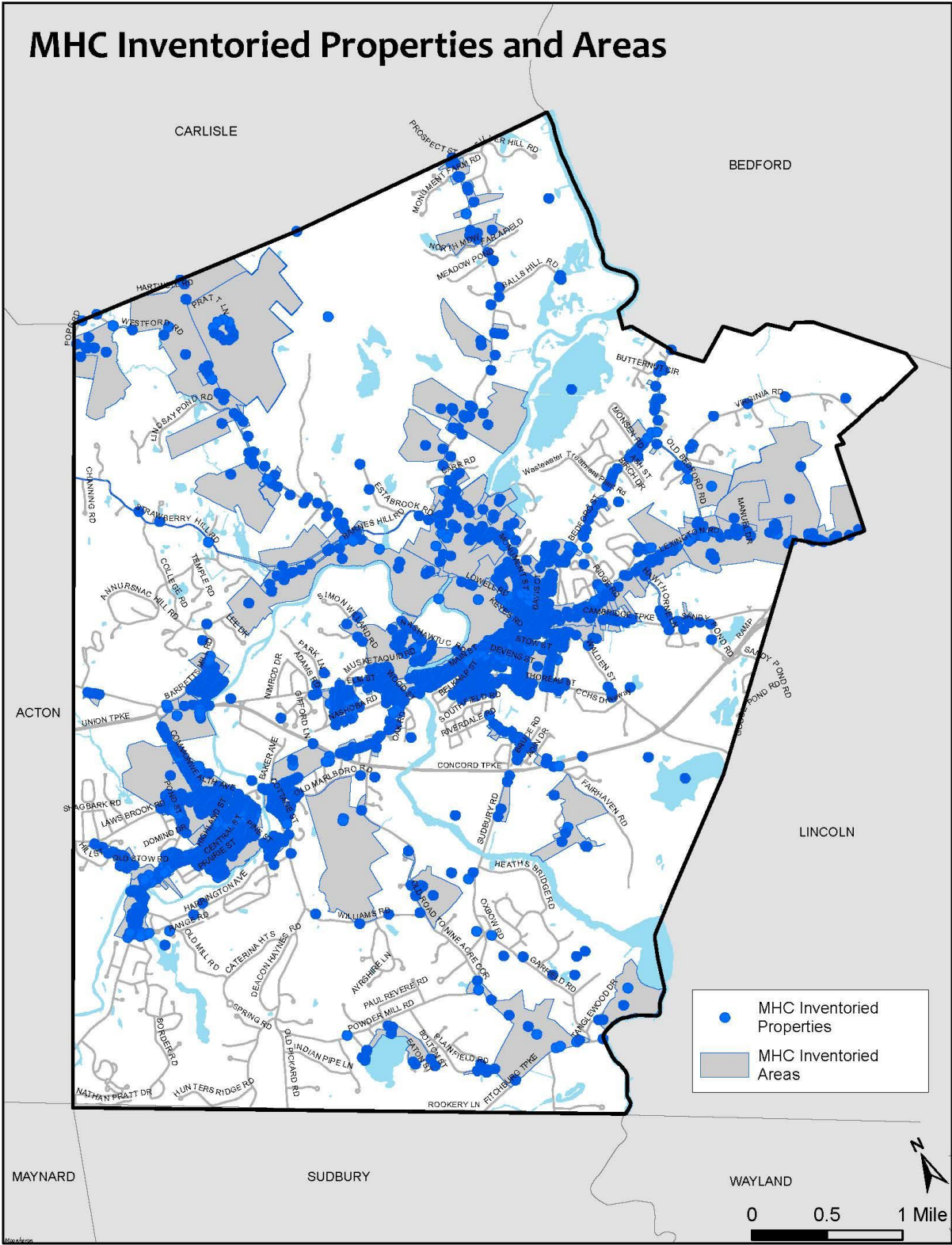
**Old North Bridge**



Old North Bridge (Wikipedia)



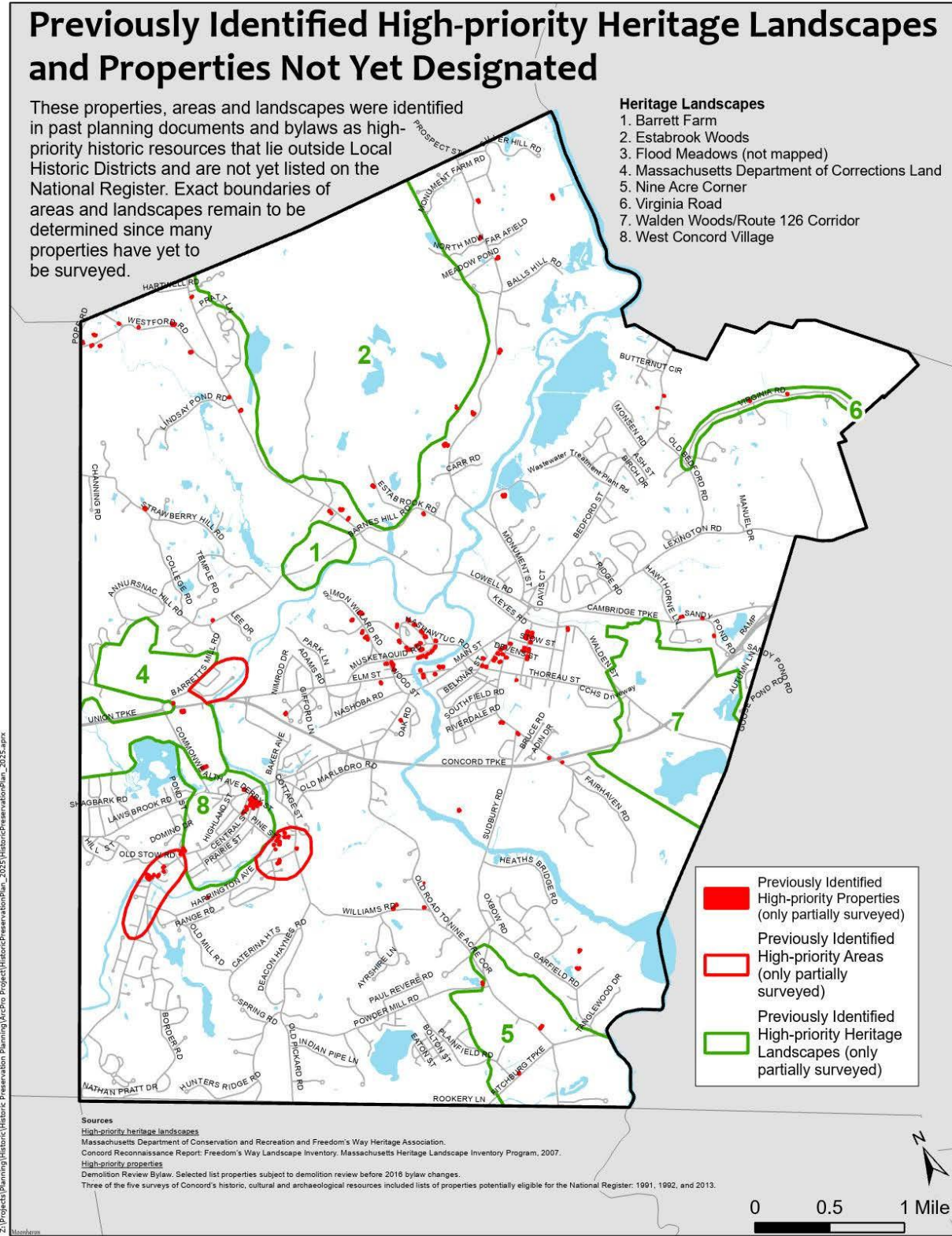




# Previously Identified High-priority Heritage Landscapes and Properties Not Yet Designated

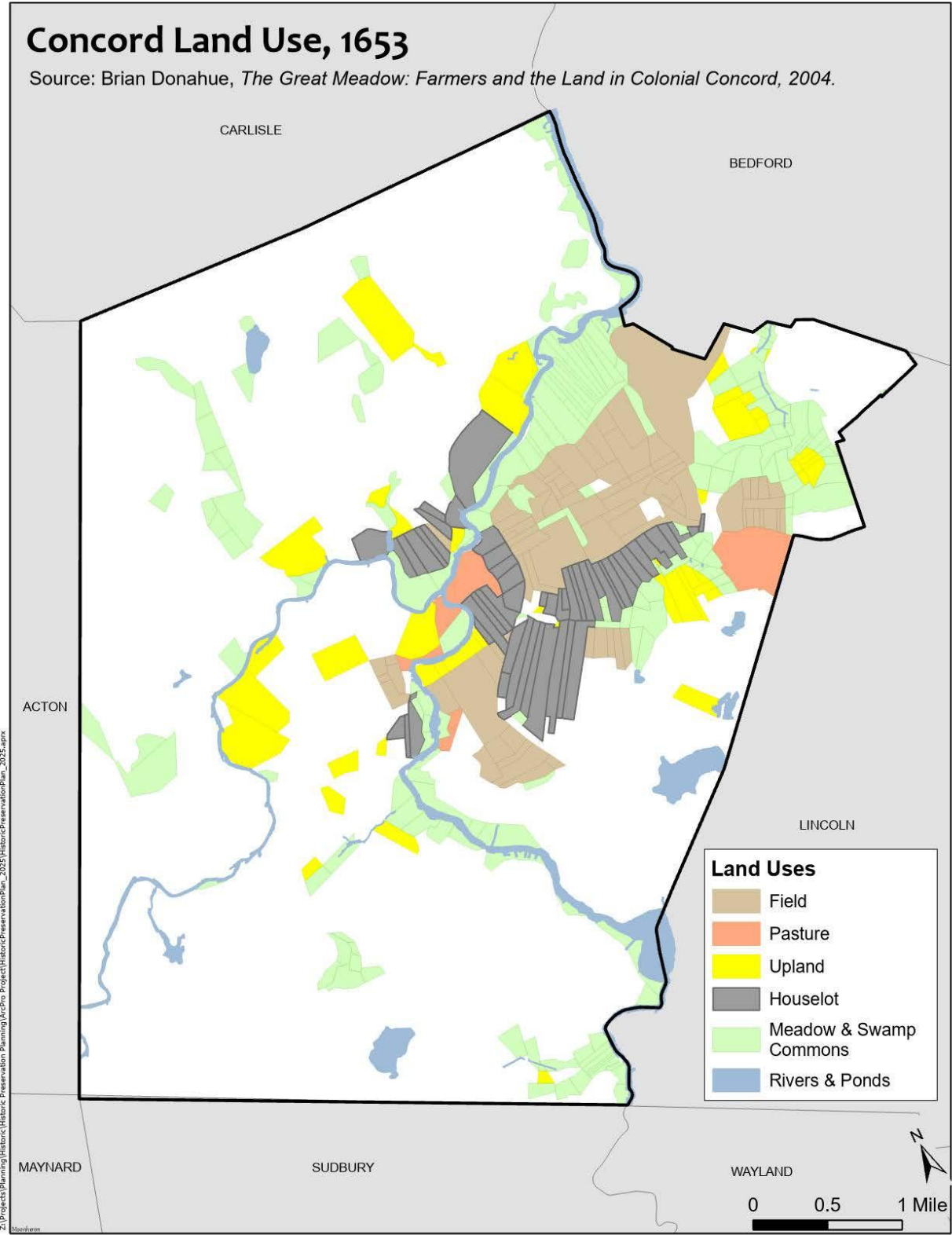
These properties, areas and landscapes were identified in past planning documents and bylaws as high-priority historic resources that lie outside Local Historic Districts and are not yet listed on the National Register. Exact boundaries of areas and landscapes remain to be determined since many properties have yet to be surveyed.

- Heritage Landscapes**
1. Barrett Farm
  2. Estabrook Woods
  3. Flood Meadows (not mapped)
  4. Massachusetts Department of Corrections Land
  5. Nine Acre Corner
  6. Virginia Road
  7. Walden Woods/Route 126 Corridor
  8. West Concord Village

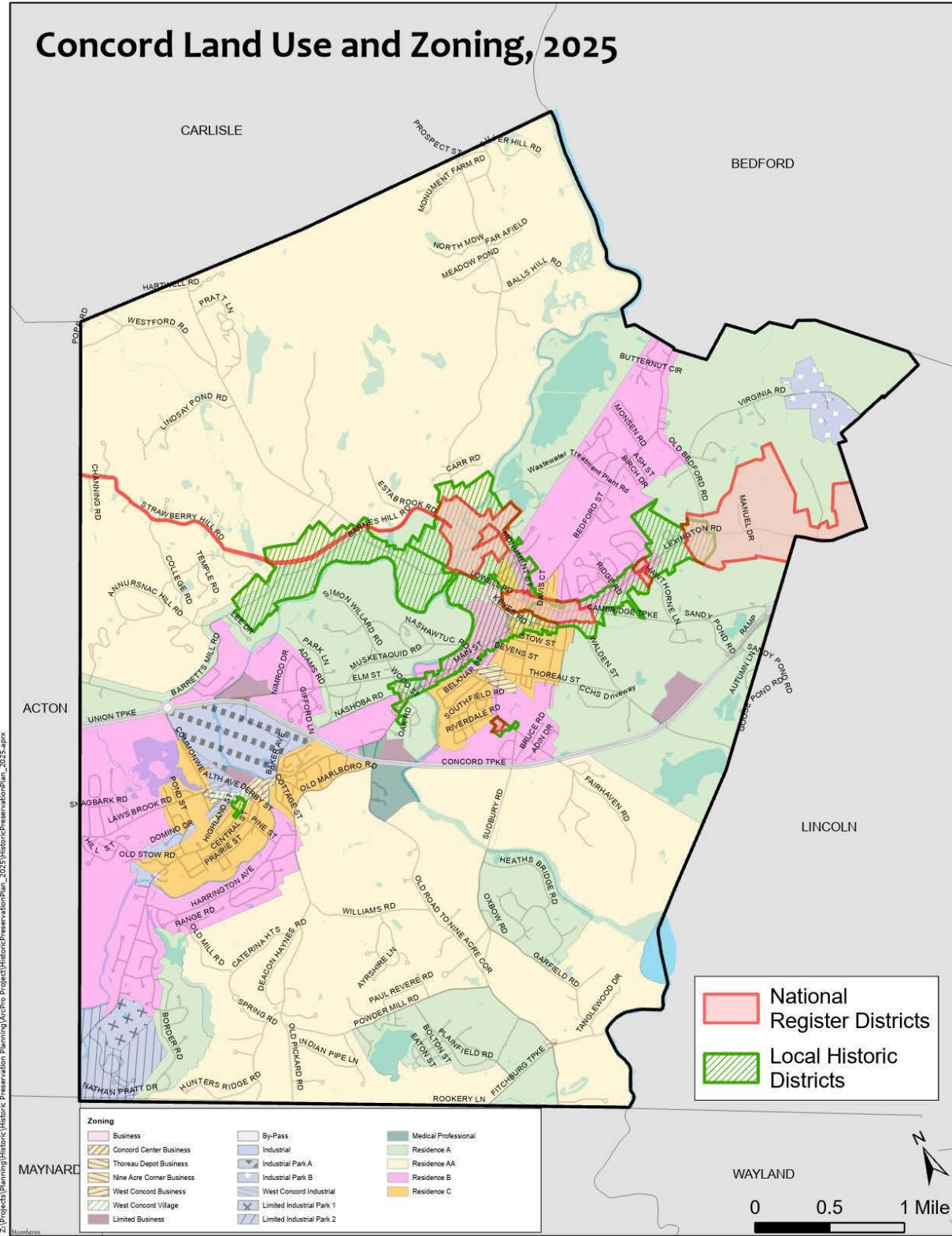


# Concord Land Use, 1653

Source: Brian Donahue, *The Great Meadow: Farmers and the Land in Colonial Concord*, 2004.



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## Land Management and Municipal Bylaws

### The Zoning Bylaw and Historic Preservation

*Most current zoning forces the creation of homogenous neighborhoods that lack the interest and amenities of older neighborhoods. The zoning adopted by your community may be creating the very type of community that you would find undesirable. Yet, it doesn't have to be this way.<sup>31</sup>*

*Remember - "You get what you zone for"<sup>32</sup>*

Massachusetts Historical Commission

More than any other factor, Concord's Zoning Bylaw shapes the future of Concord; it can help carry out town preservation goals.<sup>33</sup> Zoning establishes districts that determine the allowed uses for every parcel of land in town. It also establishes dimensional regulations that limit the location, size and shape of buildings on each parcel. Many of Concord's historic neighborhoods and buildings pre-date zoning use and dimensional regulations. Historic neighborhoods often have unique setbacks, scale and mixed uses that run contrary to traditional zoning regulations. Uses and dimensions that existed prior to the enactment of zoning that are not permitted within the current zoning district are known as legal pre-existing non-conforming uses.<sup>34</sup>

Three sections of the current Concord Zoning Bylaw designed to help preserve community character are: zoning for Residential Compounds, Residential Clusters and a provision in the Dimensional Requirements.

Concord's zoning for Residential Compounds (Section 8) of up to five single-family dwellings highlights the importance of "preserving the rural character of the Town" by modifying dimensional requirements for the development and requiring a perpetual conservation restriction. "Any land within the Residential Compound not designated as a building lot shall be designated as permanent open space."

Concord's zoning for Residential Clusters (Section 9) is to "encourage the conservation of significant open space and the efficient use of land in harmony with its natural features" by allowing the modification of design standards for the construction of new subdivision roads and the dimensional requirements for the new lots. A perpetual restriction is required.

Concord's Dimensional Regulations (Section 6) allows special exceptions to the dimensional regulations for new lots "for the purpose of preserving existing historically significant structures or dwellings." It defines how the Planning Board and Historical Commission advise the Board of Appeals by submitting a written evaluation of the historic structures, an opinion of the appropriateness of the proposed lot layout and setbacks, and recommendations for preserving significant structural features.

Zoning in Concord has done a good job of sustaining the existing uses and dimensions of structures within its historic areas. Concord's Maximum Floor-Area-Ratio (FAR) limits the total gross floor area of all buildings on a lot in the four residential zoning districts. This has had a deterrent effect on the construction of new over-sized buildings or large additions, within reason. Smaller residential buildings are still threatened, however, as the Maximum FAR on larger lots may allow for much larger dwellings than existing ones, offering an incentive to tear down the existing dwelling. Reducing the Maximum FAR

to more or less match existing buildings would help remove the temptation to build larger homes but is politically difficult.

Similarly, any increased height allowances within historic areas could, over time, increase pressures to replace existing buildings with new ones with more usable square footage.

In addition, historic structures are referenced in the Zoning Bylaw's Use Regulations for Formula Businesses (Section 3.3) and under Special Provisions concerning the Floodplain Conservancy District (Section 7.2), personal wireless communications facilities (Section 7.8), and solar photovoltaic installations (Section 7.9). Formula Business limitations are specifically designed to "maintain the unique, small-scale, small-town character and the quality of life for all Concord residents." *Envision Concord* encourages researching alternative zoning methods to preserve the natural, agricultural and architectural characteristics of Concord while allowing appropriately scaled and designed redevelopment or development. It identifies several possible approaches such as:

- Amending the Maximum FAR bylaw to match the neighborhood or village center context;
- Developing design guidelines for each village center;
- Developing design guidelines for established residential neighborhoods;
- Considering form-based codes (rather than land use codes); and
- Reviewing possible Green Neighborhood or Cluster Zoning, agricultural overlay zones, and other zoning or review mechanisms.<sup>35</sup>

This historic preservation plan strongly supports each of these approaches, paired with Historic Context Studies, Village Overlay Districts and Local Historic Districts. First, the distinctive character of priority historic village centers and neighborhoods must be clearly defined. Then, zoning should be tailored more closely to existing conditions so that future development matches the historic context of Concord's distinctive centers and neighborhoods.

2025 aerial view of new subdivision construction on Main Street in West Concord, resulting in the demolition of two historic buildings and tree clearing (Doug Ellis)



The Massachusetts Historical Commission recommends hiring a consultant to prepare a more targeted preservation-oriented Zoning Analysis to develop these ideas further. Its publication *Preservation Through Bylaws and Ordinances* (2010) offers an excellent description of zoning and other tools that communities in Massachusetts have used to preserve community character.

#### **Subdivision Rules and Regulations**

To preserve “the special historical and rural character of Concord” and other purposes, the Concord Planning Board established Subdivision Rules and Regulations (Regulations). The Regulations set out the requirements and standards for the creation of new subdivision roadways and new building lots; they also define advisory roles of Town boards and committees in the review of proposed subdivisions of land and construction of roads. Subdivision applications require a narrative statement describing “effects upon important...scenic or historic sites or buildings and the impact of the subdivision on any historical or cultural resources located within one hundred (100) feet of the proposed development as identified in the Survey of Historical and Architectural Resources and Historic Resources Masterplan.” (Section 5.4.2) This language needs to be corrected and strengthened.

Requirements for Improvement and Design (Section 6) includes “large trees” and “scenic or historic spots” among natural features to be given “due regard” by the developer. “These features shall be left undisturbed wherever practical and the Board may waive design requirements in order to protect important natural features.” (Section 6.2.1)

#### **Design Guidelines**

Design Guidelines currently exist for Concord’s Local Historic Districts (that include Concord Center) and for the West Concord Village District. The 2007 Village Center Study recommends design guidelines for the Thoreau Depot Area as well.

The HDC periodically fine tunes its comprehensive set of Historic Districts Design Guidelines to address emerging issues and foster environmental sustainability. The design review process is clearly expressed in the Historic Districts Act, Rules and Regulations, and Guidelines for Administration.

The West Concord Village District includes informal design guidelines that would be enhanced by historic preservation and architectural history perspectives. The informal West Concord Village design review process, if any, should be reviewed and updated along with the guidelines.

#### **Village Center Zoning**

Village Center Zoning is designed to maintain historic development patterns, preserve existing historic buildings, allow for mixed uses, and encourage new construction that is compatible with the setbacks and scale of existing structures. These special zoning districts allow uses and dimensional requirements that are more consistent with 19th- and early 20th-century village centers than are allowed by conventional zoning.<sup>36</sup>

In the 2007 Village Center Study, Village Overlay Districts were recommended for all three villages of Concord where the Concord Center and Thoreau Depot Zoning Districts would be treated alike and the West Concord Village District would receive a different treatment.

Since 2007, a small West Concord Village Zoning District and accompanying informal design guidelines were established in West Concord as a less rigorous alternative to a local historic district. The village zoning district sits directly adjacent to the tiny Church Street Local Historic District protecting just three anchor buildings. A comparative study of the approaches to the West Concord Village Zoning District and the well-established Concord Center local historic districts could help enhance preservation practices in all village centers, including Thoreau Depot.

#### **Neighborhood Conservation Districts**

Several Concord comprehensive plans and analyses have called for Neighborhood Conservation Districts, which were once a recommended approach to support neighborhood character through limited design review. Today this solution is no longer viable in Massachusetts due to a recent adverse judicial ruling. Massachusetts Historical Commission can no longer advise Neighborhood Conservation Districts; instead, they advise preserving neighborhoods through local historic district designation with design standards that can be tailored to the needs of each neighborhood.

#### **Local Historic Districts**

Many of Concord's most significant resources are protected from demolition or adverse impacts by local historic districts, the most effective and time-tested preservation tool. However, many more previously identified high-priority sites remain at risk. High-priority historic buildings, landscapes and sites are identified in Concord's early demolition review bylaws, Historic Resources Masterplan, Heritage Landscape Reconnaissance Study and West Concord Study.

Concord local historic districts have expanded quite slowly over the years. Establishing multiple-property local historic districts can be challenging since the process involves multiple property owners. On the other hand, designating "single-property" local historic districts is quite feasible as a means of protecting individual buildings without creating a new bylaw for local landmarks. Improved communications is the best starting point in any effort to expand or introduce new local historic districts. The preservation team could raise awareness and encourage use of this tool for prioritized sites that could inspire individual property owners or grassroots efforts among neighbors.<sup>37</sup>

Thematic, noncontiguous local historic districts are another solution not yet explored in Concord that could gain interest among property owners. They consist of a group of historic properties not necessarily adjacent to each other which are significant and unified under a single theme.

Local historic district actions have passed at Concord Town Meeting only when owners are willing. Other Massachusetts communities have used single-property or thematic local historic district designation as a tool of last resort to prevent especially important properties from being demolished or adversely altered. It may take several months and considerable effort to apply a demolition delay, document a potential new local historic district and move the proposal through the planning process in order to meet the Annual Town Meeting schedule.

#### **Agricultural Overlay Areas**

Concord's Natural Resources Commission, Agricultural Committee and non-profits use an impressive array of tools to protect Concord farmland, including Agricultural Preservation Restrictions (APR).

Zoning can enhance those areas not yet protected. Both the Open Space and Recreation Plan and the earlier Heritage Landscape Reconnaissance Study call for the development of Agricultural Overlay Areas to promote the protection of agricultural lands and farming.

#### **Scenic Roads and Areas**

Scenic roads are within the public domain managed by the Town of Concord. Nine have been designated under the town's 2022 Scenic Road Bylaw, based on significant research, photography, and description: Balls Hill Road, Barretts Mill Road, Garfield Road, Liberty Street, Monument Street, Old Road to Nine Acre Corner, Strawberry Hill Road, Sudbury Road, and Westford Road.

Concord's Scenic Roads Bylaw helps protect the scenic quality and rural and historic character of local roads from activities related to road construction and maintenance. Scenic road regulations adopted in 2024 guide the Planning Board's review of plans for the cutting and removal of Public Shade Trees or the removal, rebuilding or destruction of stone walls on Concord's scenic roads.<sup>38</sup>

In the next update to the Open Space and Recreation Plan, the town could explore scenic area overlays to extend landscape protection to viewsheds and areas along designated roads.

#### **Public Shade Tree Bylaw**

Public Shade Trees contribute to community character. Under Massachusetts General Law Chapter 87, all trees within a public way or on its boundaries are considered Public Shade Trees under the care and custody of the Town's Tree Warden. Public Shade Trees cannot be cut, trimmed or removed by any person other than the Tree Warden without a permit. Additionally, a Public Shade Tree cannot be cut down or removed by the Tree Warden or others without a public hearing.

#### **Tree Preservation Bylaw**

The Tree Preservation Bylaw encourages the preservation and protection of trees on residential lots during significant demolition and/or construction activity. It designates areas of a lot where trees must be protected and requires mitigation for trees removed through replanting or payment of fees to support Town tree planting and maintenance.

#### **Demolition Review Bylaw**

In order to reduce waste and carbon emissions while retaining a diverse and affordable housing stock, Concord's Housing and Sustainability goals discourage demolition and encourage reuse, recycling and preservation of existing buildings.

According to the Demolition Review Bylaw, the Historical Commission reviews proposed demolition of sensitive historic structures outside Concord's local historic districts. By determining a historic building "preferably preserved," the CHC can delay—but not deny—demolition. The delay provides time to encourage owners to seek alternatives that preserve, rehabilitate, relocate or restore the building; it also provides time to hold a public discussion and document the historic structure before it is lost.

Initially this bylaw delayed demolition for only six months and applied to 72 high-priority unprotected structures listed in the 1995 Concord Historic Resources Masterplan. The Concord Historical Commission regularly amends and strengthens the bylaw. In 2016, the bylaw was amended to apply to

any building constructed before 1941 with a one-year delay. In 2021, any property over 50 years old became subject to demolition review, substantially increasing the number of reviews each year.

More changes to the bylaw are recommended to clarify sections and address the protection of extremely important properties. For example, an 18-month demolition delay may be needed to save a treasure, since an 18-month delay would provide sufficient time to create a single-property local historic district at Town Meeting. In addition, the definition of “historically significant” should be updated and expiration dates clarified. Changes that would address partial demolition of selected structures and take into consideration future development plans should be researched and evaluated.

#### **Town-owned Property**

The Town of Concord owns many acres of municipal and conservation lands, as well as 173 structures. The Natural Resources Commission and Division of Natural Resources provide model stewardship of conservation land, widely admired by regional ecologists, land stewards and activists. The Concord Historical Commission and its Planning Division professional staff are valuable advisors on proposed changes and major maintenance on cultural landscapes and historic structures.

Town and school lands are listed and mapped in the Open Space and Recreation Plan every ten years, but most parcels have not been evaluated for historical significance. Many Town-owned conservation lands, totaling more than 1,500 acres, will likely have historical significance as well.

Most pre-20<sup>th</sup> century Town-owned buildings have been surveyed for their historical significance, but many others have not been evaluated. Some are also located in existing National Register or local historic districts or individually listed on the National Register. Only assets found to be historically significant by the Historical Commission are eligible for Community Preservation Funds.

In addition, Concord also owns a number of properties under shared stewardship with others through leases and Memoranda of Understanding. For example, a 1963 Agreement with Minute Man National Historical Park concerns the Town-owned allée in the North Bridge unit, along with historic and archaeological assets such as the Minute Man statue, Battle Monument, North Bridge and Grave of British Soldiers. The Town owns and operates conservation land on Barrett’s Mill Road, which is within an administrative boundary of the National Park.

The Town supports social and economic vitality by leasing public land and historic structures to nonprofit cultural and agricultural organizations. The town leases the 1887 Concord Armory to the performing arts organization 51 Walden and a former school to a visual and performing arts organization, The Umbrella Arts Center. In an unusual stewardship arrangement between a non-profit, town and National Park, the Town leases land to a non-profit that owns the historic Robbins House standing on that land.

Finally, the Town owns real property interests in many other sites through preservation and conservation restrictions. For example, the Historical Commission is responsible for Preservation Restrictions on the Minot-Wheeler House/Thoreau Birthplace, the Hubbard-French House, and the Wright Tavern, a National Historic Landmark. In 2019, the Concord Natural Resources Commission acquired land within the National Historic Landmark boundary of the Ralph Waldo Emerson House.

**Examples of Historically-Significant Town Owned Buildings and Landscapes**

**141 Keyes Road/Concord Power Station, 1898**  
Alexander Wadsworth Longfellow, Jr., architect



141 Keyes Road (Town of Concord)

**Harvey Wheeler Grammar School, 1917**  
William Herbert McLean, architect



Harvey Wheeler Senior Center (Town of Concord)

**Concord Edison Electric Light Plant, 1934**



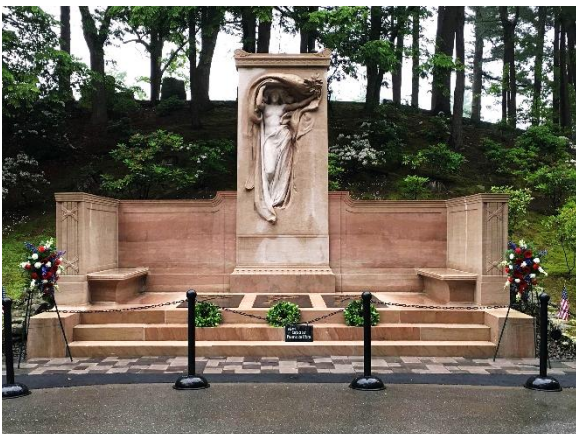
Concord Municipal Light Plant (Nancy Fresella-Lee)

**Town House, 1851**  
Richard Bond, architect



Town House (Town of Concord)

**Sleepy Hollow Cemetery, 1855**  
Cleveland & Copeland, landscape architects + others

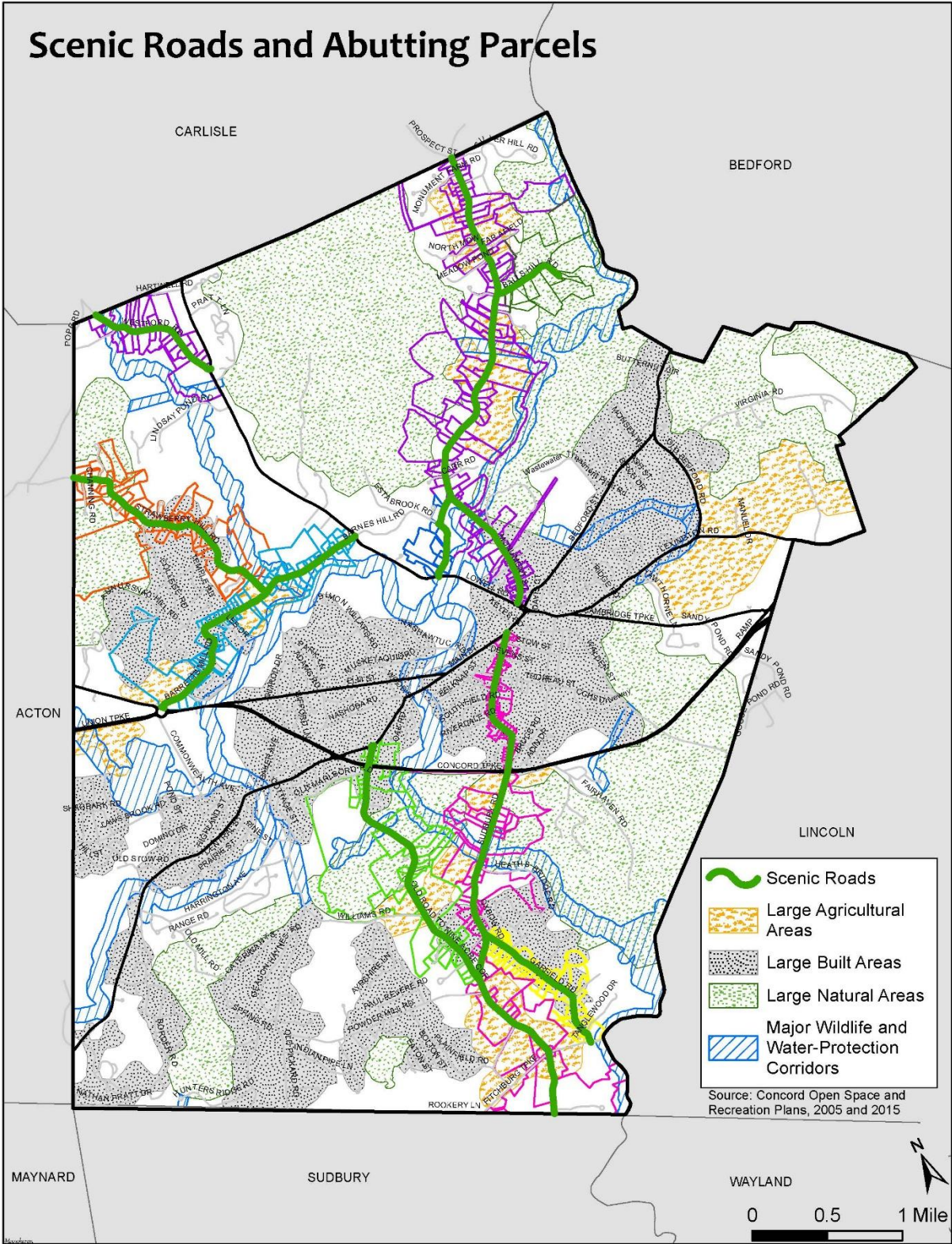


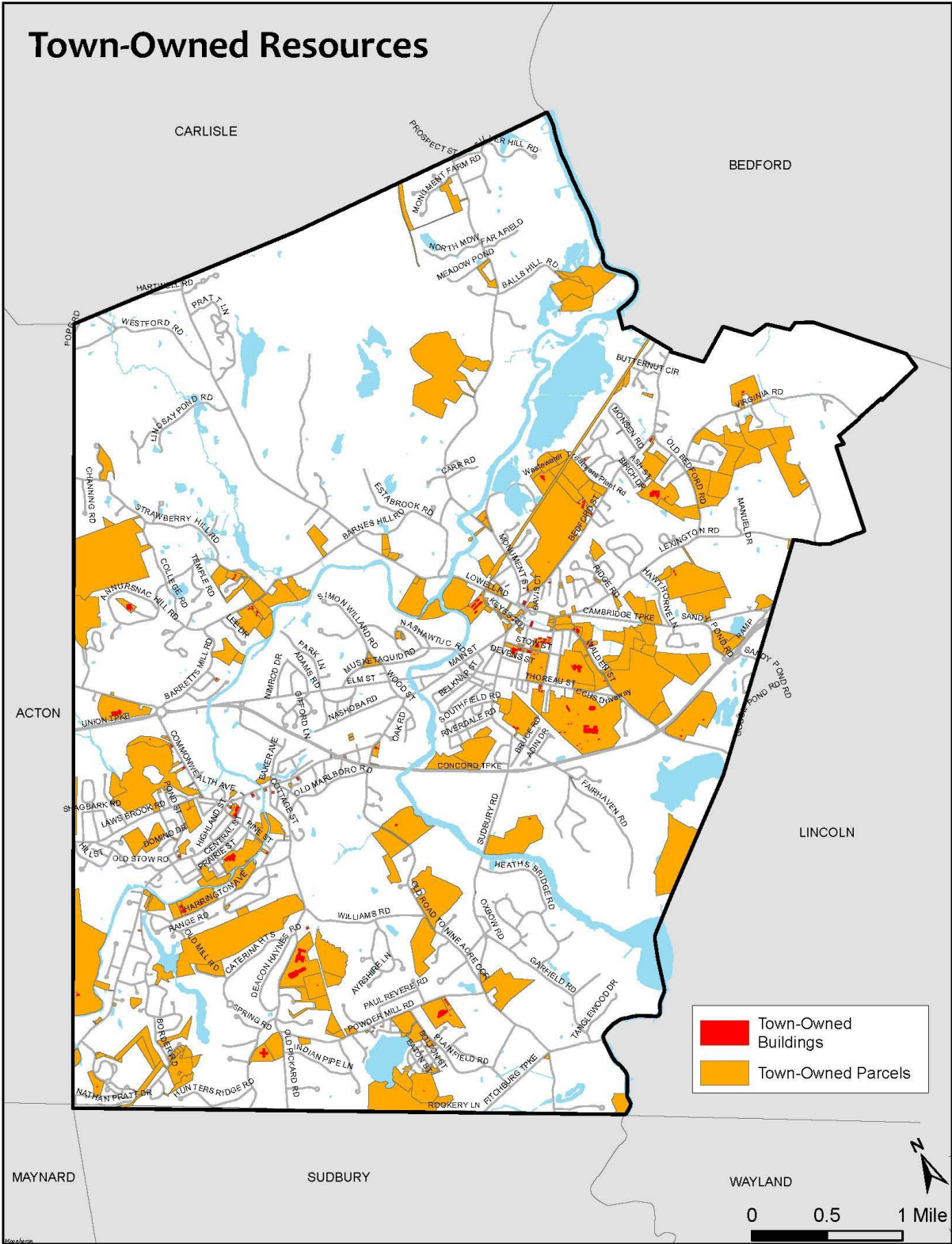
Melvin Memorial by Daniel Chester French, Sleepy Hollow Cemetery (Town of Concord)

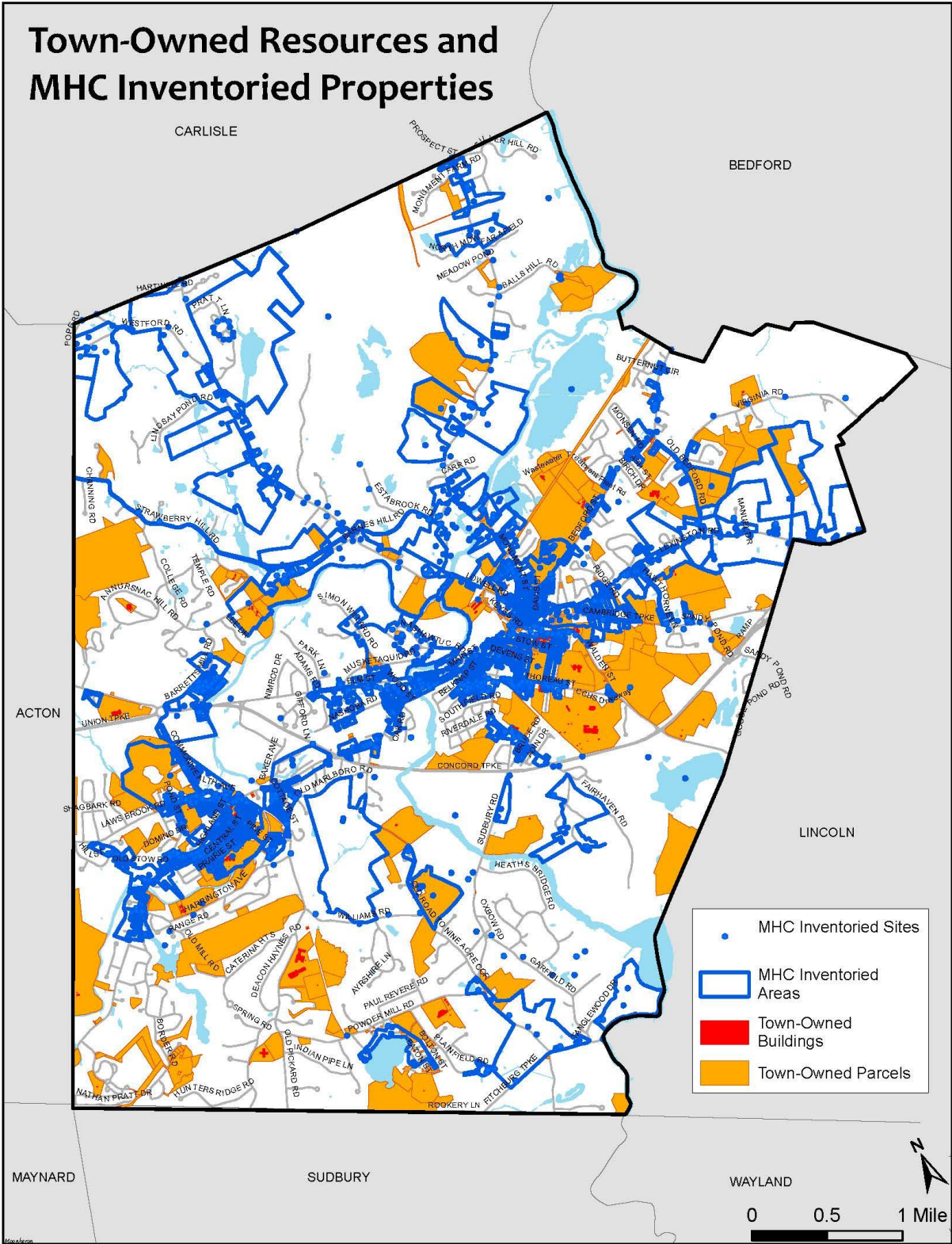
**Heywood Meadow, 1635**  
Vernacular cultural landscape



Heywood Meadow (Concord Bridge)







## Archaeology

The preservation of archaeological resources in Concord is a longstanding goal first articulated in the 1987 Concord Long-Range Plan. According to Massachusetts General Law Chapter 40, Section 8D, the Concord Historical Commission is responsible for the preservation, protection, and development of both historic and archaeological resources. Its responsibilities include working with the State Archaeologist on precious resources below ground that tell the story of people who live here today and have been a part of this land for several millennia.

Concord is known to preserve an especially rich archaeological record. According to the Heritage Landscape Survey Report, “Concord has 134 ancient Native American sites... and 34 historic archaeological sites.... Concord has more documented archaeological sites than any other community in the region.”<sup>39</sup>

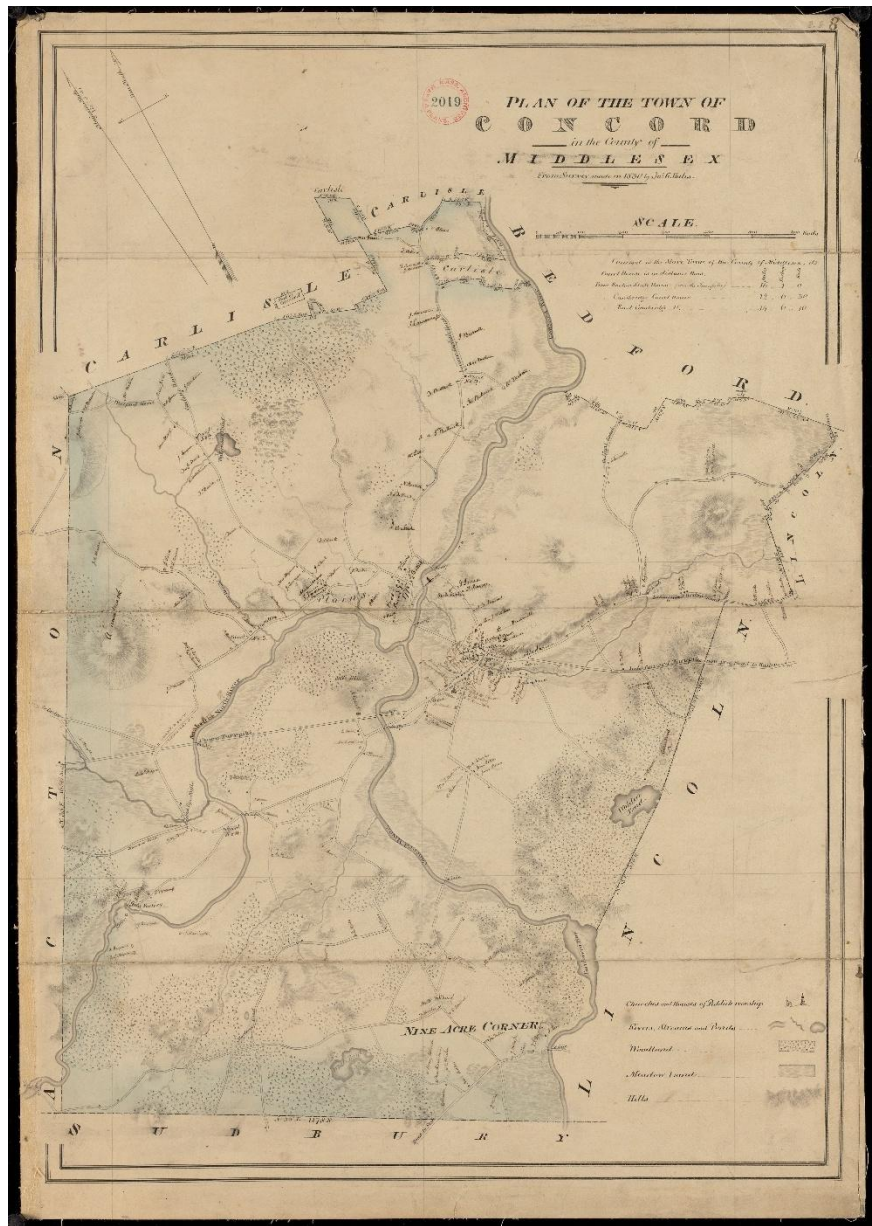
Indigenous people figure prominently in Concord history, as do amateur and professional archaeologists. Thanks to the lifelong work of archaeologist Shirley Blancke and those who came before her, the Concord Historic Resources Masterplan provides an overview of known ancient Native American sites and archaeologically sensitive areas.

In site evaluation of proposed subdivisions of six or more lots, current Subdivision Rules and Regulations require evaluation of the impact of the subdivision on any historical or cultural resources located within one hundred (100) feet of the proposed development. (Section 5.4.2(j)) No formal bylaw protects archaeological sites in Concord, resulting in significant losses. For example, the Town placed a sewage treatment plant on land where Indigenous people and freed African Americans lived and worked. More recently, the Town has conducted archaeological studies on its own land before making significant changes. For example, when the Town expanded Sleepy Hollow Cemetery, the Historical Commission enlisted an archaeologist to conduct a study and record evidence of Indigenous settlement. Then, the Commission advocated for the installation of a commemorative marker.



Battle Road, Minute  
Man National  
Historical Park  
(Wikimedia)

The Massachusetts Historical Commission recommends Townwide Archaeological Reconnaissance Surveys which communities surrounding Concord have completed. These surveys of both ancient and historic period resources follow well established methodologies for such projects under permit and oversight by the State Archaeologist. Preparations for the 400th anniversaries of the 1630 English settlement of the Massachusetts Bay Colony in 2030 and 1635 incorporation of Concord in 2025 could include an archaeological reconnaissance survey in collaboration with Tribal Partners. The survey would enhance knowledge of best practices and laws designed to protect ancient and historic archaeological resources. The survey would assist board and committee members and residents in making informed decisions about land development or acquisition projects.



Plan of the Town of Concord, John G. Hales, 1830 (Massachusetts Office of the Secretary of State/Digital Commonwealth)



Walking tour of Monument Square, Old Burying Hill (Town of Concord)

## CHAPTER 4: RECOMMENDATIONS AND ACTION PLAN

To realize the 2025 vision for a forward-looking preservation program grounded in Concord’s core values, this plan includes recommended ongoing practices for everyday management of cultural heritage as well as specific future actions. This chapter identifies ongoing preservation practices and organizes action steps into four goals based on four basic preservation tools: public education and outreach, documentation, land use and planning, and operations. The preservation team prioritized fifteen short-term actions that address multiple community values and goals and are marked with a star (★).

### Ongoing Practices

Carefully-selected recommended actions listed in this chapter advance the following value-based practices for sustaining Concord in the 21<sup>st</sup> century.

#### **Inclusive Participation, Collaboration and Partnerships.**

Address critical regional and Concord needs by: a) broadening civic engagement and planning teams; b) providing professional preservation advice and comments on town projects and plans; c) strengthening collaboration among Concord historical and cultural institutions; and d) collaborating with new and existing partners in allied fields.

### **Inclusive Cultural Heritage**

Enhance experiences of Concord's places and structures and the diverse stories they represent by: a) expanding the breadth of cultural resources and narratives represented in the preservation program; and b) engaging the people closest to those stories as essential project team members and advisors.

### **Vital Village Centers and Public Places**

Support Town stewardship goals for its pedestrian-friendly economic and social hubs by: a) preserving the unique historic character and human scale of Concord's village centers, streets and public places; and b) modelling cost effective preservation practices with Town-owned properties.

### **Housing Choice and Affordability**

Maintain a diverse housing stock by: a) discouraging the demolition of noteworthy smaller homes and their replacement with larger, more expensive residences; b) encouraging renovation of existing single-family homes and outbuildings; and c) encouraging sensitively-designed infill construction of Accessory Dwelling Units (ADU's) and the rehabilitation of accessory buildings.

### **Mobility and Access**

Ensure context-sensitive solutions for safe and accessible routes that improve mobility and access, reduce motor vehicle dependency, and encourage active modes of transportation such as walking, rolling and cycling by weaving historic preservation into transit planning efforts.

### **Open Spaces**

Support Concord's stewardship goals for agriculture, open space, biodiversity, sustainability, resiliency, and health by: a) preserving the historic character of Concord's cultural landscapes, viewsheds and countryside; and b) protecting and promoting ongoing local agricultural activities, land use, and traditions.

### **Environmental Sustainability**

Reduce carbon emissions and support resilience by: a) preserving open space, agricultural lands and the tree canopy; b) encouraging and facilitating rehabilitation of historic and older structures over their demolition through public education as well as informed zoning and planning review; and c) facilitating the weatherization and retrofitting of older buildings.

## Recommendations

### Goal I: Public Appreciation

Expand public understanding and appreciation for preserving Concord as a place of national memory, meaning and inspiration for all people.

#### **Why It's Important**

This goal seeks to advance appreciation for Concord's multifaceted cultural resources. Educational outreach, strong communication, and active collaboration are among the most cost-effective preservation strategies, offering the greatest potential for broad and lasting impact. When people have the opportunity to gain deeper knowledge about the heritage that surrounds them, they are more likely to be motivated to protect it. Citizens and visitors can be inspired to adopt preservation practices within their reach and join community preservation efforts.

#### **Recommended Actions:**

- ★ Develop a robust preservation communications program.
- ★ Craft themes and historic context statements for Concord's cultural landscapes and resources to support community preservation, educational, visioning and brand messaging efforts.
- Publish an up-to-date history of Concord that highlights the development of the built environment and builds on previous work.

#### **Recommended Practices:**

- Review proposed new markers, signs and monuments to help ensure historical accuracy, interpretive value and appropriate design.
- Evaluate past and present Historical Commission educational initiatives. (e.g., historic marker program, historic street sign program, preservation awards program)
- Adopt best practices for public education that emphasize mission, accuracy and public trust responsibilities. (e.g., American Association of Museums Code of Ethics, Massachusetts Curriculum Frameworks)
- Provide tools to encourage individual action in heritage preservation efforts.

National Trust for Historic Preservation  
2024 *America's 11 Most Endangered  
Historic Places* news conference.  
Activist and actor Ashley Judd  
delivers keynote speech  
(Save Our Heritage)



## Goal 2: Documentation

Enhance knowledge and inform decision making about Concord's multifaceted cultural landscapes and historical and cultural resources through research and documentation.

### ***Why It's Important***

This plan draws renewed attention to the importance of a comprehensive, up-to-date and well-researched inventory of cultural resources. It promotes a broader understanding of historical context than any previous Concord planning effort. An outdated or incomplete inventory of historic resources with limited context compromises community visioning, planning and financial decision-making. In the survey for this plan, Concord residents expressed a high level of interest in expanding knowledge about Concord's past to tell a more complete and inclusive story. Today, historical significance is much more broadly defined than in the past. Early surveys missed archaeological resources, more modest or altered housing, sites considered too recent to be historic at the time, and sites significant for their broad cultural or ethnographic associations. Regular updates to the inventory also ensure that Concord's resources are considered in environmental reviews by state and federal programs whose spending, permitting, and project planning might affect those resources.

### ***Recommended Actions:***

- ★ Undertake a thematic study report and preservation survey for the Concord Reformatory, Wardens' House, Northeast Correction Center agricultural land and associated West Concord sites.
- ★ Evaluate, update and expand Concord's Inventory of Cultural Resources. Identify gaps and develop a plan for adding new properties and areas.
- ★ Prepare a Cultural Landscape Report for Monument Square/the Center of Concord.
- ★ Complete the survey of pre-1775 structures for Concord250, highlighting under-represented Concord residents of the 17th and 18th centuries.
- ★ Survey undocumented post-1940 neighborhoods and structures, beginning with experimental residential communities such as Conantum.
- ★ Prepare a study report for the entire Thoreau Depot/Hubbard Street/Sudbury Road area.
- ★ Complete an archaeological reconnaissance report for Concord to identify critical/sensitive areas and inform future planning and design projects.
  - Inventory Town- and school-owned lands and structures, noting significance, documentation completeness, National Register eligibility, and protection status.
  - Prepare an illustrated report on Concord's historic transportation networks and their character-defining features and design details to inform planning and design projects and to identify potential additional scenic roads.
  - Prepare MHC Area Forms for all Local Historic Districts.

### **Recommended Practices:**

- Expand the breadth of cultural resources and narratives represented in the preservation survey program to reflect a more complete story, relevant to all, particularly “untold stories” related to underrepresented voices and communities.
- Approach surveys with public history interpretation in mind and supplement MACRIS inventory forms with narratives and tools to assist Concord educators.
- Consider Multiple Property Documentation Forms as a means of encouraging more National Register listings and highlighting Concord’s most significant properties. Consider potential for a regional approach. (e.g., modernist neighborhoods)
- Include specific citations, illustrations, and research files as important components of the preservation survey project record.

Brister’s Hill is a historic 18.6 acre site in Walden Woods known for its connection to Thoreau and the formerly enslaved Brister Freeman. The Walden Woods Project bought the land from developer to prevent the development of a large office building and commissioned The Reflection Circle. (Sasaki Associates, Inc.)



### Goal 3: Planning and Land Use Management

Preserve Concord's distinctive historic character through effective land use regulations, sensitive planning, and proactive development strategies.

#### **Why It's Important**

"One of Concord's most recognizable characteristics is the interplay of its land uses, including the historic and traditional town centers, concentrated commercial hubs surrounding its train stations and the extensive amount of rural agricultural fields and conservation land.... [A comprehensive land-use plan] takes the guesswork out of land use and development planning so that the Town can be proactive about attracting the types of uses and development it wants, while protecting and enhancing what it holds dear." (*Envision Concord*)

Preservation values are carefully woven through Concord's land use policies in order to guide growth and development in ways that honor the town's history and identity. These values can be expressed through both land use regulations, such as zoning and subdivision regulations, as well as other regulations with an explicit focus on historic resources, such as those guiding the Historical Commission and Historic Districts Commission.

#### **Recommended Actions:**

- ★ Hire Metropolitan Area Planning Council to suggest specific revisions to Concord's existing zoning bylaws and related tools to retain or preserve traditional village scale, streetscape and architectural character, balance preservation with economic vitality, and strengthen local identity. (e.g., site plan review criteria and Village Center Districts)
- ★ Strengthen the demolition review bylaw.
- ★ Identify potential Village Center Districts, as well as thematic and single-property Local Historic Districts.
  - Draft a bylaw to rehabilitate historic accessory buildings.
  - Undertake a new bylaw for archaeological resources that addresses: 1) site work on town properties, particularly those within "high potential" areas and near documented archaeological sites; 2) any development in sensitive archaeological areas; and 3) any large-scale projects requiring site plan review.
  - Designate additional scenic roads.

## Goal 4: Operations

Improve operational effectiveness and efficiency by strategically investing time and resources.

### **Why It's Important**

Operational improvements will strengthen the effectiveness and efficiency of the historic preservation program and the Town. By refining policies, procedures, and planning practices, the Town can better align its efforts, reduce redundancies, and create stronger synergy across departments. Ensuring adequate staffing, volunteer support, and financial resources is critical to carrying out this work successfully. Sufficient operating and grant funding will help ensure a proactive, collaborative, and cost-effective approach to shaping Concord's future.

### **Recommended Actions:**

- ★ Update HDC administrative codes to expand projects eligible for administrative review and approval and update CHC administrative code to clearly define its regulatory and advisory roles.
- ★ Update HDC design guidelines to address recent legislative initiatives and support town environmental, economic and social goals. (e.g., Accessory Dwelling Units, electric vehicle charging stations)
- ★ Realign job scope of the Senior Planner to support this plan. Hire or re-assign a dedicated part-time administrator to support the CPC.
- Improve shared stewardship of historic and cultural assets under Town leases and preservation restrictions by documenting and clarifying partnership roles and responsibilities.

### **Recommended Practices:**

- Include preservation team representatives as advisors in developing town plans and projects involving physical changes to village centers, streets, public places, neighborhoods, signage and infrastructure.
- Routinely update codes, guidelines and procedures to reflect current best practices, streamline processes for residents and address emerging opportunities and challenges.
- Revise practices as appropriate to complement changing state and federal legislation.
- Continue to stay engaged in high-priority environmental impact conversations.
- Conduct annual planning sessions and suggest updates for the Community Preservation Plan.
- Adopt Certified Local Government (CLG) best practices and consider applying for CLG status.
- Continue to identify and secure grant funding for prioritized projects.
- Encourage use of the CHC gift account as allowed by Massachusetts General Law.

Weave Preservation Strategies into Town Planning Documents such as:

- Comprehensive Long-Range Plan (Planning Board)
- Housing Production Plan (Planning Division)
- Open Space and Recreation Plan (Natural Resources Commission, Division of Natural Resources)
- Community Preservation Plan (Community Preservation Committee)
- Zoning bylaw revisions (Planning Board)
- Hazard Mitigation Plan



Concord Center (Nancy  
Fresella-Lee)

Action Plan

Priority	Number	CHC = Concord Historical Commission HDC = Concord Historic Districts Commission PD = Planning Division PB = Planning Board MCI = MCI Concord Advisory Board MMNHP = Minute Man National Historical Park	Implementation Leads	Paid Consultant?
<b>GOAL 1: PUBLIC APPRECIATION.</b> Expand public understanding and appreciation for preserving Concord as a place of national memory, meaning and inspiration for all people and all time.				
Yes	1.1	Develop a robust preservation communications program.	CHC, HDC, PD	
Yes	1.2	Craft themes and historic context statements for Concord’s cultural resources, including landscapes, to support community preservation, educational, visioning and brand messaging efforts.	CHC PD	\$
	1.3	Publish an up-to-date history of Concord that highlights the development of the built environment and builds on previous work.	CHC, PD	\$
<b>GOAL 2: DOCUMENTATION.</b> Enhanced knowledge and inform decision making about Concord’s multifaceted cultural landscapes and resources through research and documentation.				
Yes	2.1	Undertake a thematic study report and preservation survey for the Concord Reformatory, Wardens’ House, Northeast Correction Center agricultural land and associated West Concord sites.	CHC, PD, MCI	\$
Yes	2.2	Evaluate, update and expand Concord’s Inventory of Cultural Resources. Identify gaps and develop a plan for adding new properties and areas.	CHC, PD	\$
Yes	2.3	Prepare a Cultural Landscape Report for Monument Square/the Center of Concord.	CHC, PD	\$
Yes	2.4	Complete the survey of pre-1775 structures for Concord250, highlighting under-represented Concord residents of the 17th and 18th centuries.	CHC, PD	\$
Yes	2.5	Survey undocumented post-1940 neighborhoods and structures, beginning with experimental residential communities such as Conantum.	CHC, PD	\$
Yes	2.6	Prepare a study report for the entire Thoreau Depot/Hubbard Street/Sudbury Road area.	CHC, PD	\$
Yes	2.7	Complete an archaeological reconnaissance report for Concord to identify critical/sensitive areas and inform future planning and design projects.	CHC, PD	\$
Yes	2.8	Inventory Town- and school-owned lands and structures, noting significance, documentation completeness and protection status.	CHC, PD	
	2.9	Prepare MHC Area Forms for all Local Historic Districts	CHC, PD	

4 RECOMMENDATIONS & ACTION PLAN

Priority	Number	<p>CHC = Concord Historical Commission                      HDC = Concord Historic Districts Commission                      PD = Planning Division                      PB = Planning Board                      MCI = MCI Concord Advisory Board                      MMNHP = Minute Man National Historical Park</p>	Implementation Leads	Paid Consultant?
	2.10	Prepare an illustrated report on Concord’s historic transportation networks and their character-defining features and design details to inform planning and design projects and to identify potential scenic roads.	CHC, HDC, PD	\$
	2.11	Identify high-priority National Register nomination listings based on significance, potential threat, and potential for tax credits.	CHC, PD	\$
<p><b>GOAL 3: PLANNING and LAND USE MANAGEMENT.</b> Preserve and enhance Concord’s distinctive historic character through effective land use regulations, sensitive planning and proactive development strategies.</p>				
Yes	3.1	Hire Metropolitan Area Planning Council to suggest specific revisions to Concord’s existing zoning bylaws and related tools to retain or preserve traditional village scale, streetscape and architectural character, balance preservation with economic vitality, and strengthen local identity. (e.g. site plan review criteria and Village Center Districts)	CHC, PB, PD	legal
Yes	3.2	Strengthen the demolition review bylaw.	CHC, PD	legal
	3.3	Identify potential Village Center Districts, as well as thematic and single-property Local Historic Districts.	CHC, PD, HDC, Property owners	legal
	3.4	Draft a bylaw to rehabilitate historic accessory buildings.	CHC, PD	\$ possibly
	3.5	Undertake a new bylaw for archaeological resources that addresses: 1) site work on town properties, particularly those within “high potential” areas and near documented archaeological sites; 2) any development in sensitive archaeological areas; and, 3) any large- scale projects requiring site plan review.	CHC, PB, PD	legal
	3.6	Designate additional scenic roads.	CHC, PD, PB	
<p><b>GOAL 4: OPERATIONS.</b> Improve operational effectiveness and efficiency by strategically investing time and resources.</p>				
Yes	4.1	Update HDC Administrative codes to expand projects eligible for administrative review and approval and update CHC administrative code to clearly define its regulatory and advisory roles.	CHC, HDC, PD	legal

4 RECOMMENDATIONS & ACTION PLAN

Priority	Number	<p>CHC = Concord Historical Commission                      HDC = Concord Historic Districts Commission                      PD = Planning Division                      PB = Planning Board                      MCI = MCI Concord Advisory Board                      MMNHP = Minute Man National Historical Park</p>	Implementation Leads	Paid Consultant?
Yes	4.2	Update HDC design guidelines to address recent legislative initiatives and support town environmental, economic and social goals. (e.g., Accessory Dwelling Units, electric vehicle charging stations)	HDC, PD	
Yes	4.3	Realign job scope of the Senior Planner to support this plan. Hire or re-assign a dedicated part-time administrator to support the Community Preservation Committee.	PD	
	4.4	Improve shared stewardship of historic and cultural assets under Town leases and preservation restrictions by documenting and clarifying partnership roles and responsibilities.	Town Manager, PD	legal

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- National Park Service Technical Publications**
- National Park Service – *The Secretary of the Interior's Standards for the Treatment of Historic Properties* 36 CFR 68
- \_\_\_\_\_. *The Secretary of the Interior's Standards for Rehabilitation* (36 CFR 67)

Several sets of illustrated Guidelines interpret the Standards for specific projects

<https://www.nps.gov/articles/000/guidelines-for-applying-secretary-standards.htm>:

***Illustrated Guidelines for Rehabilitating Historic Buildings.***

***Guidelines on Flood Adaptation for Rehabilitating Historic Buildings***

***Guidelines for the Treatment of Cultural Landscapes.***

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<https://www.nps.gov/subjects/nationalregister/publications.htm>. (Note that the numbering system NRB is no longer in use.) Listed below are publications relevant to Concord:

*How to Apply the National Register Criteria for Evaluation* (NRB 15)

*How to Complete the National Register Registration Form* (NRB 16A)

*How to Complete the National Register Multiple Property Documentation Form* (NRB 16B)

*How to Prepare National Historic Landmark Nominations*

*Researching a Historic Property* (NRB 39)

*Historic Residential Suburbs: Guidelines for Evaluation and Documentation*

*Guidelines for Evaluating and Registering Archeological Properties* (NRB 36)

*Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields* (NRB 40)

*Guidelines for Evaluating and Registering Cemeteries and Burial Places* (NRB 31)

*How to Evaluate and Nominate Designed Historic Landscapes* (NRB 15)

*Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years* (NRB 22)

*How to Apply National Register Criteria for Post Offices* (NRB 13)

*Guidelines for Documenting and Evaluating Rural Historic Landscapes* (NRB 30)

*Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* (NRB 32)

*Guidelines for Evaluating and Documenting Traditional Cultural Properties* (NRB 38)

*Defining Boundaries for National Register Properties* (with Appendix for Archeological Properties) (NRB 21 & 12)

*Telling the Stories: Planning Effective Interpretive Programs for Places Listed in the National Register of Historic Places*

*GIS Map Guidance*

*Guidelines for Local Surveys: A Basis for Preservation Planning* (NRB 24)

\_\_\_\_\_. **Preservation Briefs:** Over 50 titles addressing a broad range of historic preservation issues from materials conservation to accessibility and energy efficiency.

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

\_\_\_\_\_. **Preservation Tech Notes:** In-depth technical guidance on materials and treatments

<https://www.nps.gov/orgs/1739/preservation-tech-notes.htm>

\_\_\_\_\_. **HABS/HAER/HALS Documentation Guidelines**

<https://www.nps.gov/subjects/heritagedocumentation/guidelines.htm>

### Selected Books and Publications about Concord

NOTE: For more extensive reference lists, see Anne McCarthy Forbes' *Narrative Histories of Concord and West Concord* (1995) and Public Historian Victor Curran's more recent bibliography for his Concord Town History and Guide Training course. Anne Forbes' report followed four years of intensive survey work for the Concord Historical Commission.

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Chapin, Sarah. ***Concord, Massachusetts***. Mount Pleasant, SC: Arcadia Publishing, 1997

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Forman, Richard T. T., Delia R. J. Kaye, and Robert White. ***Ecology along Concord Trails: Exploring Fourteen Areas***. Concord, MA: Natural Resources Division, 2021

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Gross, Robert A. ***The Minutemen and Their World***. Stuttgart: Picador (Pan Macmillan/ Holtzbrinck Publishing Group), 2022 (Revised and Expanded Edition)

\_\_\_\_\_. ***The Transcendentalists and Their World***. Stuttgart: Farrar, Straus and Giroux (Pan Macmillan/ Holtzbrinck Publishing Group), 2021

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- Scudder, Townsend. *Concord: American Town*, Boston, MA: Little, Brown and Company, 1947
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- Swayne, Josephine L., ed. *The Story of Concord Told by Concord Writers*. Boston, MA: Meadow Press, 1906
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- Wood, David F. *An Observant Eye: The Thoreau Collection at the Concord Museum*. Concord, MA: Concord Museum, 2006
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## REPOSITORIES

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Massachusetts Historical Commission. **Inventory of Historic and Archaeological Assets of the Commonwealth**. This inventory is accessible through the Massachusetts Cultural Resource Information System (MACRIS), an interactive database updated regularly with information on historic properties, sites, and districts, and also through MACRIS Maps. <https://www.mass.gov/info-details/massgis-data-mhc-historic-inventory>; <https://mhc-macris.net> <https://maps.mhc-macris.net/>

Town of Concord, **Archives** <https://concordma.gov/2610/Archives-and-Records>

Town of Concord, **Planning Division**

Concord Free Public Library, **Special Collections** holds many important unpublished resources including the following on Concord's built environment:

Jarvis, Edward. "Houses and People in Concord, 1810-1820," 1882;

Keyes, J.S.; rev. Tolman, Adams, "Houses and Owners or Occupants in Concord," 1885; and  
Wheeler, Ruth, "Concord House Files," 1960s.

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### Concord Museum

[http://www.concordcollection.org/Mhomed.aspx?dir=PERMANENT&utm\\_source=concordmuseum.org&utm\\_medium=site](http://www.concordcollection.org/Mhomed.aspx?dir=PERMANENT&utm_source=concordmuseum.org&utm_medium=site)

### Middlesex County Registry of Deeds

<https://www.masslandrecords.com/MiddlesexSouth/D/Default.aspx>



Special Collections,  
Concord Free Public  
Library (Heritage  
Strategies)

## END NOTES

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<sup>1</sup> National Trust for Historic Preservation (National Trust). *Preservation for People: A Vision for the Future* (2017). [https://cdn.savingplaces.org/2023/05/12/11/18/36/276/Future%20of%20Preservation\\_May%202017%20non%20layout.pdf](https://cdn.savingplaces.org/2023/05/12/11/18/36/276/Future%20of%20Preservation_May%202017%20non%20layout.pdf)

<sup>2</sup> Ibid.

<sup>3</sup> National Association of Preservation Commissions (NAPC), *Messaging Guide for Local Historic Preservation Programs* (2023). <https://www.napcommissions.org/messaging-guide>. Thompson M. Mayes, *Why Do Old Places Matter? How Historic Places Affect Our Identity and Well-being* (American Association of State and Local History, 2018), quoted here: <https://savingplaces.org/stories/why-do-old-places-matter>. Godschalk and Anderson. *Sustaining Places: the Role of the Comprehensive Plan: PAS Report 567* (American Planning Association, 2012), 4.

<sup>4</sup> Massachusetts Curriculum Frameworks: History and Social Studies (2018). <https://www.doe.mass.edu/frameworks/hss/2018-12.pdf>

<sup>5</sup> Metropolitan Area Planning Council, “Thriving, Arts, Culture and Heritage,” MetroCommon 2050 Goals (2019). <https://mapc.gitbook.io/metrocommon-2050-goals/goals/thriving-arts-culture-and-heritage>

<sup>6</sup> National Park Service, National Historic Landmark database.

<sup>7</sup> Massachusetts General Law Chapter 40C regarding local historic districts does not apply to Concord, where local historic districts were created by a Special Act of state legislature.

<sup>8</sup> Owners wishing to qualify for this benefit should consult with tax advisors and those who specialize in establishing deed restrictions. Owners who sell their restrictions or establish them as a condition of land development or grant funding would not be considered donors. Perpetual preservation restrictions involve the participation of the Massachusetts Historical Commission and are recorded in the State Register and the Inventory of Historic and Archaeological Assets of the Commonwealth.

<sup>9</sup> Massachusetts Historical Commission (MHC). *Preservation Planning Manual: Local Historical Commissions: Their Role in Local Government* (1987), pp. 5, 21, 22. <https://archive.org/details/preservationplan00zimm>

<sup>10</sup> Ibid, p. 12.

<sup>11</sup> The Historical Commission’s role is to “submit to the Board [of Appeals] a written evaluation of the historical significance of the existing structure or dwelling, an opinion of the appropriateness of the proposed lot layout and setbacks requested, and an evaluation or recommendation of the significant structural features that should be included in a preservation plan.” Concord Zoning Bylaw, Section 6.3.3.2

<sup>12</sup> “The Planning Board, after consultation with the Fire Chief and the Historical Commission, shall have final authority over the names of streets in a subdivision.” Concord Zoning Bylaw, Section 6.7.4

<sup>13</sup> “Said commission may acquire in the name of the city or town by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same.” [Massachusetts General Laws Chapter 40 §8d, 2023](#)

<sup>14</sup> All but the American Mile district and Church Street district have been amended over the years with small expansions.

<sup>15</sup> *The Lexington-Concord Battle Road: Interim Report of the Boston National Historic Sites Commission to the Congress of the United States* (1958) quotes Louis Kossuth, a Hungarian leader celebrated in the cause of freedom, p. 11.

<sup>16</sup> Concord Historic Districts Commission Guidelines for Administration, Section 2.8.

<sup>17</sup> Several current Concord planning documents and the current demolition delay bylaw still specifically refer to the prioritized list of historic resources published in the 1995 Concord Historic Resources Masterplan.

<sup>18</sup> Other key resources in this plan include National Trust, *Preservation for People*; NAPC, *Messaging Guide*; and Landmarks Illinois, *The Relevancy Project* (2023).

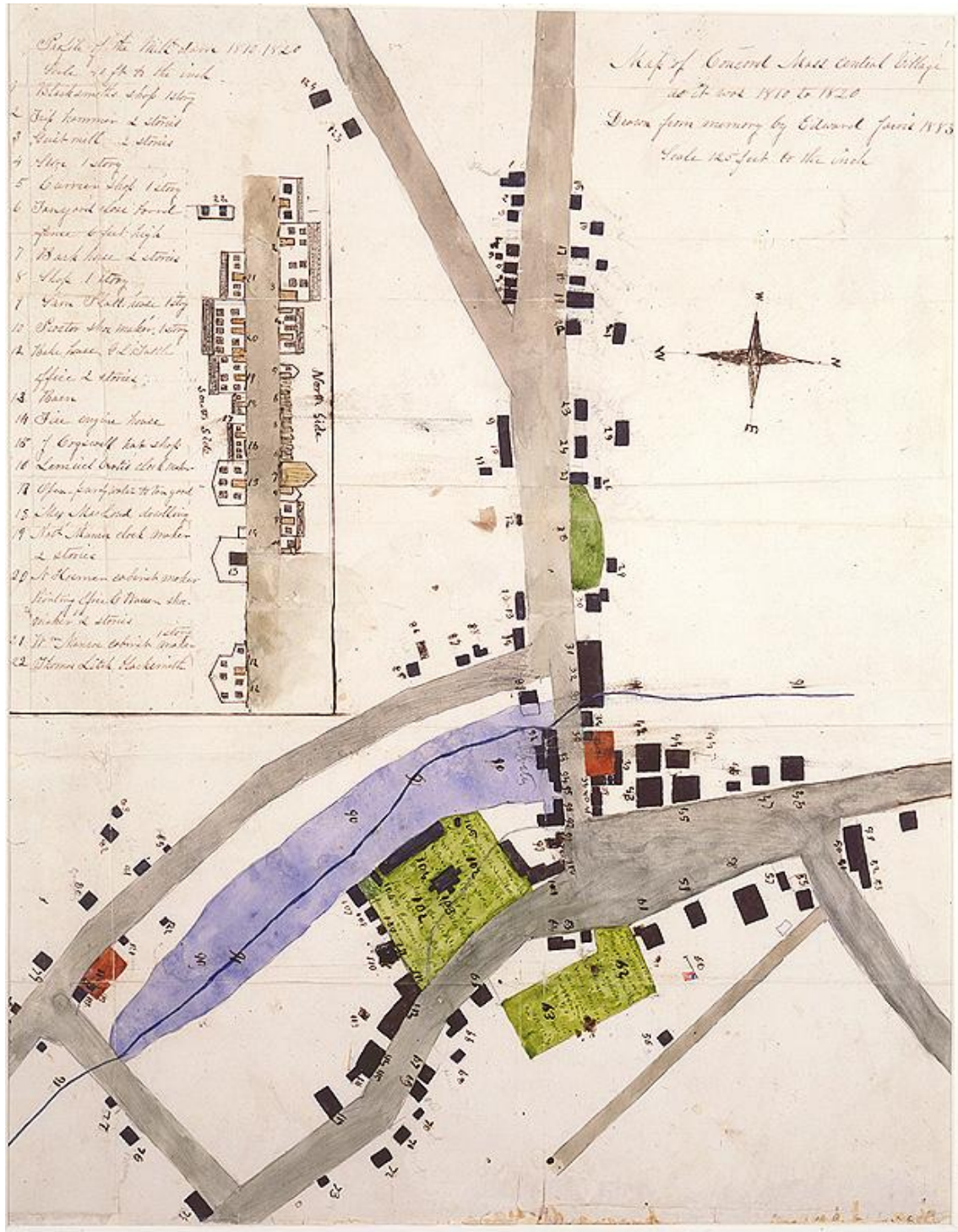
<sup>19</sup> NAPC, *Messaging Guide*; Mayes, *Why Old Places Matter*.

<sup>20</sup> Elefante, Carl. “The Greenest Building Is...One That Is Already Built” *Forum Journal*, Vol. 21. No. 4, Summer 2007. <https://savingplaces.org/stories/why-do-old-places-matter-sustainability>

- <sup>21</sup> NACP, *Messaging Guide*, pp. 53-55. The National Trust for Historic Preservation provides many resources on this issue, such as [https://cdn.savingplaces.org/2023/05/24/11/14/36/697/The\\_Greenest\\_Building\\_Full.pdf](https://cdn.savingplaces.org/2023/05/24/11/14/36/697/The_Greenest_Building_Full.pdf) <https://savingplaces.org/stories/cutting-carbon-resources-for-preservationists>. New calculators are available to help understand the benefits of saving existing buildings <https://savingplaces.org/stories/the-reuse-imperative>. See also, <https://www.bostonpreservation.org/resource-item/greenest-building-quantifying-environmental-value-building-reuse>.
- <sup>22</sup> *Concord Long-Range Plan* (2005).
- <sup>23</sup> PlaceEconomics.
- <sup>24</sup> Henry David Thoreau, *Journal*, October 15, 1859, quoted in *Open Space and Recreation Plan for Concord Massachusetts* (2015), back cover.
- <sup>25</sup> “As of 2001, approximately 38% of the Town was developed land. This figure has changed little over the past decade.... In contrast, protected open space increased markedly over the same time frame. Uncommitted land decreased an equivalent amount.” *Open Space and Recreation Plan* (2015), pp. 20-21.
- <sup>26</sup> <https://mapc365.sharepoint.com/:x/s/DataServicesSP/EWqs0CKNnFVDnZsfFZO-rC0Bqme37hEenIvp3HSGAke7-Q?rttime=uef--M6p3Eg>. Concord’s population declined slightly after 2018. A number of Chapter 40B housing developments are slated to open soon, which might change MAPC’s projected trajectory slightly upward.
- <sup>27</sup> Save Our Heritage’s successful efforts include an expansion of Minute Man National Historical Park to incorporate the Col. James Barrett Farmhouse, now among the many resources in the park in need of further protection from the air traffic out of Hanscom. <https://www.MinuteMan.media/3267/Proposed-Hanscom-Airport-Expansion-Proje>
- <sup>28</sup> <https://concordma.gov/3514/MCI-Concord-Redevelopment>
- <sup>29</sup> Charge of the Concord Diversity, Equity and Inclusion Committee.
- <sup>30</sup> “A brand is a set of expectations or associations resulting from an experience with an organization. It is how your key constituents think and feel about what you do. Brand impressions result from every single experience or contact a person has with an organization. It is relevant, consistent and inextricably linked to mission and strategic plan. Developing a strong brand is the starting point of a successful communications strategy.” Michele Levy, *Brand Messaging for Stonehurst, the Robert Treat Paine Estate in Waltham, Massachusetts* (2007).
- <sup>31</sup> Massachusetts Historical Commission (MHC), *Preservation Through Bylaws and Ordinances* (2010), p. 3. <https://www.hingham-ma.gov/DocumentCenter/View/6735/preservation-through-bylaws-and-ordinances->
- <sup>32</sup> Ibid.
- <sup>33</sup> Concord Comprehensive Long-Range Plans (2005 and 2018), *Concord Village Centers Study* (2007), and *West Concord Master Plan* (2010).
- <sup>34</sup> MHC, *Preservation Through Bylaws and Ordinances*.
- <sup>35</sup> *Envision Concord*, Land Use Action 1.4.
- <sup>36</sup> MHC, *Preservation Through Bylaws and Ordinances*.
- <sup>37</sup> In Boston, a citizens’ petition begins the Landmark designation process. Joseph M. Bagley, *Boston’s Oldest Buildings and Where to Find Them* (Waltham, Massachusetts: Brandeis University Press), 5-6.
- <sup>38</sup> As authorized by the Scenic Roads Act, [General Law - Part I, Title VII, Chapter 40, Section 15C](#).
- <sup>39</sup> *Concord Reconnaissance Report: Freedom’s Way Landscape Inventory*, p. 15.

# Concord 2025 Historic Preservation Plan

## APPENDICES



Monument Square, 1810-1820, from a Map by Edward Jarvis (Concord Free Public Library)

# APPENDIX A

## Individual Contributors

The Historical Commission and Historic Districts Commission are most grateful to all who contributed to this historic preservation plan. The following individuals provided thoughtful contributions in stakeholder interviews, focus group sessions, public meetings and draft review.

Kathi Anderson, Executive Director, Walden Woods Project  
Stephan Bader, Chair, Concord Housing Authority  
Keith Bergman, Chair, Concord Municipal Affordable Housing Trust  
Shirley Blancke, Archaeologist  
Gary Clayton, Chair, Concord250 Executive Committee  
Margaret Coffin-Brown, Integrated Resources Program Manager, Minute Man National Historical Park  
Bruce Curliss, Hassanamisco Nipmuc Band  
Joan D. Ferguson, Board member, Concord Land Conservation Trust and Metrowest Conservation Alliance  
Marie Foley, President, Concord Chamber of Commerce  
Andrea Foncerrada, Co-Chair, Diversity, Equity, and Inclusivity Commission  
Anne McCarthy Forbes, Architectural Historian  
Jenny Gratz, Assistant Director of Education, Concord Museum  
Robert A. Gross, James L. and Shirley A. Draper Professor of Early American History Emeritus, University of Connecticut  
Jane Gruba-Chevalier, Executive Director, Concord Land Conservation Trust  
Carlene Hempel, Board member, SuAsCo River Stewardship Council  
Stewart Ikeda, Director of Marketing & Strategic Communications, Umbrella Arts Center  
Susan Foster Jones, Director of Education, Concord Museum  
Marybeth Kelly, Lead Historic Interpreter, The Old Manse (The Trustees)  
Lisa Krassner, Executive Director, Concord Museum  
Manoj Kumar, General Manager, Colonial Inn  
Laura Mattei, Director of Conservation, Sudbury Valley Trustees  
Rebecca Migdal, Executive Director, Thoreau Farm and Thoreau Society  
Simone Monteleone, Superintendent, Minute Man National Historical Park

Edward Nardi, Member, Natural Resources Commission  
Joe Palumbo, Co-Chair, Diversity, Equity, and Inclusivity Commission  
Nick Pappas, Natural Resources Commission  
Jennifer Pierce, Visitor Service Manager, Minute Man National Historical Park  
Renata Pomponi, Senior Director for Strategic Initiatives, Mass Audubon  
Marcia Rasmussen, Former Director of Planning & Land Management, Town of Concord  
Bob Ripley, Director of Finance & Operations, Concord Museum  
Elizabeth Rust, Director, Regional Housing Services Office  
Allison Shilling, Assistant Director & Director of Engagement, Concord Museum  
Lowell S. "Sandy" Smith  
Electa Tritsch, Archeologist  
Juliet Trofi, Walden Woods Project  
Jan Turnquist, Executive Director, Louisa May Alcott's Orchard House  
Ryan Ullrich, Visitor Services Manager, Concord Museum  
Beth van Duzer, Public Historian and Concord250 History & Education Subcommittee  
Eileen Williston, Executive Director, Umbrella Arts Center  
Anna West Winter, Save Our Heritage  
David Wood, Curator, Concord Museum and Chair, Concord250 History & Education Subcommittee

### **Town of Concord**

Bert Comins, Assistant Director, Natural Resources Division  
Mimi Graney, Economic Vitality Manager  
Delia Kaye, Director, Natural Resources Division  
Jill Moonheron, GIS Analyst  
Nathaniel Smith, Municipal Archivist and Records Manager  
Anke Voss, Curator, William Munroe Special Collections, Concord Free Public Library  
Beth Williams, Tourism Manager

## APPENDIX B

### Community Survey Summary by Heritage Strategies Preserving Place: A Concord Heritage Survey

Responses: 338

Average time to complete: 49:05

Survey: May-June 2024

Report: September 2024

#### Abstract

Responses in this survey reflect respondents' strong sense of place and connection to Concord's history, natural beauty, and cultural resources, while also striving for inclusivity and progress. Key challenges identified included harmonizing preservation with contemporary living and the need for more affordable housing. Respondents expressed hopes for sustaining unique town centers, encouraging housing diversity, enhancing education on diverse histories, and protecting conservation lands. Specific themes identified among responses are:

**Natural Beauty and Tranquility, Parks and Open Spaces:** Respondents emphasized the importance of protecting and accessing green spaces and natural resources, especially through trails. They frequently mentioned open space or conservation lands, trails, rivers, ponds, trees, and wildlife. Minuteman National Historical Park and other specific open spaces and trails were frequently mentioned. Agricultural land preservation and local farms were also cited often.

**Community Character:** Respondents expressed the importance of maintaining Concord's character, including its peace and quiet and its small-town feel. There was a strong emphasis on preserving Concord's unique sense of place, including its historic structures, green spaces, and local businesses. Both Concord and West Concord were described as having a strong sense of community, with respondents highlighting local events, friendly neighborhoods, and community engagement. Respondents especially highlighted the need for attention to West Concord's history and qualities. Common descriptors of Concord included historic, beautiful, wealthy, charming, literary, and community. Common descriptors of West Concord included community, shopping, friendly, vibrant, and walkable.

**Community Engagement:** The community's engagement in town meetings and local organizations was a notable theme.

**Community and Culture:** The community's appreciation for cultural and historical resources and the arts was evident. The town's literary and intellectual history, including its association with Transcendentalism and notable authors, was a recurring theme. Many expressed appreciation for the Concord Free Public Library and its Special Collections.

**Education:** The importance of education was a recurring theme, with respondents generally expressing pride in the town's investment in public education.

**Diversity and Inclusion:** There were calls for greater diversity and inclusion, both in terms of housing and community representation, as a part of the work of maintaining Concord’s character. Concord was often described as wealthy and affluent, which ties into discussions about housing affordability and diversity. An emphasis on inclusion was also reflected in a strong desire for the telling the full story of Concord’s history, from the history of Concord’s indigenous inhabitants to African Americans to immigrant workers. The Robbins House was mentioned frequently as a resource for telling African American stories.

**Historical Significance and Events:** Many respondents emphasized Concord’s rich historical heritage, and references to historic events and figures, such as the Revolutionary War and Transcendentalists, were common.

**Favorite Historic Resources:** The Old North Bridge, the Concord Free Public Library, Louisa May Alcott’s Orchard House, and Walden Pond are among the most cherished historic resources. Concord Museum, Emerson House, and The Old Manse were also mentioned frequently, and the full list was a long one.

**Downtown Vitality:** Many respondents highlighted the importance of supporting independent local businesses and maintaining the charm of Concord’s commercial areas. Specific local businesses and buildings were mentioned, reflecting the community’s connection to these places. Many respondents specifically mentioned their opposition to chain or franchise businesses.

**Development:** Many respondents expressed a desire for various kinds of controlled development to maintain Concord’s character. Disapproval of replacement of smaller homes with larger ones was a frequent theme. Although not a major theme, traffic worries were mentioned in association with concerns about development.

## Results

### Perceptions of Concord

To gauge perceptions of Concord and West Concord, both positive and negative, survey participants were asked to share three words that come to mind.

#### **Concord as a whole** (Question 3) 325 responses

Historic (154)	Home (14)	Colonial (8)	Environmental (5)
Beautiful (41)	Quaint (13)	Progressive (8)	Exclusive (5)
Wealthy (20)	Bucolic (12)	Revolutionary (8)	Rural (5)
Charming (16)	Open (11)	Picturesque (7)	Safe/safety (5)
Literary (16)	Affluent (10)	Quiet (7)	Traditional (5)
White (16)	Nature (10)	Conservation (6)	Elite (4)
Expensive (15)	Liberal (9)	Intellectual (6)	Scenic (4)
Community (14)	Peaceful (9)	Culture (5)	Democracy (3)
		Education (5)	Passionate (3)

**West Concord (Question 4) 321 responses**

Community (28)	Train/train depot (17)	Industrial (12)	Small (8)
Shops/shopping (27)	Funky (16)	Lively (12)	Affordable (7)
Friendly/friends (21)	Warner’s Pond (15)	Family/families (11)	Art/arts (7)
Vibrant (21)	Commerce/commercial (14)	Quaint (11)	Cool (7)
Village (21)	Historic (13)	Accessible (10)	Debra’s Natural
Walkable (21)	Home/homey (13)	Restaurants (10)	Gourmet (7)
Fun (20)	Neighborhood/s/Neighborly	Creative/creativity (9)	Interesting (7)
Bike path/rail trail (20)	(13)	Diverse (9)	Prison (7)
Artsy (18)	Charm/charming (12)	Real (8)	Traffic (7)

**Concord’s Distinctive Character**

*Most people have an idea of what they like about Concord, what they cherish, value, and take pride in. In addition to historic structures, list things that the Town should protect to help preserve its distinctive sense of place. (Question 6) 315 responses, the focus of Heritage Strategies analysis*

Overall, the responses to this wide-open question provided a vivid picture of respondents’ sense of Concord as a place that many clearly enjoy and love, and their concerns for Concord’s future.

Any place where traffic worries (“traffic,” 8) are far outnumbered by responses asking for more ways of telling Concord’s full story (“tell the full story,” 23) must be doing something right. Of course, the fact that this was a survey titled “Preserving Place: A Concord Heritage Survey” may have limited traffic complaints, but on the other hand, this was not so for such topics as “controlled development” (32) or “independent local businesses” (42).

Following is a brief summary of overall impressions and thoughts on how the responses to this question might guide the Historic Preservation Plan:

**Green Concord:** This section groups seven categories: open space (140 statements); trails (40); agriculture & farm land (37); waterways (25); trees (21); wildlife (4); and environment & sustainability (9). As a whole, “Green Concord” was far and away the most emphasized area of interest, with about one-third of all statements included here. Respondents alternately expressed appreciation for the resources themselves and what the town and land trusts, etc., have done to conserve Concord’s green spaces, and a fear that not enough can be done in time. One clear conclusion from these responses is that the Historic Preservation Plan can expect extensive interest and support in applying historic preservation approaches to Concord’s conserved and undeveloped lands and their qualities. Fortunately, Concord has a thorough and detailed Open Space and Recreation Plan, completed in 2015 and scheduled for an update in the near future, and so the Historic Preservation Plan can take its cues from that earlier work.

Sample comments:

*All of its varied green and blue natural spaces. I live here for those spaces - to walk and relax and think, and be outdoors.*

*All the wonderful natural resources and spaces - Warner's Pond, the open green spaces, the wooded trails, Walden Pond, Whites Pond, not overcrowded yet, wild animals feel safe and small New England town feeling with the ability to enjoy nature.*

*Concord has done a wonderful job preserving its sense of place. More needs to be done with preserving the remaining open space before it is all gone.*

**History & Historic Preservation:** This section groups nine categories: history (32 statements); architecture (7); historic preservation (8); districts (3); tell the full story (23); intellectual traditions (12); cemeteries (2); stone walls (2); and streetscapes (2). Respondents are clearly aware of Concord's history and appreciate its many dimensions; their opinions range from an appreciation of a "living historic community" (our words) to how to think about preserving and presenting Concord's history in general. Surprisingly, there were very few comments at all about "districts," and no complaints about the regulatory process associated with historic preservation. Most focused on history, with some drilling down to talk about "telling the full story" and Concord's unique intellectual traditions. This finding supports the intention in the Historic Preservation Plan to support a variety of educational programs.

Sample comments:

*The town as a symbolic "birthplace" of American democracy. The town as a center of abolitionist thinking. The town as center of feminist thinking.*

*The tremendous intellectual and philosophical achievements made by the noted authors and educators who lived here.*

*The literary and philosophical movement of Transcendentalism.*

*I'd like to see the town protect, explore and highlight its native American, black, and DEIB-related [diversity, equity, inclusion, belonging] history.*

**West Concord:** This small section follows "history and historic preservation" because of the general focus on this part of the town by a number of impassioned responses, a total of 9, that tended to address the history and historic qualities of this part of Concord.

Sample comment:

*A lot of thought and resources are constantly used to preserve or talk about Concord Center, but what about West Concord! I feel like this side of town is constantly overlooked yet has tons of opportunities. Both parts of town are beautiful in their own ways and both deserve the same amount of effort.*

**Commercial Areas:** This section groups four categories: independent local businesses (42 statements); downtown (27); visitor services (3); and restaurants (2). It appears that many respondents are highly attuned to the conditions of Concord's commercial areas. A surprising number of respondents expressed what in other communities would be a highly sophisticated appreciation of Concord's exclusion of "formula business" from its commercial areas, established in Concord's zoning bylaw by town meeting in 2019.

Sample comments:

*A thriving downtown.*

*Help older businesses update, be mindful of changing needs of people, businesses and life.*

*Cute walkable town core (both Concord and West Concord) with small businesses and few big chains. Well maintained houses around this core with beautiful landscaping.*

*Preserving the ability to stroll through the town centers and pop into fun shops and restaurants is a big part of the Concord experience to me.*

**Sense of Community & Quality of Life:** This section groups five categories: community (39 statements); small town (11); arts & culture (8); peace & quiet (6); and aesthetics (5). It is worth considering this grouping of categories together with the section below on "Government & Governance." For example, support for the library, appreciation of the elderly, and the idea of health care are all also dimensions of community and quality of life, and quite a few mentioned Concord's town meeting form of municipal government, all favorably and several specifically referring to the idea of community participation.

Sample statements:

*A sense of community (Cheese Parade, ag day, small business Saturday, Porchfest, Patriots Day Parade...)*

*Ability to know many people in town and to participate in significant ways as a citizen.*

*An open affirming community.*

*The Town's specialness and warm community feelings are lessened when we get rid of any of its unique features, and/or let generic commercial features spread in significant amounts, for example: malls, generic restaurants, or large non-unique housing developments.*

**Housing & Diversity:** This section includes three categories: housing (19 statements); diversity (17); and affordability (3). Respondents are highly attuned to the issue of housing in Concord, illustrated not only by the numbers of responses for this section, but also for those regarding community and the control of development. Some respondents wanted a variety of housing options; some objected to "tear downs" and the building of larger more expensive homes that are less affordable and change town character. In West Concord, there are opportunities for adaptive use of large historic structures to provide more residential spaces (condos and apartments). In addition, the Historic Preservation Plan will support Concord housing goals by preserving modest housing that is already built throughout Concord.

Sample comments:

*Be more inclusive and diverse. The town should protect itself from becoming just another wealthy suburb. I was delighted with the town voted to approve housing as requested by the MBTA.*

*Create and execute strategies that ensure diversity of income and thinking.*

*Diverse housing, diverse economics.*

*I am happy to have a small amount of low- or middle-income housing in Concord but NOT if it is paid for by letting developers add a huge number of new high-income housing.*

*I love the scale and feel of Concord but it MUST have more affordability in housing and more kinds of housing available. No point in being just another RICH town the most people cannot afford.*

**Controlling Development:** This section includes three categories: controlled development (32 statements); scale (11); and balance (4). Several respondents simply called for “zoning,” “special zoning,” or “zoning that preserves green space” (8); others did not have such prescriptions, only describing the results they would like to see. In various ways, many expressed doubt about urbanization, height, and density, as seen in this response: “Avoid urbanization and density. Do not build tall buildings.” Concerns about impacts on property values were fairly frequent; only one respondent expressed concern about potential tax impacts (that is, the cost of development that must be met by the community). Finally, there were many calls to limit redevelopment of older, smaller houses into larger ones.

Sample comments:

*Concord should make the FAR bylaw restriction tighter and pass bylaws that make it significantly more difficult for teardowns and McMansion development. Large developers...are literally controlling the look and feel of Concord, jamming absurdly large structures into tight lots, often next to more humble homes like capes, and this cannot continue. It upsets people and negatively impacts neighborhood scale and affordability.*

*Dense development in downtown Concord and the West Concord commercial areas are vital to preserving the town from continued sprawling suburbia.*

*Great scale - developed/open space ratio.*

*I'm also concerned about the loss of open spaces as large plots of land are subdivided and several mansions now sit where one smaller home once did.*

*Keep housing developments small, to preserve a sense of community.*

**Getting Around:** This section includes four categories: walkability (22 statements); traffic (8); transit (7); and bike friendly (6). Walkability and in general the ways of getting around in Concord were on the minds of quite a few respondents as elements of sense of place. (Trails were not mentioned as ways to get around, more as ways to access the outdoors and gain recreational opportunities, so they are assigned to the “Green Concord” section.) Although congestion is quite evident in the town at certain locations at certain times of the day, there were few complaints, although there were several expressions of concern about impacts on neighborhoods used as cut-through routes and West Concord was mentioned in a few cases.

Sample comments:

*Discourage cars, encourage walking.*

*Limit traffic and plan better for safe roads instead of Concord becoming a mini-highway for trucks and commuters.*

*Safe ways to get around by foot or bike.*

*Stop overbuilding in West Concord, town officials should be very concerned with overcrowding in such a small area of Concord. Traffic is a mess.*

**Governance & Government:** This section encompasses seven categories: library (20 statements); education (16); governance (13); infrastructure (12); government (10); elderly (3); and health care (3). These are all dimensions of respondents’ sense of place, physical or not, and can also be read as expressions of community. Notably, respondents expressed support for Concord’s town meeting form of municipal government.

Sample comments:

*Invest in the infrastructure because climate change will destroy everything.*

*Citizen-involved governance.*

*Help older, long-term (greater than 50+ years) residents to stay in Concord!!!!*

*Human services for people including housing insecure, healthcare facilities and visual and performing arts organizations.*

*Increased employee retention across all departments, through better wages and benefits. Long tenured employees have more local and institutional knowledge and are more invested in achieving the Town’s goals.*

*Preserve the welcoming, small-town look and feel and question each step toward a more urban environment - this ranges from manners and friendliness to design details and materials throughout transportation corridors (curbing, trees, stone walls, road widths, lighting, etc.)*

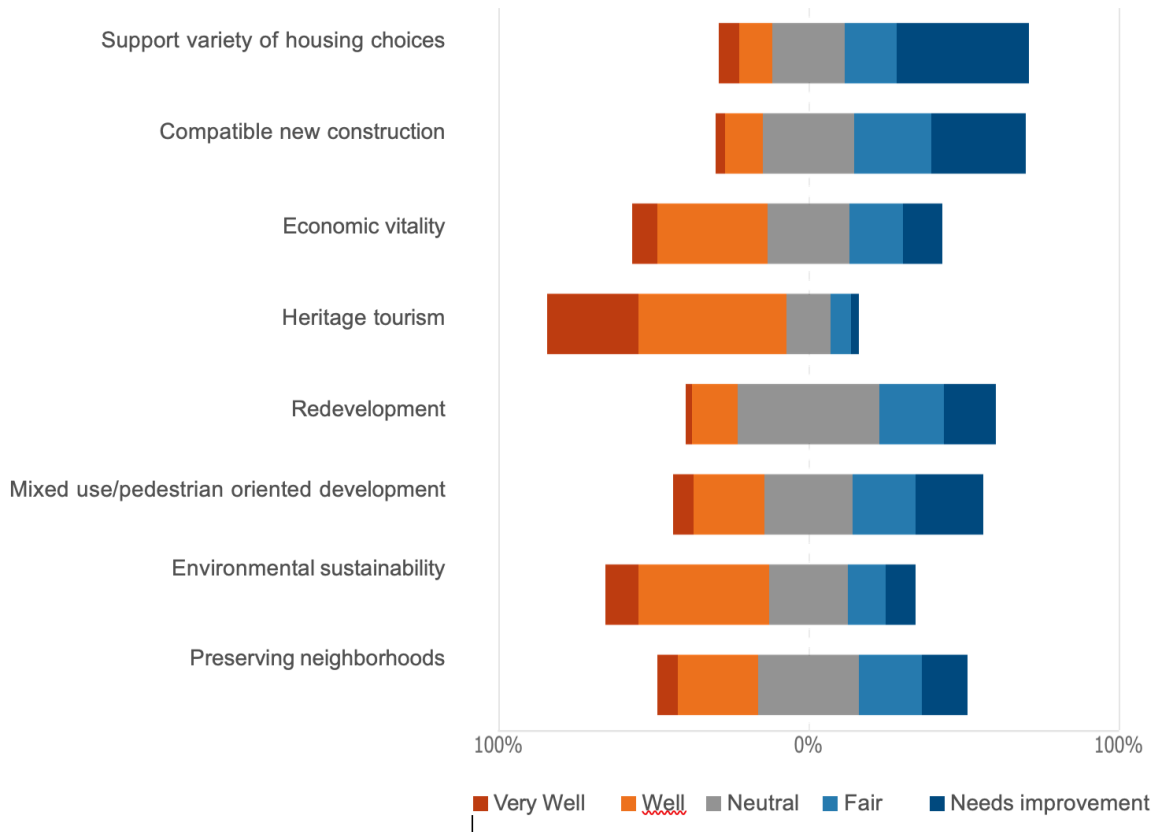
*Public resources including libraries, schools, recreation areas.*

## Concord Today

### Preservation Goals

(Question 8)

Respondents ranked preservation goals according to how well they believe that they are being achieved in Concord.



### Preservation Successes

(Question 13) 227 responses summarized by Heritage Strategies

The most pertinent themes were historic preservation, public engagement through education and tours, and volunteerism, with widespread appreciation for efforts to maintain Concord’s character while modernizing in a thoughtful way.

#### Historic Preservation (54 responses)

- Emphasis on preserving historic buildings, structures, and districts.
- Specific mention of preservation of key landmarks like the Old North Bridge, West Concord, and historic homes.
- Protecting Concord’s “old town charm” and architectural consistency, with multiple mentions of zoning and exclusion of chain businesses in historic areas.
- Positive comments about the collaboration with organizations like the National Park Service, Concord Museum, and Trustees for preservation efforts.

- Public Engagement and Education (38 responses)
- Appreciation for walking tours, museum exhibits, and educational programming.
- Promotion of Concord's place in history and increased focus on telling underrepresented stories (e.g., Black history, Indigenous contributions).
- Praise for historical markers, though many called for more of them.
- Efforts by institutions like the Concord Museum and Robbins House to provide diverse historical narratives.

### **Community Involvement and Volunteerism (24 responses)**

- The high level of citizen participation in preservation efforts.
- Enthusiastic remarks about the dedication of volunteers who help with historical commissions and local preservation initiatives.
- General civic pride in the number of active committees and local engagement.

### **Land and Open Space Conservation (21 responses)**

- Efforts to preserve open land and green spaces are highly valued.
- Mentions of the balance between development and land preservation, with support for maintaining scenic roads, farms, and conservation land.
- Specific sites like Walden Pond and Gerow Park highlighted for their preservation.
- Collaboration with National and Local Partners (18 responses)
- Positive remarks on partnerships with entities like the National Park Service, state and local organizations, and other nonprofits to preserve key historical and natural sites.
- Collaboration with the Wright Tavern renovation and West Concord Cultural District designation seen as beneficial.
- Cultural Events and Tourism (17 responses)
- Support for historical and cultural events such as Patriots' Day celebrations, 4th of July events, and the Concord Tree Lighting.
- The town's approach to tourism, with guided tours and visitor resources, was seen as well-managed and an important factor in preserving history while promoting it.

### **Efforts Toward Inclusivity and Broader Narratives (12 responses)**

- Recognition of efforts to expand historical narratives to include underrepresented groups, particularly efforts around Black history and DEI (Diversity, Equity, and Inclusion) initiatives.
- Examples include the Robbins House, and recent historical tours that include Black and Indigenous perspectives.

### **Infrastructure and Modernization (9 responses)**

- Some noted that modernizing facilities while maintaining historical integrity is being handled well, with improvements in sidewalks, utilities, and schools, despite some critical remarks about balancing this with preservation efforts.

### Challenges and Critiques (8 responses)

- Several respondents noted that while some things are going well, there are challenges with balancing development and preservation.
- Concerns about the impact of new housing, taxes, and the need for more “muscle” in historical commissions to enforce preservation.

### Preservation Challenges

*(Question 14) 242 responses summarized by Heritage Strategies*

- Balance between preserving historical aspects and allowing for contemporary living.
- Financial interests impacting decision-making.
- Difficulty in prioritizing preservation of historical buildings and areas.
- Challenges in aligning Boards and Committees with public goals.
- Encouraging sustainable growth while preserving Concord’s history.
- Resistance to change and desire to maintain the status quo.
- Ensuring affordable housing options without compromising Concord’s character.
- Addressing traffic and parking issues in town centers.
- Educating members of commissions/committees on historical preservation guidelines.
- Balancing economic growth with preserving historic spaces and character of the town.

### Preservation Gaps

*(Question 15) 185 responses summarized by Heritage Strategies*

- Lack of accountability for those who fail to follow town guidelines.
- Need for more affordable housing and housing options for different demographics.
- Emphasis on preserving history and promoting access to resources for all individuals.
- Desire for more focus on West Concord history and sense of place.
- Concerns about representation of people of color and indigenous people in historic sites.
- Advocacy for creating more affordable housing and utilizing developed areas efficiently.
- Importance of diversity, lower income housing, and being a truly welcoming community.
- Preservation and conservation of private property for space-consuming land use.
- Need for better communication and coordination among town committees and organizations.
- Calls for a more unified approach to historic preservation and a balanced view of development in Concord.

## Overlooked Themes, Studies, Geographic Areas

(Question 10) 193 responses listed 314 suggestions summarized by Heritage Strategies

- Tell the full story, 32% (100, of that total 39% specifically suggested Indigenous history, 17% suggested African American History and 7% suggested women's history)
- West Concord, 26% (81, of that total 43% specifically suggested Warner's Pond and 30% suggested MCI Concord)
- Farming and Mid-century Modern neighborhoods, each received 5%
- Estabrook Woods, Wright Tavern, Damon Mill, educational programs, open space, railroads, Thoreau Business District, Hubbard Street, and the rivers, each received 2%
- Several dozen individual sites received the last 14%.

## Favorite Historic Resources

(Question 2), 317 individual responses

- The Old North Bridge was by far the favorite Concord historic resource (167); many also named the entire Minuteman National Historical Park (43).
- The Concord Free Public Library and its Special Collections (79), Louisa May Alcott's Orchard House (77), Walden Pond (77), The Old Manse (55) and Concord Museum (53) were the next most frequently chosen sites.
- Downtown Concord/Monument Square (35), Sleepy Hollow Cemetery (32) and Robbins House (31) followed.
- Warner's Pond (26), Wright Tavern (21), trails of all kinds (20), West Concord (19, various resources), Emerson House (15), Concord's Colonial Inn (12), rivers (11) and First Parish Church (9) were other favorites.

## Concord's Future

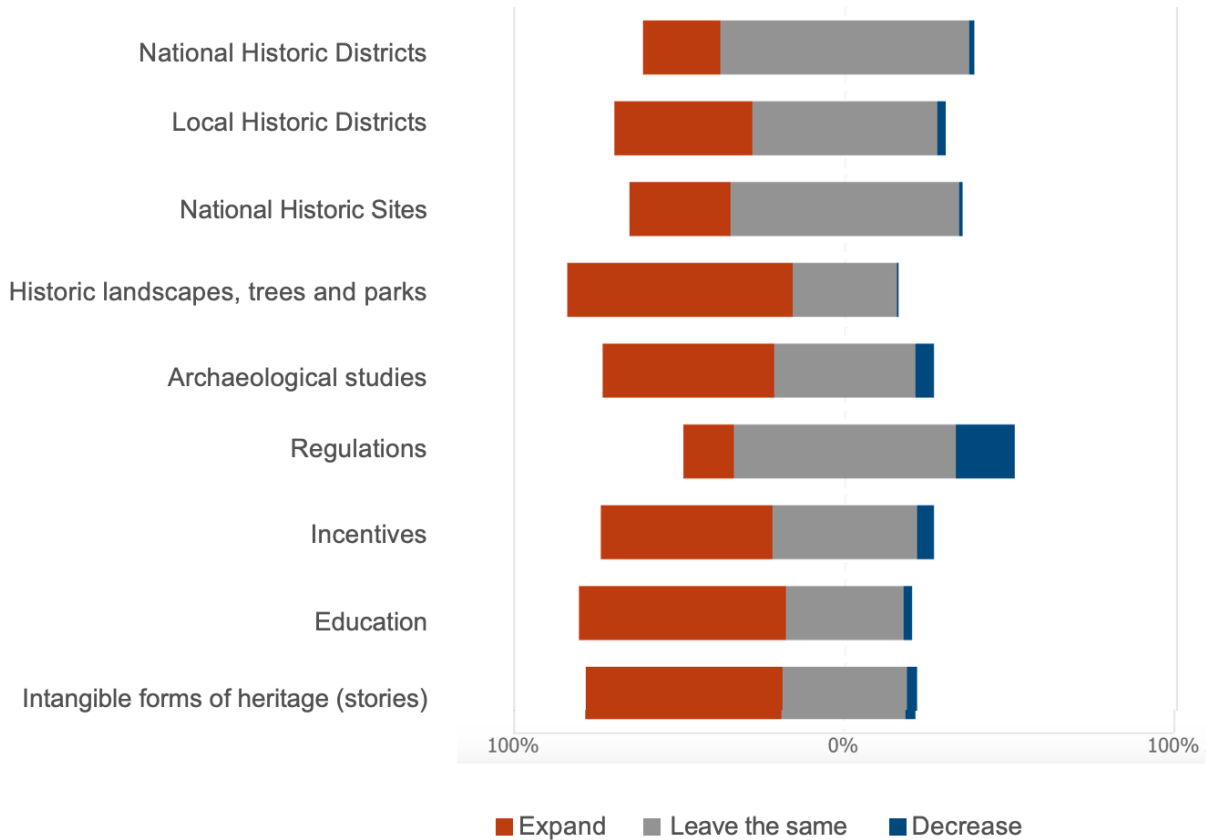
### Hopes for preserving Concord's distinctive sense of place

(Question 12) 242 responses summarized by Heritage Strategies

- Sustain unique town centers and prevent commercialization.
- Preserve historic sites and expand narratives inclusively.
- Encourage economic diversity and affordable housing.
- Maintain balance between development and historic preservation.
- Promote community engagement and diverse representation.
- Enhance education on diverse histories and environmental protection.
- Control real estate development and commercialization.
- Preserve natural open spaces and historical landmarks.
- Support sustainable growth and modernization while honoring history.
- Foster a sense of community, inclusivity, and shared responsibility.

### Future direction

What direction do you think the Town and its Historical Commission and Historic Districts Commission should take in the future? (Question 9)



### Prioritized short-term goals

Choose two preservation goals that you would like the Town to tackle first. (Question 7)

- Help natural, agricultural and cultural landscapes maintain their distinctive look and feel as Concord grows, 26% (171)
- Help older neighborhoods and commercial districts maintain their distinctive look and feel as Concord grows, 22% (149)
- Ensure residents and businesses can afford to stay in their current spaces, 17% (116)
- Represent the diverse communities and complex history of Concord, 16% (105)
- Encourage environmental sustainability through preservation, 13% (90)
- Other, 4% (25)
- Improve tools that help historic property owners, 2% (11)

## Why Preserving Concord Matters: Selected Quotes from the 2024 Community Survey

*Concord is a town built on hopes for a new world and society acutely aware of lessons from the past. It is a town founded on the aspirational ideal of unity and has a long history of experimentation and open thinking informed by education. History is more palpable here than in many towns, because the town has a long track record of paying attention to material culture. My hope is that the passion for innovation and adaptation, forging a new future from lessons from the past, continues to permeate the place and people of Concord.*

*The relationship between people and their setting is the cornerstone of well-being. Heritage and sense of place is what grounds the community, the very soul of the town.*

*Compared to most other cultures, America and its towns are very, very young, fluid in character and not particularly spiritually attached to place. This history that is tangibly available in Concord is rare and an ideal setting for life enrichment. But it is fragile.*

*It is important that people feel connected to where they live, including the land and landscape, and that they understand their history - both the wonderful and challenging parts of it. This helps create a sense of community, continuity, and centeredness. Concord's history is particularly inspiring in terms of environmentalism and social reform, so it is a great opportunity as our generation seeks to move forward in terms of environmental sustainability, equity, and justice, to see where we have been and where we need to go.*

*Concord's heritage and history permeates life here—hard to ignore but always welcome...so learning is more natural and vital. People speak of past leaders, such as “Henry,” as if he were still among us.*

*The visible signs of Concord's history remind us of where we—and our country—came from. We have a unique place in US history, both politically and literarily. Very important as a place of pilgrimage and remembrance, and not just for tourists.*

*Storytelling is an important part of our personal and our country's history. Expanding stories to include those of native Americans, enslaved and enslavers, women and other diverse voices can be challenging but more accurately describes America's true history and will influence civics education and future generations. This town values citizen engagement and all citizens need to feel seen, heard and valued.*

*I think collective storytelling is immensely powerful to connect people across time and across all sorts of present differences.*

*That Concord's sense of place can be communicated not by just physical structures and landscapes but by promoting a climate that fosters freedom of thought, respect for human rights, intellectual development and the arts.*

*That the town remains a destination for learning, a reminder of nature's beauty with open spaces and a farming culture that must be preserved, where indigenous knowledge is learned and appreciated. Where visitors can embrace our country's past, warts and all. Where diverse*

*voices are heard and families can raise their children with an authentic understanding of the blessings in their lives so they become active, engaged citizens beyond the town limits.*

*Sustain its traditional physical desirability and preservation of history while being a welcome home for people of all means and backgrounds who revel in the historic demand for intellectual rigor and opportunity and sometimes courage needed to ensure it.*

*To encourage everyone to take interest in history, to invest in preservation, to teach civility and learn and grow from the past.*

*That we focus on the fragile natural environment first, preserving it, as this is the footprint that makes Concord so special and it's something that's hard to claw back once it's been lost. That the town will honor its history but continue to evolve to remain relevant as a diverse community.*

*The rivers are a wonder, winding through the town and creating their own form of unification versus division.*

*Maintain itself as a welcoming center of disciplined, challenging thinking and environmentally sound action; create and execute strategies that ensure diversity of income and thinking.*

*Historical sense of freedom and independence. Intellectual honesty.*

*Keeping wild paths/trails through the wood and protected farmland open fields. I thought the rough trail on the train tracks with a ceiling of trees making a natural tunnel was more beautiful than a manmade, asphalt trail with signage and generic wooden fences.*

*The people of Concord have played an important role in our nation's history and the town represents the roots of American freedom and humanist thought. There are few places that have such an important part in history from the earliest settlements until the present day.*

*It is a place where cultural transformation toward increasing human rights and freedoms were expanded and impacts not only American identity but global movements for human rights, dignity, and freedom.*

*The history is just such a big selling point for the town and a key marker of identity.*

*Many of the ideas that have shaped our nation, our education system, and our American literature were born or developed here in Concord. It's vital to preserve and share those stories.*

*Generation after generation here has dedicated itself TO that history, preserving and teaching it to the best of their abilities.*

*It's a cozy and accessible way to learn about all of these different aspects of American life and I think that we have interesting stories to tell the world.*

*This town is—and these woods are—filled with Transcendental energy and I would hate for it to get lost.*

*Helps educate people in an easy to experience way.*

*Concord represents a place where it is possible to be in touch with the roots of who we are and who we hope to be. It's not just another place, although it's rapidly becoming that.*

*All of us are informed by those who came before us. Concord's history is the embodiment of that concept. To the extent that Concordians appreciate the "shoulders on which they stand", future challenges can be met by adapting long-held principles to current/future problem-solving.*

*The town was an intersection of conflicting ideas that could come together harmoniously, so needed today.*

*Knowledge and understanding of the past helps guide future decisions and helps bind us.*

*So that it is continued to be looked upon, from neighborhood by neighborhood to globally, as a home for robust thinking and action in the model of the enlightenment that was at its beginning.*

*My children are growing up here and it's important for them to understand our roots as a nation - including pre-colonial history.*

*Concord is a national gem.*

*Duty of being responsible stewards of historical resources of national and international importance.*

*Preserving history and telling TRUE stories is critical.*

*A strong tie to the past helps to bolster a strong view of the future. It's beautiful when they live together.*

*Concord is The archetypal US town.*

*Heritage and sense of place "is the soul of a town."*

*Concord is a town of thinkers and actors and history happened here.*

*Concord's built environment and historic and agricultural landscapes have historically supported the "revolutions" of Revolutionary war, American independence, literary, philosophy and transcendentalism, and ecology and sustainability. Preserving this heritage will continue to serve as the foundation for new ideas and support the rich community. The heritage adds value to every property in Town, but this equation is not robustly "advertised".*

*The Patriots Day parade was hugely important to understanding how unique and special we were, seeing the soldiers from each war and having my mom explain to me why it was important to clap for each and every one of these men. And also knowing that it was our very own men, Concord Minutemen who fought off the British and won. It was a hugely important message that you can do anything you want to do, even if it seems like all the odds are stacked against you.*

*Concord has cherished its heritage since its beginnings, and the potential to open up and expand understanding of its dynamic history is staggering! So much more to learn and celebrate.*

# APPENDIX C

## Envision Concord Comprehensive Long-Range Plan Systems Check List

### CLRP SYSTEMS CHECKLIST

The following is a series of checklists that correspond with each of the Community Criteria from Section 2. It is intended that this Checklist be completed for new initiatives, proposed actions, policies, projects, etc., to assist Town departments, commissions, boards, and committees coordinate fully to evaluate and identify mutual benefits for collaborative action and the sharing of resources wherever possible. These checklists include example questions that may be modified, added to, and otherwise revised over time to meet the changing needs of the Town. More detailed questions may be developed by the Town staff to relate directly to measurable metrics.

#### History + Character

All elements of the plan preserve the historical, architectural, cultural and intellectual fabric of the vibrant village centers and woodland/agricultural environs while enabling Smart Growth in line with community values. Smart Growth in the context of Concord specifically includes the community's unique perspective on preservation of woodland/agricultural character of surrounding environs, protection of land and water that play roles in maintaining and increasing community resilience, with appropriately scaled upper-floor and infill mixed-use development and redevelopment in village centers

What is the impact of this proposed action on the history and character of Concord?	Impact (Y/N/NA)	How does the project contribute to the goal?	What metrics can be used to measure contribution or impact?	How can we encourage positive effects and help mitigate or compensate for negative effects?
1. Will this proposed action support and preserve the historical character and cultural heritage of the town, as appropriate?	Y			
	N			
2. Will this proposed action enhance the town's natural environment and maintain the agricultural landscape?	Y			
	N			
3. Will this proposed action support the town's historical and cultural institutions in celebrating Concord as a cultural destination (visibility, marketing, enhance visitation, support infrastructure, etc.)?	Y			
	N			
4. Does this proposed action maintain or further protect the town's historical assets?	Y			
	N			
5. What are other town-wide interests or goals that align with or support history and character related to this action? _____	Y			
	N			



**Livability + Values**

Plan elements invest in town amenities that make Concord an attractive place to live (e.g. schools, land acquisitions/ open space preservation, public health, superior/ environmentally sustainable infrastructure, resiliency planning, etc.); however, any associated increase in tax base is strategically invested to ensure diversity, vibrancy, and socio-economic equity (e.g. tax fairness, affordable senior and workforce housing, social services, etc.).

How does this proposed action improve the livability and reinforce the values of Concord?	Impact (Y/N/NA)	How does the project contribute to the goal?	What metrics can be used to measure contribution or impact?	How can we encourage positive effects and help mitigate or compensate for negative effects?
1a. Will this proposed action enhance Concord's desirability as a place to live (physical environment)?	Y			
	N			
1b. Will this proposed action enhance Concord's desirability as a place to live (social network and environment)?	Y			
	N			
2. Will this proposed action increase housing choice and affordability?	Y			
	N			
3. Does this proposed action support walkable and vibrant town centers with healthy local businesses?	Y			
	N			
4. Will this proposed action improve the health and wellness of Concord residents?	Y			
	N			
5. Does it promote inclusion and social equality?	Y			
	N			
6. Are there other town-wide interests/ goals that align with/ support livability and values related to this action?	Y			
	N			

**Mobility + Accessibility**

Transportation investments prioritize access to services for all members of the community and low-carbon options for future mobility needs; infrastructure improvements and location of public facilities and new development should consider additional traffic impacts and the provision of transportation options/ alternatives.

What are this proposed action's impact on mobility and accessibility in and around Concord?	Impact (Y/N/NA)	How does the project contribute to the goal?	What metrics can be used to measure contribution or impact?	How can we encourage positive effects and help mitigate or compensate for negative effects?
1. Does this initiative increase connectivity?	Y			
	N			
2. Does this initiative increase accessibility and mobility choices?	Y			
	N			
3. Does this proposed action encourage walking, biking, and other forms of active transportation?	Y			
	N			
4. Does this proposed action reduce traffic congestion and parking?	Y			
	N			
5. What are other town-wide interests or goals that align with or support mobility / accessibility related to this action?	Y			
	N			



### Environmental Sustainability

All plan elements strive to (a) lead by example with carbon-neutral, carbon-sequestering and water-efficient municipal services and are fully integrated with Town Sustainability Principles; (b) provide a fiscally sound path towards affordable investment in policies to achieve that goal; and, (c) provide incentives for all residents to pursue a range of individual choices to further environmental sustainability goals.

In what way does this proposed action impact the natural environment and sustainability of Concord?	Impact (Y/N/NA)	How does the project contribute to the goal?	What metrics can be used to measure contribution or impact?	How can we encourage positive effects and help mitigate or compensate for negative effects?
1. Does this initiative align with/support the Town's Sustainability Principles?	Y			
	N			
2. Does this proposed action reduce greenhouse gas emissions and improve air quality?	Y			
	N			
3. Does this proposed action improve water quality, contribute to groundwater recharge, and increase climate resilience?	Y			
	N			
4. Does this proposed action contribute to the conservation of natural resources (water, wildlife habitat, open space, etc.)?	Y			
	N			
5. What are other town-wide interests or goals that align with or support environmental sustainability and community resilience related to this action?	Y			
	N			
6. Does this proposed action engage residents to make sustainable choices?	Y			
	N			

**Fiscal Sustainability**

Decisions about all plan elements are made after (a) careful investigation and understanding of fiscal impact; (b) considering alternative paths for success or implementation; (c) achieving confidence that there is full awareness of unintended or ancillary impacts; (d) undertaking necessary analyses of potential or necessary reduction in spending in other areas to offset possible increase in spending.

What is the impact of this proposed action on the Town's financial sustainability?	Impact (Y/N/NA)	What is the amount of associated funding, new costs, cost recovery or revenue?	How can we reduce unanticipated financial costs/ risks and maximize sustainable funding and revenue to support the project?
1. What are the Town's current capital and annual operating costs for the project? Capital = \$_____ Operating = \$_____			
2. Does this proposed action have an identified and sustainable funding source?	Y		
	N		
3a. Will this proposed action require additional resources (staffing, space, equipment, and other direct or indirect costs)?	Y		
	N		
3b. Specify if proposed action has different short-term and long-term resource impacts.			
3c. Specify if proposed action requires additional resources from other Town departments.			
4. Will this proposed action provide cost recovery or cost savings?	Y		
	N		
5. Does this project generate additional taxes, fees, or other revenue for Concord?	Y		
	N		
6. How does this initiative affect existing initiatives (adding to or replacing)?			

## APPENDIX D

### A Long Tradition of Historic Preservation and Conservation in Concord (1775-1975)

- 1775** Within months of the battles of Concord and Lexington, artists **Amos Doolittle and Ralph Earle** travelled to village centers and battlefields to interview participants and illustrate the events.
- 1791** **Massachusetts Historical Society** founded
- 1794** Massachusetts Magazine published an illustrated article, “**A Short Account of the Town of Concord**”
- 1816-1818** State of Pennsylvania purchased **Independence Hall** from the City of Philadelphia [dates Ripley, Emerson etc. interviewed witnesses to 1775 events]
- 1824** **Lafayette visited Concord** on August 31. His visit across the young nation commemorated the American Revolution and its 50th anniversary.
- 1830s** Before renovating downtown Concord and removing the Mill Dam, the **Mill Dam Company** moved several old structures to new locations.
- 1835** Lemuel Shattuck published ***History of the Town of Concord***, coinciding with Concord’s 200th anniversary and the 50th anniversary of the battle. The book included quotes from primary sources and interviews. Ralph Waldo Emerson delivered the formal address for Concord’s bicentennial.
- Ezra Ripley** donated portions of the **North Bridge** battleground to the Town of Concord
- 1836** Concord commemorated the **50th anniversary of the battle**.  
Ralph Waldo Emerson wrote his landmark essay, **Nature**.
- 1837** The **Battle Monument** (a.k.a. “1836 Battle Monument”) was dedicated on July 4 at the site of the North Bridge
- 1839-1840** **John Warner Barber** published an illustrated narrative of Concord in his ***Historical Collections...Relating to the History and Antiquities of Every Town in Massachusetts***.
- 1845-1847** **Henry David Thoreau lived at Walden Pond**, resulting in pioneering Concord-based ecological studies and publications, such as ***Walden*** (published in 1854).
- 1840s-1850s** **Henry David Thoreau collected Native American artifacts** throughout Concord

- 1850** The national **Fugitive Slave Law** forced North states to return people seeking freedom from slavery to Southern states, challenging individual and state rights and shocking the country. Concord became a well-known place of refuge on the Underground Railroad.
- 1852** **Homes of American Authors** published, featuring the Concord houses of Ralph Waldo Emerson and Nathaniel Hawthorne among the sites.
- 1858** Mount Vernon -- the **Mount Vernon Ladies Association** formed.
- 1852-1859** **Henry David Thoreau** observed, documented and illustrated several Concord colonial structures in his journal, such as the Hunt House.
- 1860** **Cummings Davis** (1816-1896) began to display his “collection of mostly colonial **artifacts** with local histories,” now owned by the Concord Museum.
- 1861-1865** **Civil War** nearly divided the United States, but unity prevailed.
- 1873** The **Concord Free Public Library** building (since altered) was dedicated at the intersection of Main Street and Sudbury Road. Historic structures formerly on this prominent site were moved to other locations.
- 1870s** Concord houses moved to Bedford Street and elsewhere to make way for the **railroad** under construction.
- 1875** **Centennial Exposition in Philadelphia** celebrated the first 100 years of a young nation, the United States.  
  
Concord commemorated the centennial of the 1775 battle at the North Bridge, dedicated the **Minuteman statue**, and published a **Centennial Map** identifying known extant pre-1775 structures. “The shot heard ‘round the world,” a famous excerpt from Ralph Waldo Emerson’s Concord Hymn, was inscribed on the plinth of the Minuteman statue by Concord resident Daniel Chester French.
- 1880** George Bradford Bartlett published **The Concord Guide Book**.
- 1880s** The Town of Concord installed several **commemorative markers** on natural boulders identifying significant sites.
- 1881** **Concord Antiquarian Society** formed (now the Concord Museum).
- 1882** Edward Jarvis wrote “**Houses and People in Concord, 1810-1820**,” an unpublished manuscript including a map of Concord Center from memory.
- 1883** **The Wayside**. Publishers Harriett and David Lothrop purchased The Wayside and made it their home, signaling the start of decades-long preservation efforts focused on The Wayside, Orchard House and Grapevine Cottage.
- 1884** Charles Walcott published **Concord in the Colonial Period**
- 1885** J.S. Keyes wrote “**Houses and Owners or Occupants in Concord**,” an unpublished file later revised by Adams Tolman.  
  
Two Concord citizens donated the **Wright Tavern** to First Parish in Concord in order to preserve the building.

- 1886** **Cummings Davis collection** of about two thousand objects transferred to the newly formed Concord Antiquarian Society (now the Concord Museum).
- 1892** Harriet Lathrop (pen name Margaret Sydney) published ***Old Concord, Her Highways and Byways***, “an unconventional guidebook that walks the reader through contemporary Concord, but describes the town as it was in the years prior to 1890.” (Concord Historic Resources Masterplan, 1995)
- 1893** **World’s Columbian Exposition in Chicago.**
- 1894** **Patriot ’s Day.** In commemoration of the events of April 19, 1775, Patriots’ Day was proclaimed a public holiday in Massachusetts.
- 1894** Harriet Lathrop helped found **the Old Concord Chapter of the Daughters of the American Revolution.**
- Harriet Lathrop purchased the **Grapevine Cottage**, restored it, and placed a tablet at the site of the Concord Grapevine.
- 1895** Harriet Lathrop founded the **National Society of Children of the American Revolution** and served as its president.
- 1899-1937** **H. Gleason** photographs Concord landscapes described by Henry David Thoreau.
- 1900** Harriet Lathrop purchased **Orchard House** to prevent it from being torn down.
- 1901** “An early example of the journey away from a Victorian zeal for monument erection towards site preservation was the decision of a 1901 committee commissioned to establish a ‘permanent monument’ in memory of the 125th Anniversary of the Concord Fight. The committee did not erect a monolith, place another plaque on a centrally located stone, or commission a statue. Rather it voted to purchase land in the center of Concord, tear down the Middlesex Hotel, and reserve the land for a public park or municipal offices, thus preventing further “unsightly” construction.” (Concord Historic Preservation Masterplan, 1995)
- 1905** Concord adopted the **Tourist Guide License Bylaw** and the **Licensing of Tourist Vehicles Bylaw.**
- 1906** **Federal Antiquities Act** legislation authorized the president to proclaim “historic landmarks, historic and prehistoric structures and other objects of historic and scientific interest” as national monuments.
- Josephine Latham Swayne published ***The Story of Concord Told by Concord Writers*** including a map and principal points of interest.
- 1910** The Town of Concord acquired the **Old Rifle Range** (103 acres) off Old Marlboro Road.
- 1911-1912** **Orchard House.** Harriet Lathrop sold the Orchard House to the Louisa May Alcott Association, which opened the house where *Little Women* was written to the public. The property became one of the first literary house museums in the country, and was particularly unusual in that it honored a notable American woman.”

- 1916** **National Park Service Organic Act.** Congress created the National Park Service with the passage of this law.
- 1920** American women secured the **right to vote**.
- 1921** Concord adopted its first **Zoning Bylaw**
- 1922** **Walden Pond.** Descendants of Emerson and the Heywood and Forbes families deeded the land around Walden Pond to Middlesex County for a 202-acre park.
- 1923** **Concord Art Association.** Artist Elizabeth Wentworth Rogers broke new grounds for art and women in founding the Concord Art Association and hiring Lois Lilley Howe, one of the nation’s earliest women architects, to renovate a colonial home on Lexington Road for this new purpose.
- 1928** Concord residents **Thomas Mott Shaw and Andrew Hepburn** hired as “Architects of the Restoration” of **Colonial Williamsburg**.  
**Artist Helen Bodley** (1906-1997) illustrated a tourist-oriented map of Concord.  
 Concord created its first **“Zoning Plan of Concord”**
- 1930** Concord architect **Harry Little** designed a new home for the **Concord Antiquarian Society** (now the Concord Museum) and its collections at its present location. Ralph Waldo Emerson’s study was removed from the Emerson house across the street and reinstalled in the fire-proof museum building.  
 The **Ralph Waldo Emerson Memorial Association** was established in order to maintain and manage the Ralph Waldo Emerson House (1828) property. (Ralph Waldo Emerson House)  
 The Commonwealth of Massachusetts installed now-controversial tercentenary markers throughout the state in commemoration of the 300<sup>th</sup> anniversary of the Massachusetts Bay Colony.
- early 1930s** Concord created its first **Planning Board** in response to a 1931 development
- 1933** **Historic American Building Survey (HABS)** created through cooperative agreements with the National Park Service, the Library of Congress, and the private sector. This NPS program documents America’s historic buildings through measured drawings, photographs, and written histories. [HABS website]
- 1934** Historic American Building Survey documented the **Old Bank Building** on Main Street in Concord.
- 1935** **Historic Sites Act.** This federal act declared that “it is national policy to preserve for public use historic sites, buildings and objects of national significance for the inspiration and benefit of the people of the United States.” The law authorized the NPS to research, survey and document historic and archaeological sites.

**Ruth Wheeler** documented Concord's **pre-1835 structures** for the Town of Concord's 300th anniversary in conjunction with the Concord Free Public Library and property owners. The Ruth Wheeler House Files collection is likely the foundation for the present Historic Resources Inventory. She published a series of newspaper articles on Concord's historic structures over many decades.

The Town acquired the original 78 acres of the **Town Forest** from the Hapgood Wright Fund, set aside to celebrate the three-hundredth birthday of the founding of Concord. This protected wood on Walden Street was famously called "Fairyland" by Concord Transcendentalists. (Concord Strategic Plan, 1987)

**Route 2** highway completed.

- 1938-9**      **The Old Manse.** The Trustees of Reservations (now The Trustees) purchased The Old Manse (1770), most of its original furnishings, and land near the North Bridge.
- 1941**      **Hanscom Airport** established, raising concern and interest in preserving Concord's historic sites.  
  
Historic American Building Survey documented the **Old Manse, The Wayside and Orchard House.**
- 1942**      Fanny E. Wheeler bequeathed **Egg Rock** and 8 acres to the Town of Concord.
- 1944**      Samuel Hoar donated 250 acres of **Concord's Great Meadows** to the federal government and the **Great Meadows National Wildlife Refuge** is established.  
  
Ben Smith wrote of archaeological sites in Concord in "**Site Characteristics in the Concord River Valley**" in the Bulletin of the Massachusetts Archaeological Society.
- 1947**      Townsend Scudder published **Concord: American Town**, including early twentieth-century history.
- 1955**      **Boston National Historic Sites Commission** created.
- 1956**      The **North Bridge** is reconstructed in tandem with formal discussions about establishment of The Minute Man National Historical Park.
- 1957**      Ruth Wheeler published **Our American Mile**, regarding the history of structures along the Battle Road.
- 1959**      **Minute Man National Historical Park** created by Congress.  
  
Concord's **Natural Resources Commission** was among the first to be formed in the state, ahead of the state law allowing towns to create Conservation Commissions. Concord Land Conservation Trust established.
- 1960-1961**      **Local Historic Districts** in Concord Center and the **Historic Districts Commission** created, the fourth historic district commission to be organized in Massachusetts. A Special Act of State Legislature (May 2, 1960, Chapter 345) was accepted via the **Concord Historic Districts Act** passed by the town meeting in 1961.

- 1961** **Wright Tavern** was designated as Concord’s first **National Historic Landmark** (January 20, 1961).  
**Cape Cod National Seashore** signed into law.  
 After the Middlesex County Commissioners leveled an acre of land at **Walden Pond** for a public beach and planned other development, opponents gained a major Massachusetts court ruling that the 1922 deed donating the Walden Pond property to the Commonwealth required preservation of the land. The land was added to the Massachusetts state park system in 1975. In the 1990s, more land around the reservation was saved through The Walden Woods Project. Preservation of the larger Walden Woods area remains a concern.
- 1961-1965** Historic American Building Survey documented **Samuel Brooks House, Hunt-Hosmer Barn, Wright Tavern, Meriam House, Widow Stowe House, Daniel Taylor House, and Elisha Jones House** in Concord.
- 1962** **Orchard House, Ralph Waldo Emerson House, The Wayside, and Walden Pond** were designated **National Historic Landmarks** (December 29, 1962)  
 A year after voting to establish the first four local historic districts, the town meeting voted an amendment to the description of the Main Street district. This added the **Mill Dam** areas from Monument Square to the Junction of Main Street and Sudbury Road and included Walden Street from Main Street to its intersection with Everett and Heywood Streets. This was the largest enlargement of any local historic district.  
 The Concord Conservation Commission acquired **Old Calf Pasture**, an open area is located off Lowell Road adjacent to the Sudbury and the Concord Rivers.
- 1963** **Massachusetts Historical Commission** established.
- 1965** The **Wayside** in Concord became the first literary site added to the National Park Service.
- 1966** **National Historic Preservation Act.** The federal NHPA established the National Register of Historic Places and led to the creation of state, county and municipal historic preservation programs nationwide. Section 106 of the NHPA ensures historic preservation review of any development project utilizing federal dollars, approval or land.  
**Demonstration Cities and Metropolitan Development Act.** This federal act directs the Secretary of Housing and Urban Development “to assert an interest in historic preservation and reduce the Urban Renewal activities by clearing older buildings.” It encourages existing housing to be recycled and reused instead of demolished and replaced.  
 The **Concord Historic Districts Commission** “cooperated with the Archivist of the Commonwealth on his list of historic buildings.”

## APPENDIX D: Historic Preservation & Conservation 1775-1975

- 1967** Ruth Wheeler published ***Concord: A Climate for Freedom*** with the Concord Antiquarian Society.
- 1969** Concord was successful in an effort to prevent the Middlesex County Commissioners from building a large court house on **Heywood Meadow** at the corner of Lexington Road and Heywood Street. The Annual Town Meeting unanimously voted to designate the Heywood Meadow lots as conservation land to preserve their integrity.
- 1971** Michael Christian restricted 28 acres in perpetuity in the western portion of the **Estabrook Woods**, the first conservation restriction placed in the Town of Concord.
- 1973** **Concord Historical Commission** created.

## APPENDIX E

### Preservation Accomplishments, 1975 -2025

This plan celebrates fifty years of the Concord Historical Commission, sixty-five years of the Concord Historic Districts Commission, and 250 years of Concord's place on the world stage. Concord's long tradition of historic preservation prior to 1975 is outlined in the previous Appendix. The following summarizes preservation highlights over the past fifty years of preservation activity.

#### National and State Recognition

- 2023** Minute Man National Historic Park and historic sites across Concord recognized among **America's 11 most endangered historic sites** due to proposed expansion of Hanscom Airfield.
- 2022** **Freedom's Way National Heritage Area** became one of 66 regional programs across the nation that are named a new national system run by the National Park Service
- 2021** **Battle Road Scenic Byway** recognized as an **All-American Road**.
- 2016** **West Concord Cultural District** established.
- 2012** **Concord Center Cultural District** established; it falls within the American Mile, Main Street and North Bridge/Monument Square Local Historic Districts as well as the Concord Monument Square – Lexington Road National Register Historic District.  
**Massachusetts Historical Commission Preservation Award** presented to Thoreau's Birthplace.
- 2011** **Battle Road National Scenic Byway** established by four towns and Minute Man National Historical Park.
- 2009** **Freedom's Way National Heritage Area** established.  
**Massachusetts Historical Commission Preservation Award** presented for the West Concord Depot
- 2003** Minute Man National Historic Park and historic sites across Concord recognized among **America's 11 most endangered historic sites** due to proposed expansion of Hanscom Airfield.
- 1990** Don Henley, solo artist and one-time member of the Eagles, founds **The Walden Woods Project** to preserve the land, literature and legacy of Thoreau.
- 1990-1991** **Walden Woods** recognized among America's 11 most endangered historic sites.

#### Preservation Surveys and Plans

- 2020** The Town of Concord published a **Sustainability Guide for Historic and Older Homes in Concord** prepared by an intern from the University of New Hampshire Sustainability Fellowship.

- 2018** The Town of Concord issued its most recent comprehensive long-range plan, **Envision Concord: Bridge to 2030**, which included a section on History and Culture.
- 2015** Concord Historical Commission (CHC) collaborated with Brandeis University on an **archaeological survey at Barrett's Farm**.  
**Freedom's Way National Heritage Area Management Plan** completed and approved by the U. S. Secretary of the Interior.
- 2011** **Battle Road Scenic Byway Corridor Management Plan**
- 2007** **Concord Village Center Study**
- 2006** **Heritage Landscape Inventory**. Massachusetts Department of Conservation and Recreation collaborated with the Freedom's Way National Heritage Area to implement the Heritage Landscape Inventory program in Massachusetts
- 2005** **Comprehensive Long-Range Plan, Concord: A Vision for 2020** (Town of Concord Planning Division and Planning Board) included a section on historic preservation.
- 2002** Historic Districts Commission (HDC) published a new set of preservation **Design Guidelines** for the local historic districts.
- 2000** **Historic Districts Commission Study**, an in-depth special study of the commission's administrative procedures.
- 1999** Shirley Blancke conducted **archaeological study at The Knoll**, a new section of Sleepy Hollow Cemetery.
- 1987-1995** CHC hired consultant **Anne Forbes** to conduct **four phases of survey work**, funded by the Massachusetts Historical Commission.
- 1987** **Town of Concord Long-Range Plan** included a dedicated section on historic preservation for the first time.
- 1982** The Massachusetts Historical Commission (MHC) **Regional Context Study for Eastern Massachusetts** published, informing understanding of the region's development (but did not include Concord).
- 1981** Dr. Shirley Bancke prepared a **survey of Concord's Native American artifacts and sites** at the request of the CHC, with MHC funding.
- 1980** The MHC produced a **Reconnaissance Survey Town Report for Concord**, one of a series of context studies that set standards for local commission work.
- 1978** CHC **surveyed structures on Main and Walden Street**.

**Bylaws and Town Meeting Actions**

- 2022** **Scenic Roads Bylaw** adopted, designating nine scenic roads; regulations for the Planning Board's implementation of the bylaw were issued in 2024.
- 2019** **Formula Business Bylaw** adopted to maintain Concord's "unique, small-scale, small-town character...by preserving the individuality and distinctive appeal of its village centers."
- 2017** **Tree Preservation Bylaw** adopted.
- 2005** **Church Street Local Historic District** in West Concord established.
- 2004** **Community Preservation Act** and **Community Preservation Committee Bylaw** adopted in Concord to provide essential funding for community housing, historic preservation and open space and recreation.
- 1999** **Demolition Review** first adopted in Concord.
- 1998** **Hubbardville Local Historic District** established. Affecting just four properties, it was the first new local historic district in forty years. It was expanded by one property in 2018, 387 Sudbury Road.
- 1984** **Local Historic District boundaries reconfigured** to align with national standards.

**Education**

- 2015** CHC developed a **Preservation Awards program**
- 2004** CHC supported the creation of a **stone marker in Sleepy Hollow cemetery** to commemorate 10,000 years of Indigenous settlement.
- 1999** CHC published Marian Wheeler's "Old Burying Grounds of Concord."
- 1993** CHC prepared a **Walking Tour of West Concord** and initiated a street sign marker program.
- 1992** The CHC cosponsored two **symposia**.
- 1989** The Concord **oral history program** became independent of the CHC.
- 1988** CHC cosponsored the publication ***Clothiers of the Assabet*** by Renee Garrelick.
- 1985** Based on oral histories, ***Concord in the Days of Strawberries and Streetcars*** was completed by CHC member Renee Garrelick and William Bailey for the 350<sup>th</sup> anniversary of the founding of Concord.
- 1976** Renee Garrelick developed an **Oral History Program** at the request of the CHC and the Concord Free Public Library.
- 1974-1975** The CHC initiated a **historic house marker program** and collaborated with the Junior League on a **Souvenir Guide Map** of Historical and Literary Concord.

**Significant Sites Saved**

- 2025**      **Wright Tavern**, a National Historic Landmark, preserved through a Preservation Restriction between First Parish and the Town of Concord, acting through its Historical Commission. Concord Community Preservation Funding.
- 2019**      **Emerson House conservation land** acquired by the Town of Concord. The Concord Natural Resources Commission acquired land formerly associated with the Emerson House and within its National Historic Landmark boundary.
- 2012**      **Thoreau Farm/Birthplace** preserved and awarded a Massachusetts Historic Preservation Award. This decade-long effort began with a 1991 feasibility study, followed by Community Preservation Funding. The Thoreau Farm Trust currently controls this former Town property.
- 2011**      **The Robbins House** preserved and moved to Town-owned property by the National Park a project that went comparatively quickly from 2009 to 2011. Concord Community Preservation Funding.
- 2009**      **Colonel James Barrett House**, added to Minute Man National Historical Park in 2009, with land associated with the house preserved by the town with Concord Community Preservation Funding.
- 2001**      **Benson House and Barn** dismantled and stored as a result of the first Demolition Review and funding from the Ball’s Hill House Preservation Trust.
- 1994**      **Brister’s Hill** site purchased by the **Walden Woods Project**.
- 1992**      The CHC opposed a request from the Army National Guard to duplicate the **Minuteman Statue**.  
The Town of Concord rehabilitated its historic **Concord Power Station**.
- 1990**      The Town of Concord moved **overhead wires** underground in selected areas of the local historic districts.
- 1989**      **Walden Woods**. The CHC supported efforts by the Thoreau Country Conservation Alliance and other citizens to stop construction in Walden Woods.
- 1986**      A citizens group, through private donations, helped raise funds for the Town purchase of two half-acre lots opposite **Heywood Meadow**.
- 1982**      Martha Hamilton restored the **Nathan Hosmer House**, built in 1829, on Walden Street, which was to be torn down to make way for a parking lot.
- 1979**      **Damon Mill**, built in 1862 on the Assabet River and Main Street, was placed on the National Register of Historic Places.
- 1976**      Raymond and Amelia Emerson and their family began placing restrictions on the future use of a large acreage in **Estabrook Woods** for conservation purposes.
- 1975**      **Walden Pond State Reservation** created  
A citizens group spearheaded rehabilitation of the **Harrington House** on Town-owned conservation land.

## APPENDIX F:

### Funding Sources

Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
<b>Federal Grants</b>					
<i>Note: Please check all potential funding sources carefully. As of August 1, 2025, limited Federal Government grants were available. Some 2024 grant programs are listed as suggestions for remaining alert to future possibilities.</i>					
Preservation & Access grants	National Endowment for the Humanities (NEH), Division of Preservation and Access  <i>Federal</i>	A variety of grant programs supporting the preservation of cultural heritage materials and making them available to scholars, teachers, and the general public  <a href="https://www.neh.gov/divisions/preservation">https://www.neh.gov/divisions/preservation</a> ; perform a general search of NEH grants at <a href="https://www.neh.gov/grants/listing?f%5B0%5D=division_office%3A401&amp;f%5B1%5D=opportunity_open_or_closed%3A0&amp;f%5B2%5D=opportunity_open_or_closed%3A1">https://www.neh.gov/grants/listing?f%5B0%5D=division_office%3A401&amp;f%5B1%5D=opportunity_open_or_closed%3A0&amp;f%5B2%5D=opportunity_open_or_closed%3A1</a>	Varied; \$10,000-\$350,000; ceiling for Preservation Assistance Grants for Smaller Institutions is \$15,000	No	Applications are typically available in the spring
Save America's Treasures preservation and collections grants	National Park Service (with others)  <i>Federal</i>	Provides preservation and/or conservation grant assistance to nationally significant historic properties and collections. For collections, the program (managed by the Institute of Museum and Library Services) supports museums, libraries, archives, and all other collecting institutions in addressing conservation needs of nationally significant collections including physical conservation, curation, care, and collections management.  <a href="https://www.nps.gov/subjects/historicpreservationfund/save-americas-treasures-grants.htm">https://www.nps.gov/subjects/historicpreservationfund/save-americas-treasures-grants.htm</a> ; OR <a href="https://www.ims.gov/grants/available/save-americas-treasures">https://www.ims.gov/grants/available/save-americas-treasures</a>	Preservation: \$125,000-\$750,000; Collections: \$25,000-\$750,000	Yes, 50% cash or in-kind	The FY 2024 Notice was published in October 2024 with a deadline of December 12
Public Humanities Projects (Humanities Discussions)	National Endowment for the Humanities (NEH)  <i>Federal</i>	Supports projects that bring the ideas of the humanities to life for general audiences through public programming; funds planning and implementation of exhibits and interpretive plans  <a href="https://www.neh.gov/grants/public/public-humanities-projects">https://www.neh.gov/grants/public/public-humanities-projects</a>	\$75,000-\$750,000	No	Applications were last available July 2025

APPENDIX F: Funding Opportunities

Program/Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
Grants for Art Projects	National Endowment for the Arts (NEA)  <i>Federal</i>	<a href="https://www.arts.gov/grants/grants-for-arts-projects">https://www.arts.gov/grants/grants-for-arts-projects</a> ; AND <a href="https://www.arts.gov/sites/default/files/FY26-GAP-Grant-Program-Details-July-v2.pdf">https://www.arts.gov/sites/default/files/FY26-GAP-Grant-Program-Details-July-v2.pdf</a>	\$10,000-\$150,000	Yes, 50%	Applications are accepted during two funding cycles each year, with deadlines in March and July
Recreation Economy for Rural Communities planning assistance program	US Environmental Protection Agency (EPA)  <i>Federal</i>	Helps communities identify strategies to grow their outdoor recreation economy and revitalize their main streets. The program provides planning assistance to help communities develop a vision for community revitalization through the recreation economy. Communities receive targeted facilitation from subject matter experts; connection with local, regional, state and federal partners; and the convening of an in-person workshop to bring together residents and other stakeholders to develop an action plan.  <a href="https://www.epa.gov/smartgrowth/recreation-economy-rural-communities">https://www.epa.gov/smartgrowth/recreation-economy-rural-communities</a>	No funds awarded	Staff and volunteer time devoted to planning and participating	Currently not accepting applications; the last application round closed in October 2024
National Scenic Byways Program discretionary grants	Federal Highway Administration (FHWA)  <i>Federal</i>	Various activities include: safety improvements; construction of a facility for pedestrians and bicyclists, rest area, turnout, highway shoulder improvement, overlook, or interpretive facility; an improvement that will enhance access to an area for recreation; protection of scenic, historical, recreational, cultural, natural, and archaeological resources; development and provision of tourist information; development and implementation of a scenic byway marketing program  <a href="https://www.fhwa.dot.gov/hep/scenic_byways/grants/">https://www.fhwa.dot.gov/hep/scenic_byways/grants/</a> ; SEE ALSO: <a href="https://www.scenic.org/why-scenic-conservation/scenic-byways/scenic-byway-grant-funding/">https://www.scenic.org/why-scenic-conservation/scenic-byways/scenic-byway-grant-funding/</a>	Varies; FY2022 grant awards ranged from \$40,000 to \$1.5 million	No	FHWA awards Congressionally appropriated funds competitively. The 2024 deadline was December 16
<b>National Grants</b>					
National Trust Preservation Funds	National Trust for Historic Preservation	Preservation planning, education, and outreach; also, limited emergency/intervention funding is available for inquiries on a rolling basis, awarded when immediate and unanticipated work is needed to save a historic property or site, such as when a fire or other natural disaster strikes or	\$2,500 to \$5,000	Yes, 50% (no match needed for emergencies)	Three deadlines per year in February, June, and October; applications are

APPENDIX F: Funding Opportunities

Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
	<i>Private Foundation</i>	if a building is immediately threatened with demolition  <a href="https://savingplaces.org/preservation-funds">https://savingplaces.org/preservation-funds</a> ; SEE ALSO <a href="https://savingplaces.org/grants">https://savingplaces.org/grants</a>			available about six weeks prior
African American Cultural Heritage Action Fund	National Trust for Historic Preservation  <i>Private Foundation</i>	Advance ongoing preservation activities for historic places such as sites, museums, and landscapes representing African American cultural heritage. The fund supports work in four primary areas: Capital Projects, Organizational Capacity Building, Project Planning, and Programming and Interpretation  <a href="https://savingplaces.org/action-fund-guidelines">https://savingplaces.org/action-fund-guidelines</a>	\$50,000 to \$150,000	No, but preferred	Application last open January 2025
Johanna Favrot Fund for Historic Preservation	National Trust for Historic Preservation  <i>Private Foundation</i>	Planning activities and education efforts focused on preservation  <a href="https://savingplaces.org/favrot-fund">https://savingplaces.org/favrot-fund</a>	\$2,500 to \$15,000	Yes, 50%	Application last open March 2025
DAR Historic Preservation Grants	Daughters of the American Revolution  <i>Private Foundation</i>	Examples of projects considered for funding include restoration of historic buildings, digitization or preservation of historic documents, and preservation of historic objects or artifacts; restoration, rededication or relocation of existing historical site markers; and cemetery headstone and monument conservation; a one-page letter of sponsorship is required, preferably on letterhead with complete contact information  <a href="https://www.dar.org/outreach/historic-preservation/dar-historic-preservation-grants">https://www.dar.org/outreach/historic-preservation/dar-historic-preservation-grants</a>	\$500-\$10,000; smaller grants are encouraged; \$250,000 annual pool	Yes, 50%	Application period is August-October with grants awarded the following May
Trail grants for community action	Rails to Trails Conservancy (RTC)  <i>Private Foundation</i>	Supports local, state, and national public and private organizations seeking to create, connect and maintain the nation's trails and building networks that connect neighborhoods and regions, including transformative projects and programs that create more access to trails for more people; focuses on community-based leadership and engagement and long-term impact. Supports provision of historical information and programs along trails, and includes the Trails Across America historical	\$5,000-\$25,000	Yes	2024 application process was opened May 9 with an application deadline of June 9

APPENDIX F: Funding Opportunities

Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
		marker program. The organization’s website is a portal for researching many more trail-building and trail funding resources; especially see the RTC’s Trail Towns webpage <a href="https://www.railstotrails.org/grants/eligibility/">https://www.railstotrails.org/grants/eligibility/</a> ; general information: <a href="https://www.railstotrails.org/grants/">https://www.railstotrails.org/grants/</a> Trail Towns: <a href="https://www.railstotrails.org/trail-building-toolbox/trail-towns/">https://www.railstotrails.org/trail-building-toolbox/trail-towns/</a>			
<b>Regional and State Grants</b>					
Partnership Grants	Freedom's Way Heritage Association  <i>Private Foundation</i>	Designed to provide strategic investments in the natural, cultural, and historical resources that enhance the sense of place within the 45 communities of the Freedom’s Way National Heritage Area; prioritizes meaningful interpretive experiences that engage diverse audiences and support a comprehensive narrative of the region’s history; a broader understanding of themes and stories relating to the American Revolution; and cultivation of a shared stewardship agenda for the Heritage Area through historic preservation, conservation and curation. (The association also promotes partners' work through special programs, especially its annual "Hidden Treasures" event.)  <a href="https://freedomsway.org/grants/">https://freedomsway.org/grants/</a> ; AND <a href="https://freedomsway.org/our-work/">https://freedomsway.org/our-work/</a>	\$500 to \$5,000; up to \$75,000 is shared annually with partners in the form of small grants	Grantees must contribute at least twice the amount of the grant award in cash or in-kind goods and services (volunteer and/or professional), or both.	As of August 2025, awarding of new FY25 Partnership Grants was on hold until further notice, as the funding source is the federal Historic Preservation Fund
Historic Properties Redevelopment Programs	1772 Foundation  <i>Private Foundation</i>	Feasibility studies or other funding support for historic properties redevelopment programs (i.e., revolving funds)  <a href="https://www.1772foundation.org/hprp2025">https://www.1772foundation.org/hprp2025</a>	Maximum is \$250,000; typical range is \$50,000-\$75,000	No	Letters of inquiry were last accepted until October 11, 2024; invited applications were due on December 6, 2024
Historic Preservation Matching Grants	1772 Foundation  <i>Private Foundation</i>	Exterior painting, finishes and surface restoration, fire detection/lightning protection/security systems, repairs to/ restoration of porches, roofs and windows, repairs to foundations and sills, and chimney and masonry repointing  <a href="https://www.1772foundation.org/Massachusetts">https://www.1772foundation.org/Massachusetts</a>	Up to \$10,000	Yes	Letters of inquiry were last accepted until November 1, 2024; invited

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Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
					applications were due on February 21, 2025
Arts & Culture Grants	Community Foundation for MetroWest  <i>Private Foundation</i>	In 2025, offering operating grants to nonprofits whose work involves: prioritization of access to arts education, visual arts, or performing arts initiatives for under-resourced and underrepresented residents ; celebrating and/or preserving the region’s history and dynamic and ever-changing cultural heritages; encouraging and increasing opportunities for various communities to create and participate in arts & cultural activities; promoting arts & culture as an engine of social and economic vitality in the region; fostering innovation, community collaboration, and community-driven programming  <a href="https://www.communityfoundationmw.org/grants-programs/grant-opportunities/arts-culture/">https://www.communityfoundationmw.org/grants-programs/grant-opportunities/arts-culture/</a>	Up to \$10,000	No	In 2025, applications opened August 4 with a deadline of September 12
Technical Assistance Program	MAPC	Projects that advance MetroCommon 2050  <a href="https://www.mapc.org/about-mapc/funding-opportunities/">https://www.mapc.org/about-mapc/funding-opportunities/</a> ; SEE ALSO <a href="https://www.mapc.org/news/tap-2025/">https://www.mapc.org/news/tap-2025/</a>	Varies	No	Technically accepted on a rolling basis; last announced deadline was December 13, 2024
Expand Massachusetts Stories: Promises of the Revolution	Mass Humanities  <i>Private Foundation</i>	Projects that collect, interpret and/or share narratives about the commonwealth, with an emphasis on the voices and experiences that have gone unrecognized, or have been excluded from public conversation. This year, our theme focuses on legacies of the American Revolution.  <a href="https://masshumanities.org/grants/">https://masshumanities.org/grants/</a>	Up to \$20,000	No	Applicants submitting a letter of interest were last notified July 2025 to proceed to full application
Survey & Planning Grant Program	Massachusetts Historical Commission (MHC)	Completion of cultural resource inventories; nomination of significant properties to the National Register of Historic Places; completion of community-wide preservation plans; other types of studies, reports, publications and projects that relate to the identification and protection of significant historic properties and sites; for FY 2025, MHC prioritized planning and	Minimum award of \$7,500, average award is \$10,000-\$20,000	Yes, 50%	Letter of intent was due in November 2024 for March 2025 awards; up to 15

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Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
	State	National Register Projects <a href="https://www.sec.state.ma.us/divisions/mhc/grants/survey-and-planning.htm">https://www.sec.state.ma.us/divisions/mhc/grants/survey-and-planning.htm</a>			months to complete project
Massachusetts Preservation Projects Fund (MPPF)	Massachusetts Historical Commission (MHC)  State	Pre-development, development, and acquisition projects related to properties listed in the State Register  <a href="https://www.sec.state.ma.us/divisions/mhc/grants/mppf.htm">https://www.sec.state.ma.us/divisions/mhc/grants/mppf.htm</a>	Average award is \$50,000	Yes, 50%	Application for 2025 was due in March, awarded in June; 9-12 months to complete project
Planning Assistance Grants	Executive Office of Energy and Environmental Affairs (EEA)  State	Implement land use regulations that are consistent with the Administration’s land conservation and development objectives including reduction of land, energy, and natural resource consumption, provision of sufficient and diverse housing, and mitigation of/preparation for climate change. Funds help communities retain appropriate technical expertise and undertake the public process associated with creating plans and adopting land use regulations.  <a href="https://www.mass.gov/service-details/planning-assistance-grants">https://www.mass.gov/service-details/planning-assistance-grants</a>	Up to \$50,000 per community	Yes, 25%	Last application deadline was July 2025
Community One Stop for Growth	Executive Office of Housing and Economic Development  State	Grants to support activities and initial steps by community-based actors to attract and guide private investment in a community or to support implementation of construction activities to leverage private, commercial, industrial, residential investment projects, and other improvements that further the community vision.  <a href="https://www.mass.gov/guides/community-one-stop-for-growth">https://www.mass.gov/guides/community-one-stop-for-growth</a>	Varies	No, but preferred	Expressions of interest for 2025 were due end of March; full applications were due June 4, w/ funds awarded in October
Cultural Grants	Mass Cultural Council  State	The council provides a variety of grants concerning access to arts programs, projects, and other community arts needs. Among others, the council distributes grants to local cultural councils and designated cultural districts (see local grants, below). Possibilities include Creative Experiences (grants to organizations (including schools) to fund festivals, projects, residencies, and other cultural activities in the arts, humanities, and sciences); Cultural Facilities Fund (supporting the sound planning and development	Varies; Operating Grants \$6,000-\$55,000; Creative Experiences \$2,500 or \$5,000;	None for Creative Experiences, Operating Grants, and YouthReach	The next Creative Experiences application cycle will open in 2026. Operating Grants and YouthReach

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Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
		of cultural facilities); Operating Grants for Organizations (multi-year, unrestricted operating grants to nonprofit organizations that enrich Massachusetts’ cultural life); and YouthReach (multi-year grants to Creative Youth Development programs that integrate substantive out-of-school arts, humanities, and science opportunities into a collaborative community response to the needs of youth).  <a href="https://massculturalcouncil.org/about/programs-a-z/">https://massculturalcouncil.org/about/programs-a-z/</a>	YouthReach \$22,000		h are not available until FY27.
Veterans' Heritage Grants	State Historical Records Advisory Board (SHRAB)  State	Eligible projects must be relevant to veterans and their military encounters, and may include preservation or digitization of historic documents and photographs; increased access to archival collections; oral history projects; renovation, rehabilitation, restoration, or enhancement of existing monuments or memorials; proposals to construct new markers for historically significant sites; and planning projects.  <a href="https://www.sec.state.ma.us/divisions/archives/shrab/shrab-grants.htm">https://www.sec.state.ma.us/divisions/archives/shrab/shrab-grants.htm</a>	Up to \$20,000	Yes, 50%	The last application deadline was December 2024, with technical assistance beginning the preceding September
Roving Archivist services	State Historical Records Advisory Board (SHRAB)  State	A trained archivist visits a community organization to provide strategic assessment and program review.  <a href="https://www.sec.state.ma.us/divisions/archives/shrab/institutional_application_form.htm">https://www.sec.state.ma.us/divisions/archives/shrab/institutional_application_form.htm</a>	Provided at no cost through grant funding from the National Historical Publications and Records Commission (if federal funds are appropriate)	No	Rolling; the last round of applications was accepted in May 2025 for review by SHRAB in June
<b>Local Grants</b>					
Community Preservation Grants	Community Preservation Committee  Town of Concord	Community Preservation is defined in Massachusetts General Laws Chapter 44B, Section 2 as “the acquisition, creation and preservation of open space; the acquisition, creation and preservation of historic resources; and the creation and preservation of community housing.” In addition, funds may be used for recreation purposes. Historic resources are historical structures and landscapes listed or	Varies	No; CPA funds are often used to match other grants.	Applications for projects are accepted in September and are presented to the

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Program/ Grant Name	Granting Entity	Funded Work	Award Amount	Required Match?	Grant Cycle
		<p>eligible for listing on the state register of historic places or which have been determined by the Historical Commission to be significant in the history, archeology, architecture or culture of the town. Priorities are found in the Town’s annual Community Preservation Plan. Preservation projects must follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties.</p> <p><a href="https://www.concordma.gov/1054/CPA-Grant-Application-and-Instructions">https://www.concordma.gov/1054/CPA-Grant-Application-and-Instructions</a></p>			<p>spring Town Meeting for approval; grants are distributed in July</p>
Cultural Grants	Concord Cultural Council	<p>The CCC administers funding provided to the town from the Mass Cultural Council’s Local Cultural Council and Cultural District programs and supports community cultural projects through grants to local organizations that follow guidelines of the Mass Cultural Council and the CCC, which includes placing priority on new initiatives and preference to events that benefit Concord. Local and regional individuals and organizations in the arts, humanities, and interpretive sciences are eligible to apply for grants.</p> <p><a href="https://www.concordma.gov/1074/Concord-Cultural-Council">https://www.concordma.gov/1074/Concord-Cultural-Council</a> ALSO SEE <a href="https://massculturalcouncil.org/communities/local-cultural-council-program/application-process/">https://massculturalcouncil.org/communities/local-cultural-council-program/application-process/</a></p>	Varies; FY 2025 awards ranged from \$100 to \$500	Yes, varies	Annual; typically opens in September with award in October

**NOTES:**

**Federal and State Historic Preservation Tax Incentives for the Rehabilitation of Commercial and Income-producing Properties** are another important source of funding for preservation projects. While in recent decades these tax incentives have often applied to multi-million-dollar projects for reasons to do with financial syndication that generates up-front funding, programs and their advisors are working to help smaller projects use the rehab tax incentives, and the program is not technically limited to especially large projects.

The National Park Service administers the Federal Historic Preservation Tax Incentives program, which encourages private sector investment in the rehabilitation and re-use of historic buildings.

(<https://www.nps.gov/subjects/taxincentives/index.htm>) The program provides a 20% income tax credit for the substantial, qualified rehabilitation of buildings that are either individually listed in the National Register or contribute to a National Register-listed historic district. All work must follow the Secretary of the Interior's Standards, and only income-producing properties are eligible, which means that homeowners are not eligible. Projects can apply at any time.

Massachusetts offers up to a 20% tax credit for the rehabilitation of historic buildings that mirrors the federal program. (<https://www.sec.state.ma.us/divisions/mhc/programs/state-rehabilitation-credit.htm>) Similar to the federal tax credit, the state tax credit is only available to income-producing properties. This tax credit can be used in addition to the federal tax credit. However, the state tax credit program has an annual cap, and potential projects must compete through an annual application process to use it.

Historic preservation tax incentives are often combined with other tax incentives such as Low-Income Housing Tax Credits or New Market credits available to properties in economic target zones. A key requirement is that projects must be approved in advance of the work (which helps applicants identify eligible rehab expenditures; landscaping, for example, generally is not covered), and must follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Consult with the Massachusetts Historical Commission and Preservation Massachusetts (<https://www.preservationmass.org/historic-tax-credits>) for advice during early project planning.

# APPENDIX G

## Glossary of Historic Preservation Terms

Below are definitions of historic preservation terms commonly used in historic preservation practice as well as in the *2025 Concord Historic Preservation Plan*:

**Adaptive reuse:** The conversion of a building or landscape to a use other than that for which it was originally designed, optimally, respecting the historic features of the property. This term is sometimes used interchangeably with “rehabilitation”.

**Addition:** New construction added to an existing building, structure, or landscape.

**Agricultural restriction:** See **preservation restriction**.

**Alteration:** Any physical change to a structure, building or landscape involving work that affects an existing feature including construction, reconstruction, repair, or removal of any element. This generally excludes maintenance work to repair existing features or materials such as using in-kind replacement or repainting existing elements in the same color.

**Certificate of Appropriateness (COA):** A document awarded by a local government’s review body charged with historic preservation; in Concord, COA’s are issued by the Historic Districts Commission. A COA allows an applicant for a building permit that affects a structure in a locally designated historic district (or any single site similarly designated), to proceed with a proposed alteration or new construction, following a determination of the proposal’s suitability according to applicable criteria.

**Character-defining feature:** A prominent or distinctive aspect, quality, or physical component of a property that contributes to its historic character and significance.

**Character:** The distinctive physical qualities and attributes of any building, structure, site, landscape, street, or district.

**Community character:** The physical form of a neighborhood, town center, or historic district.

**Conservation restriction:** See **preservation restriction**.

**Context:** The geographic setting in which a historic building, structure, site, landscape, street, or district exists. See also **historic context**.

**Context statement:** Scholarly document that describes the historic context for evaluating the significance of one or more historic resources.

**Contributing resource:** Buildings, structures, sites, landscapes, or objects within a historic property that contribute to its significance, retain historic integrity, and which usually existed during the period of significance. (For example, an individual house within a historic district; an outbuilding or designed garden within a cultural landscape; or an old stone wall at the edge of a roadway.)

**Cultural district:** Defined by the National Assembly of State Arts Agencies as a state-designated or state-certified area using “cultural resources to encourage economic development and cultivate synergies

between the arts and other businesses. State cultural districts have evolved into focal points that feature many types of businesses, foster a high quality of life for residents, attract tourism and engender civic pride.” In Concord, the Massachusetts Cultural Council designated cultural districts in Concord center and West Concord that overlap with several local historic districts.

**Cultural heritage tourism:** See **heritage tourism**.

**Cultural landscape:** According to the [National Park Service’s Preservation Brief 36, \*Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes\*](#), “A cultural landscape is defined as a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.” Cultural landscapes range from small sites to very large regions. They may be urban or rural; vernacular or designed. The term is often used interchangeably with “historic landscape” or “heritage landscape”. Types of cultural landscapes include:

- **Designed landscapes** are areas that have been planned or laid out according to a recognized style or tradition of landscape architecture such as estates, parks, cemeteries, institutional grounds, planned communities, parkways and campuses.
- **Vernacular landscapes** are places whose use and layout reflect endemic traditions, customs beliefs or values, often reflecting everyday lives and activities such as agricultural landscapes, town centers, coastal regions, industrial areas, and residential neighborhoods.
- **Historic sites** are places significant for their association with a historic event, activity, or person, such as battlefields, birthplaces of important people, and traditional meeting grounds.
- **Ethnographic landscapes** are areas where a specific group of people or community defines certain natural or cultural resources as important to their heritage such as settlement areas, or workplaces with associations to a specific ethnic or cultural community.

**Demolition by neglect:** The willful neglect in the maintenance or repair of a structure, resulting in a building falling into such a state of disrepair that it becomes necessary or desirable to demolish it.

**Demolition:** Any act that destroys in whole or in part a building, structure, or landscape. (The Concord Historical Commission currently only regulates total demolition of historic buildings.)

**Design guidelines:** Criteria developed to identify design concerns and recommendations to help property owners develop rehabilitation options and new construction that respect and are compatible with the character of designated buildings, structures, sites, and districts. The use of the word “guidelines” signals the intention that the criteria are considered general approaches and recommendations rather than site or project specific regulations. Often, design guidelines may be accompanied by educational information about the architectural styles of a community or which characteristics and design styles make a community distinctive. The Concord Historic Districts Commission current guidelines are based in large part on the Secretary of Interior’s Standards for Rehabilitation.

**Design standards:** Design guidelines that are incorporated by law into local ordinances affecting historic resources and new construction.

**Easement (or preservation easement, conservation easement, agricultural easement):** See **preservation restriction**.

**Eligible:** An eligible historic property meets the criteria for listing in the National Register of Historic Places, but is not officially listed. Official **Determinations of Eligibility** are made by the National Park Service, after initial eligibility evaluation by the Massachusetts Historical Commission.

**Heritage landscape:** See **cultural landscape**.

**Heritage tourism (cultural heritage tourism):** A type of tourism focused on travel for the purpose of visiting and experiencing unique historic places. Heritage tourism was officially defined under the 2003 federal Executive Order 13287 as “the business and practice of attracting and accommodating visitors to a place or area based especially on the unique or special aspects of that locale’s history, landscape (including trail systems), and culture.”

**Historic building:** A habitable, historically significant structure built to shelter or support human activity such as a house, barn, church, hotel, factory, or transportation depot, or similar construction. Buildings eligible for listing on the National Register must retain sufficient integrity to convey their historic associations. See also **historic structure**.

**Historic context:** The framework for understanding the significance of a historic property based on a shared theme, specific time period, and geographical area.

**Historic district, local:** A geographically definable area with a significant concentration of buildings, structures, sites, landscapes, or objects unified architecturally or historically by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness, or related historical and aesthetic associations. Individual buildings in a district need not be individual historic landmarks; they can derive their significance in association with the district. The significance of a district may be recognized through listing in a local, state, or national historic registers and the district may or may not be protected legally through enactment of a local historic district ordinance administered by a historic preservation commission. Concord has six locally designated historic districts, created by Chapter 345, Special Act, approved by the State Legislature May 2, 1960 and amended through April 2010.

**Historic district, National Register:** As defined by the [National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation](#), “A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.”

**Historic object:** As defined by the [National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation](#), the term ‘object’ is used to distinguish small scale features from buildings and

structures; they are primarily artistic in nature and simply constructed. Objects may be, by nature or design, movable, but are always associated with a specific setting or environment. Small objects not designed for a specific location are normally not eligible for the National Register. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place. Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

**Historic preservation planning:** The process of identification, evaluation, registration and treatment of historic properties, community education, and the setting of priorities for accomplishing preservation activities. Since a wide variety of community functions affect or include historic resources, historic preservation planning generally addresses many municipal programs.

**Historic preservation:** The practice of protecting, enhancing, and interpreting places of historical, cultural, or architectural significance through their identification, documentation, and safeguarding for future generations. The Secretary of Interior's Standards, National Register, and state and local preservation programs provide standards and guidelines for best practices.

**Historic property (or historic resource):** A district, site, building, structure or object significant in American history, architecture, engineering, archeology, or culture at the national, state, or local level. Historic properties may also include cultural landscapes, groupings of resources, or historic districts.

**Historic Rehabilitation Tax Credits (Federal):** The federal government's most significant tax incentive for preservation, formally known as the Federal Historic Preservation Tax Incentives program. The federal HTC offers a 20% credit for rehabilitation of qualifying, income-producing, depreciable historic structures. Once a property is deemed 'historic' by being listed either on the National Register of Historic Places individually or deemed as contributing to a National Register-listed historic district, a project can receive tax credits, which lowers the taxes owed, on qualified rehabilitation expenses if their work conforms to the Secretary of the Interior's Standards for Historic Building Rehabilitation. Taxpayers in Massachusetts should be aware that the rehabilitation work must be approved in advance by the Massachusetts Historical Commission.

**Historic Rehabilitation Tax Credits (Massachusetts):** Massachusetts has a pilot program modeled after the federal historic rehabilitation tax credit.

**Historic structure:** As defined by the [National Park Service's Bulletin 15](#), "functional constructions made usually for purposes other than creating human shelter, such as walls, bridges, or pergolas". Structures nominated to the National Register must include all of the extant basic structural elements. If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a 'ruin' and is categorized as a site.

**Historical commission:** In Massachusetts (including Concord), a local government volunteer-based reviewing body responsible for raising awareness of and protecting historic resources through educational, cultural, economic, and regulatory means.

**Historical documentation:** A detailed record of a property in the form of a narrative report, measured drawings, archival photographs or other documentation, based on research of historical documents as well

as physical investigation of existing conditions. Additional elements of historic documentation may include historic maps, ownership history, or a bibliography.

**In-kind replacement:** The repair of an existing element or feature using new components that match the original in form, finish, materials, and installation techniques; often indicated in design plans by the directive “match existing.” See also **alteration**.

**Integrity:** The ability of a property to convey its significance through physical characteristics that have survived from its period of significance. It is essential that a historic property, or individual resource, retains the essential elements that make it historically important. There are seven attributes of integrity:

- **Location:** the physical place where a historic property was built or where an historic event occurred
- **Design:** the combination of elements that create a historic property’s form, style, and structure
- **Setting:** the physical environment surrounding a historic property
- **Materials:** the original materials used in the construction or modification of a historic property
- **Workmanship:** the physical evidence of craftsmanship used in a historic property’s construction
- **Feeling:** the property’s ability to evoke a sense of the past through its physical appearance
- **Association:** the direct link between a historic property and a historic event, person, or group of people

**Landmark (local):** An individual property that has been deemed to have historical, cultural, educational, or architectural value. In Massachusetts, individual historic properties can be designated as landmarks for local protection through the application of a community’s historic district bylaw. See also **National Historic Landmark**.

**Massachusetts Historical Commission (MHC):** The MHC is a state agency under the Secretary of the Commonwealth, whose mission is to identify, document, evaluate, and protect important historical and archaeological assets for the Commonwealth. The State Historic Preservation Officer and the State Archaeologist also reside here. The Commission, chaired by the Secretary of the Commonwealth, William Francis Galvin, consists of 17 members appointed from various disciplines. These members serve as the State Review Board for state and federal preservation programs.

**Massachusetts State Register of Historic Places:** Administered by the MHC, the State Register is a master list of designated historic properties in the Commonwealth. Properties are included in the State Register if they are:

- Listed in or determined eligible for listing in the National Register of Historic Places
- Located within a local historic district
- Local, state, and national landmarks
- State archaeological landmarks
- Properties with preservation restrictions

**Mitigation:** An action reducing the harm that a development project causes to the environment or to a historic building.

**Multiple Property Documentation Form (MPDF):** a tool used by the National Register of Historic Places to group related historic properties under a single, unifying historic context. Instead of nominating just one building, site, district, or object, an MPDF establishes a framework for understanding and evaluating *a whole set of properties* that share common themes. Once the MPDF is accepted by the National Park Service, individual properties that meet the established criteria can be more easily listed on the National Register.

**National Historic Landmark:** Buildings, sites, structures, objects or districts recognized as having exceptional value or quality in interpreting the heritage of the United States. They are designated by the Secretary of the Interior through the National Park Service and must have demonstrated national significance meeting strict criteria and high standards of integrity.

**National Register Criteria:** The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and which generally meet at least one of the following four criteria (Criteria A, B, C, D):

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of significant persons in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master; or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

**National Register of Historic Places:** The Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service.

**National Trust for Historic Preservation:** A national nonprofit, membership-based historic preservation organization based in Washington, D.C.

**New construction:** Construction in historic areas and districts that is characterized by the introduction of new elements, sites, buildings, or structures, or additions to existing buildings and structures.

**Non-contributing resource:** A building, structure, site, or object that does not contribute to the significance of a historic district or property, either because it was created outside the period of significance, or has been excessively altered and has lost its historic integrity.

**Oral history:** A form of storytelling from a personal perspective that can be recorded and used to inform historic studies.

**Period of significance:** The span of time in which a property attained the significance for which it meets the National Register criteria. Historic properties may have multiple periods of significance.

**Preservation restriction:** Legal protection (recorded in a property deed) for distinguishing features of the interior or exterior of a property or in the space surrounding a property because such features are deemed important to be preserved. For example, a new property owner may be prevented from making changes or additions to a building, structure, or landscape by an easement in the property deed itself. In Massachusetts, this is one kind of legal property restriction permitted under state law, Massachusetts General Law Chapter 184, §§ 31, 32 and 33; among other requirements, a preservation restriction must be perpetual and requires signoff by the Massachusetts Historical Commission. Other restrictions defined under the same law are for conservation, agriculture, and affordable housing.

**Preservation:** Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of historic preservation treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**Reconstruction:** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. Reconstruction may be used to re-create a historic building that has been damaged or destroyed. In this case, the new building should resemble the original as closely as possible and be constructed based on historical, archaeological, and/or architectural documentation.

**Rehabilitation:** The act or process of making possible a compatible use for a historic property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Standards for Rehabilitation contain ten principles to preserve the distinctive character of a historic property, while allowing for reasonable change to meet new needs and uses. This is the most commonly used treatment approach.

**Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history, and the replacement of missing features from that period. The limited and sensitive upgrading of mechanical, electrical, plumbing systems, and other code-required work to make properties functional is appropriate within a restoration project.

**Restriction:** See **preservation restriction**.

**Secretary of the Interior's Standards:** The Secretary of the Interior's Standards for the Treatment of Historic Properties address four distinct approaches: preservation, rehabilitation, restoration, and reconstruction (see definitions for each above). Choosing the most appropriate treatment for a historic

resource requires careful decision making about a property’s historical significance, physical condition, proposed use, and building codes, and other regulations. Individual standards exist for each treatment approach.

**Section 106:** Refers to Section 106 of the National Historic Preservation Act of 1966, which requires federal agencies to consider the effects of their proposed activities on properties included, or eligible for inclusion, in the National Register of Historic Places. While the Massachusetts Historical Commission participates in the Section 106 consultation process, it is the federal agency that bears the responsibility for initiating various steps in the process: gather information to decide which properties in the project area are listed in or eligible for listing in the National Register of Historic Places; if so, determine how these historic properties might be affected; explore alternatives to avoid or reduce harm to historic properties; and reach agreement with the SHPO (and the federal Advisory Council for Historic Preservation in some cases) on measures to deal with any adverse effects or obtain advisory comments from the Advisory Council, which are sent to the head of the agency.

**Section 4(f):** A provision in the Department of Transportation Act of 1966 that prohibits federal approval or funding of transportation projects that require “use” of any historic site unless (1) there is “no feasible and prudent alternative to the project,” and (2) the project includes “all possible planning to minimize harm.”

**Significant:** Having particularly important associations within the contexts of architecture, history, and culture.

**Stabilization:** The act or process of applying measures essential to the maintenance of a deteriorated historic feature in order to establish structural stability. For buildings, this may require creating a weather-resistant enclosure.

**State Historic Preservation Officer (SHPO):** An official within each state appointed by the governor to administer the state historic preservation program and carry out certain responsibilities relating to federal undertakings within the state. In Massachusetts, the program and responsibilities are carried out by the Massachusetts Historical Commission and include reviewing nominations to the National Register of Historic Places, overseeing the state’s architectural and archaeological survey programs, Section 106 Review and Compliance, managing the state’s Certified Local Government Program, and administering Historic Preservation Grant programs.

**Streetscape:** The visual and functional elements that define the character of a public way such as space between buildings, streets and alleys, sidewalks, monuments, public art, and small-scale features such as curbs, paving, street furniture, lighting, fences, walls, and landscaping.

**Survey:** A historic survey is a document that serves to identify and evaluate the significance of a specific resource, group of related resources (such as a neighborhood), or a geographic area.

**Sustainability:** The goal of providing for the needs of the present without depleting resources or harming natural cycles for future generations. A 2007 article in the National Trust’s *Forum* journal noted “the greenest building is the one already built.”

**Treatment:** physical work on a historic property, beyond routine maintenance or repair. As defined above, the Secretary of the Interior’s Standards for the Treatment of Historic Properties address four

treatment approaches: preservation, rehabilitation, restoration, and reconstruction. Choosing the most appropriate treatment requires careful decision making about a property’s historical significance, level of significance, physical condition, proposed use, applicable building codes, and other regulations.

**Undertaking:** As defined by section 301(7) of the National Historic Preservation Act: A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those that: (1) are carried out by or on behalf of a federal agency; (2) are carried out with federal financial assistance; (3) require a federal permit, license, or approval; and (4) are subject to state or local regulation administered pursuant to a delegation or approval by a federal agency.

**Vernacular architecture:** The design and construction of buildings using locally available materials and traditional techniques to meet the specific needs of a community and reflect its cultural identity. Vernacular architecture is characterized by its focus on practicality, sustainability, and adaptation to the local environment. According to the Vernacular Architecture Forum, these structures include traditional domestic and agricultural buildings, industrial and commercial structures, twentieth-century suburban houses, settlement patterns and cultural landscapes.

**Village Overlay District:** a type of zoning overlay created by a municipality through its zoning bylaw or ordinance. Unlike basic zoning, an overlay district applies additional standards or flexibility within a defined geographic area—in this case, a “village” area of a community, often its historic center, commercial hub, or traditional neighborhood. They are often used to retain or preserve traditional village scale, streetscape and architectural character, balance preservation with economic vitality, and strengthen local identity.

## References:

Unless otherwise noted, definitions were drawn from the following references:

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Harris, Cyril M., ed. *Dictionary of Architecture & Construction*. New York: McGraw Hill, 1993, second edition.

Los Angeles Conservancy. [Glossary of Preservation Terms](#).

Massachusetts Department of Conservation & Recreation, Heritage Landscape Atlas Glossary.

National Park Service technical publications:

- National Register Bulletins
- Preservation Briefs
- Preservation Terminology, in [Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines](#), 1983.
- Weeks, K.D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Department of the Interior, Washington, D.C. Revised by Anne E. Grimmer, 2017. See National Park Service [main webpage for the standards and guidelines](#).

Wisconsin Historical Society. [Historic Preservation Glossary](#).