

throughout 2011 to ensure that the reimbursement process went smoothly and efficiently. The CPC continued its work with the Finance Department to close completed projects and return unused funds to the general CPA account for reallocation at future Annual Town Meetings. Additionally, the CPC completed its annual update of the Community Preservation Plan, refined and revised its application processes, and held an informational meeting in September for potential applicants.

As in previous years, the qualifying applications received by the CPC requested funding exceeding the amount of CPA funds available for distribution. In the current FY12 funding cycle, the CPC received nineteen applications, requesting over \$1.8 million for projects relating to all four CPA eligible categories. Meanwhile, the amount estimated to be available for CPA funding in 2012 is approximately \$1,476,027, an amount that includes both current CPA fund collections and funds available in the existing Community Housing Reserve Account, Open Space Reserve Account, and Undesignated Land Acquisition Fund. The State matching funds are generated by filings at the Commonwealth's Registries of Deeds. As the State's real estate economy continues to be sluggish and the number of municipalities electing to participate in the CPA program (148) grows, Concord's State match may decline below its current level of 26.64%. The CPC recommended and the Board of Selectmen has endorsed its support of an amendment to the State CPA statute that seeks to clarify ambiguities in the existing statute as well as stabilize the State funding match at 75% for all participating communities. This amendment is being sponsored by the Community Preservation Coalition and received favorable recommendations during the last legislative session. The Coalition has refiled the amendment and is confident that the legislation will be passed in the near future.

## HISTORIC DISTRICTS COMMISSION

Marta Brooks, Chair Pro Tem  
Jack Clymer, Secretary Pro Tem  
Dennis Fiori

Associate Members:  
Terry Gregory  
Stephen Newbold  
Betsy Roosa  
Karen Silver

The Historic Districts Commission (HDC) is charged with "the preservation and protection of buildings, places and districts of historic or literary significance" within Concord's six local historic districts - the American Mile, Barrett Farm, Church Street, Hubbardville, Main Street, and Monument Square/North Bridge. Concord's Historic Districts Act (Chapter 345) was one of the first such bylaws in Massachusetts when it was passed in 1960, and over the intervening years the HDC has worked diligently to preserve the Town's unique historical and architectural character by encouraging the retention of original building materials and reviewing potential changes to ensure that they are in keeping with the character of the District. As part of this process, the HDC regularly reviews requests for Certificates of Appropriateness for changes to exterior features that are visible from the public way.

In addition to conducting project reviews, the Commission continued its efforts to refine the Historic District's Design Guidelines, working both to clarify its suggestions for specific building elements and to develop new sections for elements not previously discussed. Commission members also began work to update the Rules and Regulations of the Commission, and worked with local business owners to develop a Retail Display Policy which is anticipated to go into effect on a trial basis in 2012.

Having served nine and four years respectively, Full Member Karen Parker and Associate Member Sally Meyers completed their HDC terms. Full Member Sue Rettberg left the Commission after nearly ten years of service. Full Members Sarah Mitchell and Isabella Ehrlich and Associate Members Kevin Paulson and Sally Lanagan also left the Commission over the course of the year. The HDC greatly appreciates their hard work, expertise and dedication to the HDC. Their contributions to the Commission, particularly to the revising of

the Design Guidelines, will continue to benefit the Districts well into the future. The HDC was also pleased to welcome three new members, including Full Members Jack Clymer and Dennis Fiori, and Associate Members Stephen Newbold and Terry Gregory.

The Historic Districts Commission held 21 regularly scheduled public meetings on 76 applications for Certificates of Appropriateness. The Commission issued 66 Certificates of Appropriateness. Four of these Certificates of Appropriateness were for extensions or modifications of previous approvals. Three applications were denied, five withdrawn, and two continued at the request of the applicants to an HDC meeting in 2012. The Commission also scheduled four official site visits in addition to its meetings. One appeal was filed and is pending.

The list of applications by category (a single application may involve several categories) is listed below.

Addition	7
Amendment to previous Approval	5
Bike racks	1
Dormer	1
Driveway/walk/steps/entrance	5
Fencing	7
Foundation	1
Lighting	8
Mailbox/Post	1
New Construction	2
New Handrails	1
Paint	9
Partial demolition	1
Patio areas	1
Roofs/Gutters/Chimneys/Vents	9
Screened/Enclosed Porch	2
Sidewalks/Crosswalks/Curbing	1
Signage	11
Snow Retention System	2
Solar Panels	1
Stonewalls/Retaining Walls	3
Windows/Doors	18
Window Boxes	1
Gas Pump	1
Outdoor Seating and Street Furniture	4
Basketball Hoop	1
Exterior Restoration	5

## HISTORICAL COMMISSION

Holly Lerner, Chair  
 Annette Bagley  
 Nancy H. Butman  
 Valarie Kinkade  
 Geoffrey Taylor  
 Electa Kane Tritsch, Associate  
 Ellen Denison, Associate

### *Concord's Inventory of Historic Resources Survey*

Discussions and workshops scheduled over the past few years helped to clarify the Commission's focus this year to update the Town's Survey of Historic and Architectural Resources –specifically to update the West Concord Inventory. An application for funding this initiative through the Town's Community Preservation Act Funding Program has been recommended for approval at the 2012 Annual Town Meeting. A second application for additional funding through the Massachusetts Historical Commission's Survey and Planning Grant Program is currently underway. The Survey serves all Town departments and committees as well as the interest of private citizens. Significant to the update has been the question of access, and the Inventory Forms are now available on the Town's GIS mapping system in addition to hard copies, which have always been available in the Planning Division at 141 Keyes Road and in Special Collections at the Concord Free Public Library. Electronic access will soon be available through the Massachusetts Historical Commission MACRIS database, which is in the process of uploading inventory forms and photographs of historic structures for all towns in Massachusetts.

### *Hangar 24*

Efforts by the Concord Historical Commission, Save Our Heritage, Selectmen and others from Hanscom area towns to save Hangar 24 failed this year when an appeal of the FAA decision to permit the demolition of Hangar 24 was denied in the courts. The Hangar was home to significant research and development such as the inertial guidance system impacting advancements in aviation world-wide --the work of Charles Draper and dedicated professionals residing in Concord and the other towns in the area. This place of technological revolution was a significant element of 'The Road of Revolutions' in American History, Culture and Technological Advancement as noted in the Massachusetts

Area Planning Commission's Battle Road Scenic Byway Corridor Management Plan.

#### *Caesar Robbins House*

The small Caesar Robbins home was moved in May from Bedford Street back near its original location near the Great Meadows Road –across from the Old North Bridge and The Manse. This well-anticipated, carefully managed and slow-moving task was celebratory! Historical Commission members joined in, and the community event was much appreciated by all who have participated, supported, and worked with dedication towards the realization of this future Robbins Interpretive Center.

#### *Possible Violation of Concord's Demolition Delay Bylaw*

Response to a possible violation of the Town's Demolition Delay Bylaw through a site visit at the Damon House in West Concord --and special meetings scheduled to review the possible violation -- led to positive steps to preserve as much as possible the original fabric of the Damon House with reconstruction of the façade of the structure. The owner responded to the interests of the neighborhood in West Concord, and it was important to hear from citizens concerned about the Town's historic resources and how best to take care of them. The developer noted he would have discussed plans with the Historical Commission early on if he had known how easy and helpful that could be. This issue has lead the Commission to seriously consider changes to the Bylaw's language to enable review and documentation and possible recommendations by the Commission specific to vulnerable historic resources listed with the Town's Demolition Delay Bylaw before demolition proceeds.

#### *A Preservation Restriction for Historic Scotchford-Wheeler House*

The possibility of a preservation easement to protect the well-preserved Scotchford-Wheeler House on Sudbury Road was brought to the attention of the Historical Commission by property owners Rick and Betty Ann Wheeler. A meeting and site visit was arranged with a representative of Historic New England's Stewardship Program, and the Wheelers have decided to pursue this program, which protects the interior as well as the exterior details of significant structures such as the Scotchford-Wheeler House, which is eligible for listing

on the National Register of Historic Places. As part of the easement program Historic New England will undertake complete documentation of the house, and a copy of the documentation will be archived at the Concord Free Public Library. The Historical Commission will determine criteria through which to consider other historic properties in future whose owners might wish to apply for CPA funding in order to work with Historic New England; this would require a first test case to see if such an arrangement for funding can assist in the protection of the interior and exterior of significant historic structures.

#### *2011 Community Preservation Act Applications*

The Historical Commission supported Concord's Community Preservation Act Funding program when the question of a repeal was raised in a Warrant Article at the April 2011 Town Meeting. The Town benefits in large measure from this program, and the Commission looks forward to reviewing and making recommendations to historic preservation applicants to assist their efforts to obtain funding for their projects. The Historical Commission reviewed and made recommendations to the CPC in regard to all 13 of the projects seeking CPA funding for 2012 in the category of historic preservation.

#### *Wheeler-Harrington House*

Obtaining National Register status for the Wheeler-Harrington House in West Concord has long been a goal of the Commission, and the application was formally submitted in December for final review.

#### *Produce Stand on Lexington Road*



The Commission was delighted to discover this past fall that the small produce stand along Lexington Road has a new roof! The Historical Commission had requested

that the National Park Service preserve the farm stand when the Albano farmhouse was slated for demolition several years ago due to severe deterioration; the stand contributes meaning to this historic byway. A thank you letter was sent to Superintendent Nancy Nelson for the Minute Man National Historic Park, who reports that they plan to make use of the stand for The Park's apprentice farming program.

#### *Projects Requiring Historical Commission Review*

Annual site visits to historic properties for which the Town holds preservation restrictions is one of the Commission's responsibilities. This summer the Commission asked Lara Kritzer of the Town's Planning Division to administer the Town's preservation restrictions, and she organized Commission visits to the Thoreau Birth House, Barrett Farm, The New Church in West Concord, and The West Concord Depot.

The Historical Commission discussed possible funding options for the repairs underway at the Emerson Annex, an affordable housing property for which the homeowners must maintain and preserve one of the Town's historic resources. As a privately-owned structure it was not eligible for the CPA funding Warrant Article brought to the 2011 Town Meeting.

The Trail's Committee for Concord's Natural Resources Department invited the Historical Commission to participate in the opening of the Thoreau-Emerson Amble. The Historical Commission liaison is currently working with the Committee, and the Commission looks forward to participating in an opening celebration!

The Commission continues its Section 106 reviews of cell tower proposals in regard to their impact on historic areas and views, such as one to be located at the Keyes Road Mill Dam Condominiums, which we agreed to support contingent upon the Historic District Commission's support. The Commission has requested additional information on the height and volume of a proposed modification to an existing cell tower at Emerson Hospital.

The Commission provided guidance on the proposed street name for the housing development on Bedford Street and to a request for documentary evidence for restoration of the former firehouse at the end of Independence Court in Concord Center. The Commission

continues to respond to requests for historical house markers in Concord and West Concord, and has heard from another community seeking information about our successful Marker Program. The Commission was notified by the Concord Art Association of a correction in date on the marker for the John Ball House at 37 Lexington Road enabling proper attention to effect such a change and reviewed the progress of renovations to Peter Bulkeley Terrace --very pleased with the attention paid to the original framing of the windows.

#### *New Members*

The Historical Commission welcomed potential new members to observe at monthly meetings this past year, and three new members joined the Commission in December. We are fortunate to have the commitment of those willing to contribute time voluntarily to work as part of a team to review and make recommendations that safeguard the Town's significant historic resources.

### **BRUCE FREEMAN RAIL TRAIL ADVISORY COMMITTEE**



*Seated from left: Harry Beyer, Judith LaRocca, Chair; Alan Whitney; Standing: James E. Coutre, Barbara Pike, Kenneth C. Miller, Gerard Boyle; not pictured James B. Terry*

The Bruce Freeman Rail Trail Advisory Committee (BFRTAC) focused on the 100% design of Phase 2C of the Bruce Freeman Rail Trail and the 25% design of Phase 2B, the Route 2 crossing that connects Phase 2A in Acton with Phase 2C in Concord.

In the final months of 2010, the towns of Acton, Westford, Carlisle and Concord awarded the 100% design contract to the design firm of Greenman, Pedersen, Inc. (GPI). Finalizing the contract required several months of contract negotiation, followed by State and Federal