

WEST CONCORD HISTORIC RESOURCES SURVEY PLAN CONCORD, MASSACHUSETTS

AUGUST 2013

Prepared for
CONCORD HISTORICAL COMMISSION
PLANNING DIVISION
TOWN OF CONCORD

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Concord Northwest Quad 1943 from UNH Dimond Library Documents Department & Data Center

EXECUTIVE SUMMARY

West Concord is located in southwestern Concord and comprised of two mid 19th century factory villages and a late 19th century village centered around the State Reformatory that merged in the early 20th century through rapid growth and residential development to form the village of West Concord. The expansion of Route 2, a four-lane bypass of Concord Center, further facilitated the transportation of commuters into Boston and led to the rapid development of previously undeveloped land in West Concord for suburban housing.

This study looked at the western section of Concord to determine the number and types of historic resources present in the area. The area of West Concord was determined to be that area bounded by the state owned properties associated with the State Reformatory to the north, the Town of Acton to the west, the Town of Sudbury to the south, the ROW for the former RR line to the east and by Route 2 to the northeast. The area includes the historic village of West Concord and numerous 20th century residential subdivisions that developed around the historic village.

There are over two thousand resources built prior to 1962 in western Concord. Of those, approximately 687 resources are listed in the Massachusetts Historical Commission's inventory of historic properties and areas. Using historic maps, town databases, deeds, our field work, and previous research we developed a brief history of the development of western Concord. We then spent time in the field, driving and walking through the streets of western Concord. We have developed a prioritized list of properties and areas to be considered for survey as part of the Town's preservation planning goals.

Priority One Survey Areas

Concord Junction:

Boundaries: Bradford Street, Main Street

Number of Properties: 6

Level of Survey: Individual building forms

Derby Street

Boundaries: Derby and Central Streets

Number of Properties: 16

Level of Survey: Individual building forms

Worker Housing-Double Houses

Boundaries: Primarily this includes properties on LawsBrook Road, Main Street, Maple Street, and Conant Street. However properties included in other areas (Derby Street, Central Street, and Bradford Street) have resources that could be included in this resource type.

Number of Properties: 21

Level of Survey: Individual building forms

Agricultural Properties

Boundaries: Harrington Avenue

Number of Properties: 1

Level of Survey: Individual building forms

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Westvale (Damondale)

Boundaries: Main Street, near the Damon Mill. However properties included in other survey categories (*Worker Housing-Double Houses*) have resources that are associated with the Damon family.

Number of Properties: 8

Level of Survey: Individual building forms

Main Street & Old Bridge Road

Boundaries: Intersection of Old Bridge Road and Main Street

Number of Properties: 7

Level of Survey: Individual building forms

Upland Road

Boundaries: Upland Road from Old Marlboro Road to Pine Street

Number of Properties: 11

Level of Survey: Individual building forms

Winthrop Street

Boundaries: North side of Winthrop Street between Commonwealth Avenue and the railroad tracks.

Number of Properties: 3

Level of Survey: Individual building forms

Priority Two Survey Areas

Commonwealth Avenue

Boundaries: Commonwealth Avenue from the bridge north to the railroad crossing.

Number of Properties: 41

Level of Survey: Individual building forms

Highland Street

Boundaries: Highland Street as defined by Massachusetts Historical Commission's Area DB streetscape survey form (1988).

Number of Properties: 22

Level of Survey: Individual building forms

Riverside Park

Boundaries: Assabet Avenue, Grove Street and Barrett's Mill Road from the rotary to Wright Farm.

Number of Properties: 46

Level of Survey: Individual building forms

Westvale/Damondale

Boundaries: Main Street as defined by Massachusetts Historical Commission's Area D survey form (1988).

Number of Properties: 61

Level of Survey: Individual building forms

Derby Addition

Boundaries: Central Street to Riverside Avenue from Derby Street to Brown Street.

Number of Properties: 116

Level of Survey: Individual building forms

Priority Three Survey Areas

Modern and Contemporary Dwellings in West Concord

Boundaries: West Concord

Number of Properties: 26

Level of Survey: Individual building forms

Derby Addition-West

Boundaries: Main Street to the Assabet River from Brown Street west to Prairie Street.

Number of Properties: 36

Level of Survey: Streetscape forms or an Area form

Harness Shop Hill

Boundaries: Crest and Cottage Streets.

Number of Properties: 41

Level of Survey: Streetscape forms or an Area form.

Warner Pond Area

Boundaries: Pond Street, Sunnyside Lane, Warner Street, and Conant Street.

Number of Properties: 37

Level of Survey: Streetscape forms or individual building forms may be appropriate.

Priority Four Survey Areas

Hayes & Sweatt Subdivisions

Boundaries: Main Street, Hayward Mill and Edgewood Roads

Number of Properties: 16

Level of Survey: Area form (Phase I, 1946) (Phase II, 1952).

Thoreau Heights

Boundaries: Ridgewood and Hayward Mill Roads

Number of Properties: 18

Level of Survey: Area form.

J Sheehan & Sons Subdivisions/Hosmer-Sheehan Farm

Boundaries: Bounded by Main Street to the north, Old Nine Acre Road to the east, Old Marlboro Road to the south, and Old Bridge Road to the west.

Number of Properties: 66

Level of Survey: Streetscape or area forms may be appropriate.

Bayberry Subdivision

Boundaries: Bayberry, Sorrel, Crabtree, and Shagbark Roads

Number of Properties: 56

Level of Survey: Area form.

Hill Street Subdivision

Boundaries: Hill Street and Buckmaster Drive.

Number of Properties: 34

Level of Survey: Area form.

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Hillside Avenue

Boundaries: Hillside Avenue and Old Stow Road.

Number of Properties: 29

Level of Survey: Streetscape forms or individual building forms may be appropriate.

Priority Five Survey Areas

Assabet Acres

Boundaries: North Branch Road and Hayes Road

Number of Properties: 19

Level of Survey: Area Form.

Thoreau Hills-Section One and Two

Boundaries: Bounded by Kennedy Pond to the north, Second Division Brook to the east, Sudbury to the south, and Main Street to the west.

Number of Properties: 140

Level of Survey: Area forms for each phase, except for individual building forms for 10 Brook Trail Road, 47 Brook Trail Road, 19 Robinwood Road, and 28 Maplewood Circle.

Minuteman Heights Subdivisions

Boundaries: Bounded by the Old Rifle Range Conservation Area to the north, Old Marlboro Road to the east, Sudbury to the South and Second Division Brook to the west.

Number of Properties: 94

Level of Survey: Area forms for each phase.

Old Pickard Farms

Boundaries: Bounded by Captain Miles Lane Subdivision to the north, the railroad ROW to the east, Sudbury to the south, and Old Marlboro Road to the west.

Number of Properties: 71

Level of Survey: Streetscape forms or area forms for each phase of development may be appropriate.

Oak Hill Tract

Boundaries: Oak Hill Circle

Number of Properties: 37

Level of Survey: Streetscape forms or an area form may be appropriate

Law Brook Acres

Boundaries: Wright Road

Number of Properties: 23

Level of Survey: Area Form (Phase I 1964) (Phase II 1966)

Harrington Avenue

Boundaries: Harrison Avenue, Ministerial Drive, Tarbell Spring Road, Loring Road and Lapham Road.

Number of Properties: 78

Level of Survey: Streetscape forms or area forms for each phase of development may be appropriate; individual building forms.

ACKNOWLEDGEMENTS

Concord Historical Commission

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INTRODUCTION

Brief history & description of West Concord

The Study Area is located in southwestern Concord and comprised of two mid 19th century factory villages, Westvale and Concord Junction, and a late 19th century village centered around the State Reformatory that merged in the early 20th century through rapid growth and residential development to form the village of West Concord. The Study Area also includes mid and late 20th century housing developments developed on previously undeveloped land in western Concord. Development of these areas was result of the 1933-1935 expansion of Route 2, a four-lane bypass of Concord Center that facilitated the transportation of commuters into Boston.

The Study Area includes commercial, religious, industrial, and civic built resources, but is primarily residential in character. While some residential resources in the Westvale area date from the first half of the 19th century or earlier, most residential resources in the villages of West Concord were built 1871-1928. After World War II residential subdivisions to the south, east and west of the West Concord villages diminished much of the area's remaining agricultural land. Most residential resources outside the villages of West Concord were built in residential subdivisions laid out 1950-1976.

Goals for the West Concord Historic Resources Survey Plan

In order to plan for the protection and preservation of historic resources in West Concord, the Town of Concord must first inventory and evaluate those resources which remain. Effective preservation planning cannot take place until there is sufficient knowledge of the number, location, and significance of a community's historic resources. The *West Concord Historic Resources Survey Plan* provides an estimate of the number and location of historic resources within the community and provides a blue print for historic survey activities in western Concord over the next several years. The *West Concord Historic Resources Survey Plan* is a planned comprehensive approach to the identification and evaluation of the area's historic resources using survey criteria and priorities established by the Concord Historical Commission, Massachusetts Historical Commission (MHC), and the survey consultants. The Town of Concord can utilize the *West Concord Historic Resources Survey Plan* when requesting grants, formulating budgets and in their planning activities. The specific goals of the plan are:

1. Complete an architectural inventory to determine the number, location, and significance of historic resources in West Concord.
2. To provide a prioritized plan for future historic surveys in West Concord.

Administrative Information

The project was funded in part with funds from the Massachusetts Historical Commission's Survey and Planning Grant Program with matching funds from the Concord Community Preservation Fund.

The project consultants were Julie Ann Larry and Geoffrey Melhuish of ttl-architects. Project manager for the Town of Concord was Lara Kritzer, Senior Planner. The Town of Concord provided mapping and GIS services. The project was initiated in October 2012. Results were presented to the Concord Historical Commission in 2013 for discussion and additional comments.

PROJECT AREA DESCRIPTION

The project area for the *West Concord Historic Resources Survey Plan* includes the southwestern section of the Town of Concord, Massachusetts. A Map of the Project Area defining the boundaries of West Concord Historic Resources Survey Plan is outlined below.

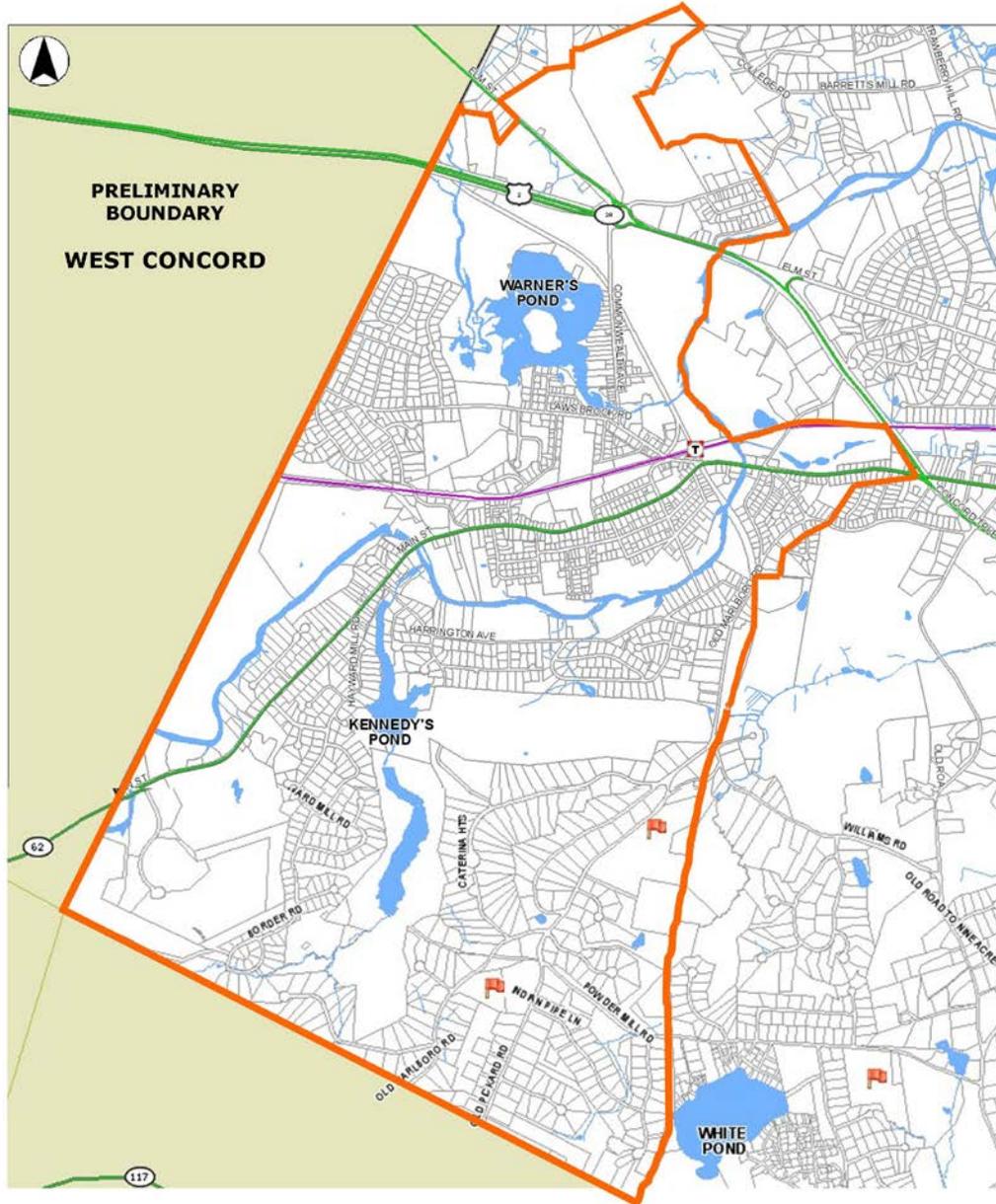


Figure 1

RESEARCH DESIGN & METHODOLOGY

Survey Objectives

The main objectives of this report are to provide guidance in planning future historic resource survey projects in West Concord and to prioritize survey phases according to factors affecting historic resources in West Concord.

Previous Survey Work

The Massachusetts Cultural Resource Information System (MACRIS) is a database of records and files maintained by MHC including the Inventory of Historic Assets of the Commonwealth. MACRIS identifies 687 resources in the inventory files for the West Concord Area. Most of the previous survey work was compiled from 1988-1992 for the Concord Historical Commission by consultant Anne Forbes. A copy of the current MACRIS inventory is included in the appendix.

The Inventory of Historic Assets of the Commonwealth includes twelve Area Forms with general architectural and historic significance statements, a few photos, and a street list of resources included in the area. It also includes twenty-two Streetscape Forms with general architectural and historic significance statements, a few photos, and a street list of resources included in the area. Only forty-three historic resources in West Concord have been individually documented using structure, object and building forms.

Survey Methodology

The number, location and approximate construction date of buildings in western Concord was obtained from the Town's online GIS assessment database. This information was combined with the MACRIS information. From this information, patterns of development were discernable.

Based on the assessor's data a windshield/reconnaissance level survey was conducted in all areas within the survey plan boundaries that contained or had the potential to contain properties with survey dates from 1972 or earlier. The construction date of 1972 was chosen for several reasons: First surveys tend to focus on buildings fifty years or older. At the time of this project, this means any resources built in 1962 or earlier had the potential for historic designation. Second, this report is for a multi-year survey plan and should take into account buildings that may be considered historic in the last years of the survey plan. Review of buildings predating 1972 will give the *West Concord Historic Resources Survey Plan* relevance until 2022. Third, after the mid-1970s building construction decreased in West Concord, with smaller areas of land or single family parcels subdivided to accommodate small subdivisions. Additional information about the methodology used in the preparation of this survey plan report can be found below.

Field Survey

A windshield/reconnaissance level analysis of every property visible from the public way constructed prior to the end of World War II (1946) was conducted using a field review to assess its present condition and integrity level. A windshield survey was also conducted in every neighborhood or subdivision with buildings dating 1972 or earlier, and included an overall assessment of the neighborhood's integrity.

Photography

Digital photographs were taken of typical properties in various neighborhoods or subdivisions and of specific property types. All digital images are stored in '.jpg' format and will be given to the Town and MHC at the end of the project.

Maps

Maps were created for areas where comprehensive intensive survey is recommended. The base maps were created using the Town's online GIS database. The boundaries represent the extent of the proposed survey and can be found in the appendices.

Archival Research

Preliminary research for the data on individual properties and the historic context was collected from the following repositories. Individual survey projects will require more detailed research. For further information on the data sources used to compile this study, a bibliography is included at the end of this report.

Town of Concord: GIS mapping, assessment data
Concord Free Public Library – Special Collections
Massachusetts Historical Commission's Preservation Planning office: database search for previous survey; National Register of Historic Places nomination forms
Middlesex South Registry of Deeds: land plans of subdivisions

Evaluation of Resources

When evaluating historic resources for eligibility for national, state or local historic designation, there are two primary categories for consideration – the historical significance of a resource or group of resources and the integrity of the resource or resources that enable it to convey its historical associations or architectural character. Research into the historical significance of individual historic resources was not undertaken for this project, as that is part of the proposed intensive survey projects. The consultants did undertake a quick evaluation of the integrity of resources and groups of resources during the field work.

Historic integrity, as defined by the National Register, is comprised of seven qualities: location, design, setting, materials, workmanship, feeling and association. The integrity of an individual resource may have been altered by the application of siding (materials) or additions (design), however many of the resources within the boundaries of the survey plan were constructed as part of neighborhood developments and while individual resources within a neighborhood may have been altered, they generally still contribute to the integrity of the whole of the neighborhood's character.

FACTOR AFFECTING SURVEY PRIORITIES

There are many factors which can influence the planning for future historic resource survey. A community's planning and development priorities, available personnel and financial resources, and threats to resources all play a role in guiding the recommendations for future action. Factors that have been considered in determining the survey priorities in the *West Concord Historic Resources Survey Plan* are historic contexts and themes, property types, geographical distribution of historic resources, integrity, threats, local priorities and opportunities, and incentives.

Historic Contexts

Historic Contexts are defined as broad patterns of historical development within a community as represented by its historic resources. According to the Secretary of the Interiors Standards for Survey Planning and Evaluation, the proper evaluation of historic resources can only occur when they are referenced against broad patterns of historical development, linking a resource or area of resources to local, state or national themes in history.

Existing research has focused on pre-1920s development in the villages that historically comprised the village of West Concord. Little research has been compiled on the mid and late 20th century history of western Concord. A preliminary historic context for the villages of West Concord and the suburban development in and around the historic villages is outlined below.

West Concord Historic Context

Concord in the 17th century was primarily a rural agricultural town with a small population scattered throughout the town with some small scale industrial development along its waterways. During the earliest European settlement the production of iron from bog ore was developed in the west side of town along the Assabet River. This area of iron and milling activities continued to slowly develop into the late 17th century. After 1700, the iron works was converted to a site for grist and fulling mills. Little remains of any 17th and 18th century industrial or residential development in West Concord. The only remaining residence from that period is the Wheeler Harrington House (CON.277) at 245 (249) Harrington Avenue. This dwelling was built c1745 by Josiah Wheeler, a bricklayer. The house was sold by the Wheeler family in 1827 to Joseph Harrington and is now owned by the Town. The Massachusetts Historical Commission approved the Wheeler-Harrington House for nomination to the National Register of Historic Places in 2013.

In 1808, in western Concord near the 17th century iron works site a new wood framed mill was constructed for the production of cotton yarn. A small village of single family homes and workers cottages developed around the cotton mill. In 1834, the mill was purchased by Calvin Carver Damon, an experienced textile manufacturer. Damon expanded the business and switched to the production of *satinet*¹ and *domett*² cloth, a fabric he invented. The expanding village around the mill was sometimes known as Damondale. The Damon mill was destroyed by fire in 1862 and replaced that same year by the extant Italianate brick mill (CON.479) designed by Elbridge Boyden of Worcester.

¹ A thin fabric made with cotton that imitates the look and feel of silk satin.

² A plain cloth in which the warp is cotton and the weft is wool, the resulting fabric is less prone to shrinkage.

On the Nashoba Brook near its confluence with the Assabet River was a second manufacturing site in the 18th century. In 1819, David Loring purchased land and a pond formed by a dam for 17th century fulling and saw mills and built a factory for the construction of lead pipe. Loring built his residence just north of the factory at 169-171 Commonwealth Avenue in 1830 (CON.1334). A small village of homes, shops, and other industrial sites developed around his mill site.

After the arrival in 1844 of a railroad between Fitchburg to the west and Boston to the east, these two western villages become the Town of Concord's industrial centers. The construction of the Fitchburg Railroad (later the Boston and Maine RR) enabled products from factories in western Concord to be moved more rapidly to the port of Boston, allowing the area's manufacturing facilities to expand.

In 1854, David Loring sold his factory site on Nashoba Brook to Ralph Warner. Warner established a wooden tub and pail factory, no longer extant, and built the existing earthen dam. Ralph Warner built his own house on Commonwealth Avenue in 1870 (CON.1321). The small village that had developed around this mill site would become known as Warnerville.

After the rebuilding of the Damon Mill in 1862, the area around the mill then known as Factory Village or Westvale grew to include worker housing, a store, and a village school (CON.1237) built in 1865 east of the mill on Main Street. The small textile manufacturing facility, although it expanded in 1880s and was reconfigured to produce dress cloth, had trouble staying competitive in the last decades of the 19th century. It was sold out of the Damon family in 1898.

A north-south railroad from Framingham to Lowell (later part of the New York, New Haven and Hartford Railroad) was constructed in 1871 creating a railroad junction with the Fitchburg Railroad just to the southeast of Warner's factory. Warnerville then became known as Concord Junction. During the last quarter of the 19th century 120 trains a day would pass thru Concord Junction.

Circa 1875, Westvale and Concord Junction were distinct village centers. Westvale developed east and west along Main Street and northerly parallel to the river along Water, Pond and Old Stow roads. The Westvale village included a fire station (CON.1238) near the mill built in 1875, a store, and a school. In Concord Junction, the village expanded south to the area of the railroad junction where two restaurants were built to service the train depot and freight house.

New workers to support the manufacturing facilities in each village at first came from Ireland. The Irish were followed by Canadian, Scandinavian, and Swedish, and Italian immigrants in the early 20th century. Housing for workers near the mills developed along Conant, Main and Water Streets in Westvale circa 1865 and along Commonwealth and Laws Brook Roads in Concord Junction in the 1870s and 1880s.

The large pond formed to the west of Ralph Warner's pail factory became known as Warner's Pond (CON.910). By the late 19th century the pond became a recreational center for the village that developed around Warner's factory. A picnic spot called the Grove was located on the east side of Warner's Pond off Commonwealth Avenue. Small boats plied the pond's waters in the warm months while the pond was used for sledding and ice skating in the winter. Warner's Pond was also a source for ice

harvesting. In the second half of the 19th century, two ice houses were constructed on the northeastern shore. They burned in 1895.

In the last quarter of the 19th century, a third village would develop to the north of Concord Junction. The new village was centered on the State Prison (Reformatory). The State Prison opened in 1878.³ It is the oldest state prison for men in Massachusetts. The prisoners at Concord were moved to Charlestown State Prison in 1884 when the State Reformatory (*Massachusetts Reformatory for Men*) was formed. The State Reformatory offered men under age 30 an opportunity to learn a trade to be used upon their release. The State Reformatory became an important economic base for West Concord employing local residents at the facility and offering inmate labor to local businesses. In 1890, the Reformatory had 700 inmates. It was expanded by over 200 new cells in 1893. In 1935, the Farm Dormitory was built to the north of the former prison.⁴

In 1893-4, a Queen Anne style passenger depot, Union Station (CON.456), was constructed at 20 Commonwealth Avenue to service passengers on both rail lines at Concord Junction. Economic activity centered around the new railroad depot as well as the construction and expansion of the Reformatory led to the expansion of Concord Junction village north along Commonwealth Avenue toward the prison and westward along Main Street towards the village of Westvale. Along Commonwealth Avenue housing primarily for the Reformatory staff developed linearly, with the exception of Studley Court north of Laws Brook Road.

The Derby Addition, one of the first late 19th century subdivisions in Concord Junction, developed along Derby Street and the easternmost area of Central Street. Properties along Derby Street including 17-19 Derby Street (CON.1530) and 25-27 Derby Street (CON.1532), were developed as speculative housing for resale and rental.

In the late 1890s Harvey Wheeler, owner of the Boston Harness Company just east of the Junction on the eastern shore of the Assabet River, developed the 51-lot Harness Shop Hill subdivision on part of the Hosmer-Sheehan estate (CON.1721) on Main Street.

By the turn of the 20th century the three villages of Westvale, Concord Junction, and the Reformatory had physically merged together and had formed a common identity. In 1928 the three villages were joined under the name of West Concord. The focus of development in West Concord in the first decades of the 20th century was primarily near the train depot and pail factory. Less development occurred around the turn of the century near the western end of Main Street. The sale of Damon's Mill in 1898 slowed development in the Westvale area from 1900-1915. The Damon Mill experienced a brief resurgence during a manufacturing boom during WWI. After the war, the building was sold and used for the storage of apples for fifty years. As a result, much of the Westvale area retains its late 19th century character. Near the railroad junction, one, two, and three story wood framed commercial row buildings were constructed along Commonwealth Avenue and residential subdivisions were laid out expanding the village east and west along Main Street and south across the Assabet River to Upland Road.

³ *State Prison Ground shown on 1875 map of Concord in the Middlesex Atlas*

⁴ the Farm Dormitory is now Northeastern Correctional Center

In the first quarter of the 20th century housing development in West Concord continued principally along areas served by street cars on Commonwealth and Main Street. Residential styles were primarily influenced by the revival of the Colonial Style. Like the early subdivisions in the late 19th century, most of the subdivisions in the first quarter of the 20th century were developed by land syndicates, including the West End Land Co, whose extensive landholding were documented in 1923.⁵

At the turn of the 20th century, the West End Land Company purchased Warner's mill and pond. A bridge was built to connect the village to the large 6-acre island "Isle of Pines" in the center of the pond and camps were constructed on the island. In 1944, the island was transferred to the Girls and Boy Scouts of America. The 77-acre pond was purchased by the Town in 1961-62. The pond is the most prominent geographical feature in the area. At its outlet are three mill dams: two deteriorated and one restored and the raceway of an early 19th century sawmill that channel water under Commonwealth Avenue at Pail Factory Bridge (CON.911). A new auxiliary spillway was constructed in 2007 and the earthen dam was reconstructed in 2008 to improve safety concerns.

As railway use declined in the second half of the 20th century, the importance of roads and the use of automobiles increased. Dwellings were more likely to have a small garage associated with them. Some earlier carriage barns were adapted for vehicle storage. Usually the garage was one-car and detached, although multi-car garages were found in the area. Later in the century, garages would be attached to dwellings. The abandonment of the trolley lines in the first quarter of the 20th century and the construction of an auto highway bypassing Concord, the Concord Turnpike, in 1933-1935 allowed for commuting rapidly into Boston by car. The Concord Turnpike originally ended at the rotary near the Reformatory, and West Concord became a bedroom community for Boston workers. In 1950-1953, the four lane road was extended west to Fitchburg (Route 2).

In the 1920s and 1930s, modest homes were built in West Concord in the Colonial Revival style and bungalow, four square, and cape forms. Larger homes were built in Dutch Colonial or Federalist Revival designs. Housing developments along Hillside Avenue and Upland Road were built, linking them to the Village of West Concord. Extensive further development was slowed by the onset of the Great Depression and later World War II.

The first developments following WWII focused on undeveloped areas along Main Street like the developments on the former farmland of the Hosmer-Sheehan family east of Concord Junction. Between Main Street and Old Marlboro Road, Fairview Park, laid out in 1935, was built up mainly after the war and adjacent parcels were developed in 1946, 1949, and 1950. South of the Damon Mill, Daniel J. Hayes and Glenwood Sweatt developed a couple of subdivisions along Main Street between 1946 and 1952. While most resources were one story capes or ranches built on small lots, an occasional two story dwelling in a NeoColonial Revial style or a contemporary style dwelling were built within these early post war developments.

In the second half of the century, development moved out from the center of town to large tracts of undeveloped land south and north of Main Street along Old Pickard, Old Marlboro, and Laws Brook Roads. In 1959, a subdivision along Hill Street south

⁵ Plan of Land in Concord Junction, Massachusetts. Surveyed in 1923 for the Concord West End Land Co.

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of Laws Brook Road was laid out as well as the Bayberry Development north of Laws Brook Road. South of Main Street, development flourished around Kennedy Pond. Large multi phased developments like Thoreau Heights/Hills (1953-1970) and Minutemen Heights (1962-1981) were laid out and built-up. To the east along Old Pickard Road, another multi-phase development, Old Pickard Farms developed 1967-1975. In all three developments the early houses were usually two story, often with an attached garage. Most of the earlier homes are NeoColonial Revivals, although there are about a dozen contemporary dwellings influenced by Modern architecture with low sloping or flat roofs, and wide expanses of windows. Many of these contemporary dwellings are on the most dramatic lots within the developments, although that is not always the case. Later homes in these developments are larger in scale, but still in the predominate Neocolonial Style.

In the second half of the 20th century, the 19th century industries that had differentiated West Concord from the rest of the Town declined. The Damon Mill was primarily used for storage in the 20th century. In the late 1970s, the mill was redeveloped to house business and offices. The Allen Chair Co, makers of chairs, desks, and office furniture, sold their three mills on Bradford Street in 1956 to Finley Manufacturing Co. They were then sold to a furniture retailer and the mills closed. The Allen Chair Co mills were recently redeveloped for office and business uses. In 1955 the State Reformatory was closed. The site became the Massachusetts Correctional Institution. East of the prison on Elm Street (Route 2) a State Police Barracks was built in the 1950s. With one exception, the remaining residences for Reformatory staff, a row of houses along Commonwealth Avenue were demolished in the 1990s. The landscape around the prison and the 1932 Northeastern Correctional Center across Route 2 represent a significant portion of the agricultural land remaining in West Concord (approximately 300 acres) and are important to the area's scenic character.

The Town of Concord has worked to conserve much of the Town's remaining undeveloped areas. The Town manages 1,320 acres of conservation land in town, with a number of large parcels in and around West Concord (Figure 2).

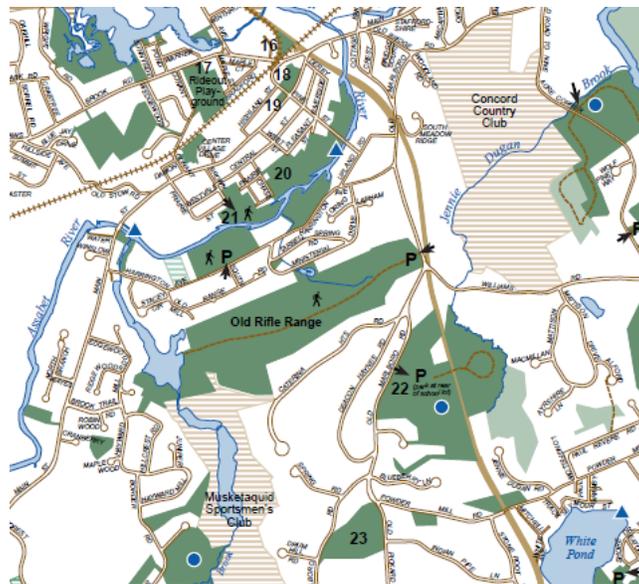


Figure 2

West Concord Historic Resources Survey Plan
Concord, MA

In the 1980s the old Framingham to Lowell railroad corridor was abandoned. The railroad bed is being converted in stages into the Bruce Freeman Rail Trail. The old Fitchburg line is now an MBTA commuter rail line. The Concord Junction Union Station is now a cafe, commuter rail office, and waiting area for MBTA passengers. The junction of the two railroads is now a small park. The presence of the MBTA station in West Concord has increased the desirability for living in many of the late 19th century neighborhoods around the old Concord Junction Village. The easy walk to a neighborhood school, public library, shops, train station, and other amenities has led to the rehabilitation of many homes, as well as the removal or extensive alteration of some of the historic dwellings. Many of the dwellings in this area are undocumented to current MHC standards and there are no protection mechanisms to prevent the erosion of the neighborhood's historic character.

Property Types

Property types are the physical examples of the cultural and historical themes within the geographical and chronological limits of an area. The existing homes, businesses, schools, parks, and other resources are the reflections of history in the built environment of western Concord. A property type is a group of individual properties with shared physical or associative characteristics. Shared physical characteristics might include: style, scale, spatial arrangement or plan, architectural details, or method of construction. Shared associative characteristics include a resources' relationship to an important person or business or be based on dates, functions or cultural affiliations.

Evaluation of property types should be made in accordance with the criteria for the National Register of Historic Places. While most surveys focus on high concentrations of historic resources in one area, similar property types may occur outside a focus area. Some information can be gathered more efficiently when research is focused on a specific property type. Examples of property types in West Concord that might be best evaluated based on the type of resource rather than their geographical location are double houses and modern or contemporary houses.

Expected property types in the *West Concord Historic Resources Survey Plan* include:

- Colonial, Federal and Greek Revival architecture in the early village centers
- Late Victorian residences
- Late 19th and Early 20th Century Revival Style residences
- Early 20th century 'folk' residences (Bungalow, Foursquare, etc)
- Mid 20th century
 - Post WWII Traditional: Capes
 - Post WWII Contemporary: Split Levels and Ranches

Geographical Distribution

Most of the historic resources previously documented are located in one of three historic village centers: Westvale/Factory Village/Damondale, Warnerville/Concord Junction, and Prison Village/Reformatory. Westvale has the largest collection of early nineteenth century resources, while resources in the Prison Village were built after the State Reformatory's construction in 1878.

Industrial development, the arrival of the railroad, and the construction of the State Reformatory led to the rapid growth of these three nineteenth century villages through the subdivision of large estates and farms for residential development.

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In the first decades of the 20th century, several early residential subdivisions were developed along Main Street, on Harness Shop Hill, and on Upland Road by private land syndicates, mostly comprised of local merchants and businessmen. Most residential properties are single family homes built in the Italianate, Queen Anne, and Colonial Revival Styles although other early 19th century and mid 19th century styles are present. Most of the Pre-World War II resources are located in early subdivisions laid out within or between these three 19th century villages. The expansion of the villages outward resulted in the loss of the individual identity of each village and in the early 20th century the three villages were united as West Concord Village.

The Post World War II improvements to Route 2 further facilitated the transportation of commuters into Boston and led to the rapid development of previously undeveloped land in West Concord for suburban housing. In the 1950s and 1960s, residential subdivisions were built along Laws Brook Road, the westernmost end of Main Street, and south of Harrington Avenue. Residential subdivision continued in the 1970s, primarily south of Harrington Avenue. There are approximately 700 dwellings built between 1945 and 1972 in western Concord. Historic preservationists in general are still coming to terms with the task of identifying and evaluating the vast number of post-World War II buildings across the country. This number will only increase in the future as more buildings "age in," leaving the prospective historian in Concord to face the daunting task of evaluating historic resources in virtually every corner of the city. At present, however, most of the post-World War II subdivisions have logical boundaries, generally following the original plat, which help determine the extent of potential survey.

Integrity

The retention or lack of integrity of an area is a major factor in developing survey priorities. A resource or group of resources retains integrity if they display the architectural or historic qualities from its period of significance. Loss of integrity can result from the removal of materials or details or the introduction of elements incompatible with an individual resource character. Areas with a large number of individual properties that retain a high level of integrity may be considered a higher priority for survey.

Loss of integrity in an area can result from demolition of resources or the introduction of new uses, like commercial uses, into a residential area. An area retains its integrity when most of its building and structures remain with few modern intrusion and vacant lots. Areas which have retained a higher level of integrity will have a higher priority for survey.

Period of Significance

A resource's period of significance is the length of time when a property was associated with important events, activities, or persons, or attained characteristics which qualify it as historic. A period of significance usually begins with a date when significant activities or events began to give it its historic significance, often the date of construction. The period of significance continues for the duration of the time that a resource or group of resources were associated with significant events or activities. Areas considered at a higher priority for survey will have a majority of resources dating from the period of significance of that area that are extant and display their original character. Areas considered at a lower priority for survey will have a majority of resources dating from the period of significance that have been lost or suffered alterations to their original character.

Threats

Threats to historic neighborhoods and individual resources were considered in establishing survey priorities for the *West Concord Historic Resources Survey Plan*. Areas which are experiencing demolition, property abandonment, and new development may over time lose their integrity and historic character and are important to survey before resources are lost.

New Development

There are few remaining large parcels in West Concord that can be developed or subdivided. Most of the remaining large tracts of land are in conservation or owned by the State or Town. However some large parcels do exist. One large parcel on Main Street was recently subdivided for residential use and resulted in the demolition of an Italianate dwelling. The Department of Transportation's plans for improvements to the rotary at the intersection of Commonwealth Avenue and Route 2 is a local example of new infrastructure construction that might threaten historic resources.

Rehabilitations/Teardowns

Neighborhoods experiencing total or partial demolition of smaller homes either for the construction of larger homes or additions should have a higher priority for survey.

Abandonment

Abandonment of properties can sometimes have a negative impact on individual properties and on the character of historic neighborhoods. Abandonment can lead to demolition or demolition by neglect. Although this does not seem to be a significant factor in West Concord neighborhoods, abandonment has resulted in the loss of some double houses owned by the Commonwealth near the former State Reformatory on Commonwealth Avenue and resources on Elm Place. Abandonment should be considered in future historic preservation planning projects.

Historic Outbuildings

Historic outbuildings often have outlived their original use and their reuse may be limited by their size or construction. Historic outbuildings with no modern use can suffer from demolition by neglect. Other outbuildings, especially large connected carriage houses, are often reused for residential purposes or as garages, but may be altered significantly by their new use. While an historic dwelling or other resource may not be threatened, an associated outbuilding may be. The documentation of historic outbuildings is an important consideration in a survey project.

Opportunities/Local Priorities

The priorities for the *West Concord Historic Resources Survey Plan* have been influenced by local priorities identified by the Town of Concord. The Town of Concord uses two preservation tools to protect historically significant resources in West Concord. A small group of resources in West Concord are designated as a local historic district and protected by the Historic Districts Act (Chapter 345 of the Acts of 1960). That Act is discussed in "*Historic Designations*". Other resources are individually protected by the Town's Demolition Delay Bylaw that was enacted in 1999 and last amended in 2008. The Concord Historical Commission and Town staff

have indicated there is some interest in either expanding the protection of historic resources through the establishment of additional local districts or through expansion of the existing Demolition Delay Bylaw.

A Demolition Delay Bylaw is one preservation tool used to protect historically significant resources in a community. While a Demolition Delay Bylaw, alone, cannot prevent demolitions indefinitely, the opportunity of delaying the demolition of a significant resource can often have a positive outcome. Generally in a town with a Demolition Delay Bylaw, a property owner requesting a demolition permit from the Building Department must first receive approval from the Historical Commission. If the Historical Commission determines that the building is preferably preserved, a delay period is imposed. The delay period provides a window of opportunity to consider other alternatives to the demolition of the building. There are many success stories in Massachusetts where a better solution was found. Nevertheless, after the delay period has expired, the Building Commissioner can sign the demolition permit and the demolition can proceed. A Demolition Delay Bylaw cannot indefinitely prevent a demolition from occurring. Generally, there are three types of Demolition Delay Bylaws: Age, Categorical, List.

Age – With this type of bylaw, all properties meeting a certain age criteria are initially subject to review by the Historical Commission. For instance, many age bylaws state that only buildings at least 50 or 75 years old are subject to the Demolition Delay Bylaw. This type of bylaw is best for those towns that have not yet comprehensively identified historic resources in their community.

Categorical – With this type of bylaw, all properties included in certain categories are subject to the Demolition Delay Bylaw. Categories might include inventoried properties, properties on the State Register of Historic Places or properties pending for inclusion on the National Register of Historic Places.

List – With this type of bylaw, only properties included on an address list maintained by the Historical Commission are subject to the Demolition Delay Bylaw. The advantage of this bylaw is that it is easier for the Historical Commission, the building inspector and the public to know whether a property is subject to the Demolition Delay Bylaw.

The Town of Concord has a list type of bylaw that specifies individual buildings and other structures that are historically significant to the Town, but not protected by a local historic district designation. Currently seventy-two (72) properties are subject to the Demolition Delay Bylaw. A copy of the bylaw and a current list of properties protected by it are available on the Town's website.

Incentives

There are several incentive programs available at the local and state level to encourage preservation of historic resources. Incentives include tax credits, grants in aid, matching grants, and tax benefits from charitable contributions of preservation easements or restrictions.

Federal Tax Credits for income producing properties

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It has been a successful job creation program and is frequently utilized as a cost-effective community revitalization program. There are two Federal income tax credits.

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." West Concord buildings might include mill building, schools, Main Street commercial blocks, and worker housing. Applications to the tax credit program are reviewed by MHC and the National Park Service to ensure that the rehabilitation work complies with the Secretary's of the Interior's Standards for Rehabilitation.

A 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place. There is no formal review process for rehabilitations of non-historic buildings.

State Tax Credits for income producing properties

Under Massachusetts' Historic Rehabilitation Tax Credit Program, a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state income tax credits. The properties must produce income and be owned, in whole or in part, by a for-profit entity that is subject to Massachusetts state income tax liability (taxpayer). Examples of income-producing properties include: rental properties (residential, commercial, or industrial), apartments, elderly housing/life care facilities, hotels, offices, bed and breakfasts, restaurants, stores, theatres, athletic facilities, etc. The rehabilitated property must be listed, or eligible for listing on the National Register of Historic Places. If the building is not currently listed on the National Register, the MHC must certify that it is an historic building that is eligible for listing on the National Register. Any rehabilitation of an historic resource must be "substantial," which means that the rehabilitation expenditures within a 24- month period (selected by the taxpayer) must exceed 25% of the taxpayer's Adjusted Basis in the building. The rehabilitation must meet the Secretary of the Interior's Standards for Rehabilitation. The Massachusetts Historic Rehabilitation Tax Credit Program is administered by the Massachusetts Historical Commission and will expire on December 31, 2017.

Matching Grants

MHC administers a federally funded grants-in-aid program for survey and planning projects. The program provides 50% matching federal funds for the preparation of community surveys, preservation plans, historic district studies, legislation, archaeological surveys, nominations to the National Register, and educational preservation programs. Eligible applicants are local historical commissions, Certified Local Governments, local and state agencies, educational institutions, and private organizations. Surveys, historic district studies and nominations to the National Register can help spur economic development

through the facilitation of identifying certified historic resources that could be rehabilitated by the private sector using the federal and state tax incentive programs.

MHC also administers the Massachusetts Preservation Project Fund. This program provides 50% matching state funds for the restoration, rehabilitation, stabilization, and documentation of historic and archaeological properties owned by municipalities or nonprofit organizations. Qualifying properties must be listed on the State Register. Monies are available only in years when the Commonwealth authorizes funds.

Community Preservation Act

Established under M.G.L. c. 44B, the Community Preservation Act (CPA) allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the tax levy on real property. These funds can be used to acquire, create and preserve open space; acquire, preserve, rehabilitate or restore historic resources; acquire, create, preserve and support community housing; and acquire and preserve land for recreational use. At the 2004 Annual Town Meeting and subsequently at the polls, Concord residents voted to adopt the CPA with a 1.5% surcharge on all real estate property tax bills. Following Concord's adoption of the Community Preservation Act, the Board of Selectmen established the Community Preservation Committee (CPC). As specified in the enabling legislation, the Committee is charged with the task of "studying the needs, possibilities, and resources of the town regarding community preservation."

There are two exemptions, however, to the Town's 1.5% surcharge: the first \$100,000 of taxable value of residential real property and residential property owned and occupied by any person who qualifies for moderate- or low-income housing (earning less than 80% of Area Median Income), or low or moderate-income senior housing (earning less than 100% of Area Median Income and are 60 years of age or older).

Preservation Restrictions/Easements

Preservation Restrictions protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

HISTORIC DESIGNATIONS

The National Register of Historic Places

The National Register of Historic Places is the official list of the American 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 National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation. The National Register Program in Massachusetts is administered by the MHC.

List of designated properties in West Concord:

Dr. John Cuming House & outbuildings, Barrett's Mill Road and Reformatory Circle
Damon Mill (two industrial brick buildings), 9 Pond Lane
Union Station, 20 Commonwealth Avenue
Colonel Roger Brown House, 1694 Main Street

The State Register of Historic Places

The State Register of Historic Places was established in 1982 as a comprehensive listing of the buildings, structures, objects, and sites that have received local, state, or national designations based on their historical or archaeological significance. Since its establishment, the State Register has added listings for over 60,000 properties in 312 cities and towns. The State Register of Historic Places is published once a year by the Massachusetts Historical Commission and is available at MHC's offices or through the State Bookstore. All of the resources listed above on the National Register are included in the State Register of Historic Places.

Local Historic Designation

An Act establishing an Historic Districts Commission for the Town of Concord was adopted at Town Meeting in 1961. The purpose of the Act is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic or literary significance through the development and maintenance of appropriate settings for said buildings, places and districts and through the maintenance of said buildings, places and districts as sites and landmarks compatible with the literary and historic tradition of Concord. The Act is administered by the Historic Districts Commission which is responsible for establishing historic districts in the Town of Concord and providing for historic zoning districts.

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List of locally designated historic resources in West Concord:

The Town of Concord has identified one local district in West Concord, the Church Street Local Historic District. This small district includes 53 Church Street, 1276 Main Street and 1322 Main Street

Additionally, Concord has a Demolition Delay Bylaw that affords some protection to individual resources. Resources in West Concord protected by the Demolition Delay Bylaw include:

Concord Junction Depot (Union Station), 20 Commonwealth Avenue
Wheeler/Harrington House, 249 Harrington Avenue
Captain John Brown House, 1646 Main Street
Roger Brown House, 1694 Main Street
Damon Mill, 1700 Main Street (Pond Street)
Damon Mill Tail Race, 1709 Main Street

SURVEY PRIORITY RECOMMENDATIONS

Priority One

Priority One Survey projects are recommended for completion in one year. Areas or property types designated as Priority One have one or more of the following characteristics:

Opportunities/local priorities

Project areas contain individual properties or potential districts which may be eligible for national, state or local designation; supportive of other current or future local planning efforts.

Integrity

Project areas may retain a high degree of historic and architectural integrity which contributes to its significance.

Threats

Historic resources in Priority One areas are being lost, or are significantly threatened by commercial development, private and public projects, and other factors; integrity of the resource or area is threatened and survey projects are recommended.

Incentives

Project areas may be recommended to identify significant resources eligible for rehabilitation tax credits and other incentives.

Resources Recommended for Priority One survey:

Resources recommended for Priority One survey will be individually documented using building forms unless otherwise noted.

Concord Junction:

Survey Factors: In the late 19th century, Concord Junction developed as a tightly knit community of residences, shops, and factories. Residences adjacent or within the commercial area have been modified for commercial use in the 20th century. Some properties immediately adjacent to the commercial area are vacant or for sale. Properties are threatened by encroaching business and commercial uses.

Boundaries: Bradford Street, Main Street

Number of Properties: 6

Derby Street

Survey Factors: Derby Street and the easternmost area of Central Street were the earliest areas developed in the Derby Addition, one of the first late 19th century subdivisions in Concord Junction. The area contains single family and double houses built for workers in the village factories and businesses. The dwellings are historically significant for their association with the industrial and residential growth of Concord Junction in the last quarter of the 19th century. The resources are potentially contributing elements in a small local district.

Boundaries: Derby and Central Streets

Number of Properties: 16

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Worker Housing-Double Houses

Survey Factors: The historic villages of West Concord contain numerous examples of dwellings built to accommodate workers in area industries. While many are single family homes, like those on Laws Brook Road, throughout the area are numerous example of double houses. Some were built by factory owners, while others were built by speculative developers or local businessmen with real estate interests. This housing type is an important example of West ConCORDS' industrial history and contributes to the distinct architectural character of the area.

Boundaries: Primarily this includes properties on LawsBrook Road, Main Street, Maple Street, and Conant Street. However properties included in other areas (Derby Street, Central Street, and Bradford Street) have resources that could be included in this resource type.

Number of Properties: 21

Agricultural Properties

Survey Factors: West Concord retains very few agricultural properties, having been significantly developed in the 20th century for housing subdivisions. The few remaining agricultural properties are significant because of their small number and as a reminder of the areas early 19th century agricultural past. Other than the farmland owned by the Commonwealth of Massachusetts north of Route 2, the only remaining agricultural area in West Concord is along Harrington Avenue. There are two pre-1900 agricultural properties on Harrington Avenue. The Wheeler/Harrington House at 249 Harrington Avenue and the Timothy Sheehan House at 544 Harrington Avenue. While both have been individually documented, there are a number of interesting attached outbuildings associated with 544 Harrington Avenue which have not been documented. The Town owned Wheeler/Harrington House is protected by the Demolition Delay Bylaw.

Boundaries: Harrington Avenue

Number of Properties: 1

Westvale (Damondale)

Survey Factors: The Damon family owned several family homes and tenant homes in the vicinity of their brick Mill in Westvale. They were also wholly or partially responsible for the construction of a store, school, and fire station near the mill. Although the Westvale area includes approximately 80 historic resources that should be surveyed, the dwellings, shops, and public buildings most closely associated with the Damon family should be documented as a first priority. The Edmund Damon house at 1641-1645 Main Street (Figure 3) was partially demolished and rebuilt as part of a housing development in 2011.

Boundaries: Main Street, near the Damon Mill. However properties included in other survey categories (*Worker Housing-Double Houses*) have resources that are associated with the Damon family.

Number of Properties: 8



Kimberly A Hooper/Wicked Local

Figure 3

Main Street & Old Bridge Road

Survey Factors: Developed in the late 19th century on land formerly associated with the Hosmer-Sheehan estate, this area contains modest examples of the Queen Anne and Colonial Revival Style that retain a high degree of architectural integrity. While the dwellings have been well maintained over the years a large interior lot between Main Street and Old Bridge Road is for sale and adjacent properties are potentially threatened by any future development of the interior parcel.

Boundaries: Intersection of Old Bridge Road and Main Street

Number of Properties: 7

Upland Road

Survey Factors: Developed in the late 1920s by Kennan Damon and his partners in the Riverview Trust, this early 20th century subdivision contains several dwellings that retain a high degree of architectural integrity. Dwelling types include Colonial and Tudor Revivals and one modern 1940s residence. While the buildings have been well maintained over the years those on the north side of the street have river views, while all the lots are large enough to accommodate some expansion of the dwellings. The homes are potential candidates for alteration by additions that could alter the scale and character of the neighborhood.

Boundaries: Upland Road from Old Marlboro Road to Pine Street

Number of Properties: 11

Winthrop Street

Survey Factors: These are typical late 19th century single family dwellings. A potential affordable housing development by Concord Housing Development Corporation would abut the railroad to the east of Winthrop Street and use Winthrop Street as an access. These properties are threatened by road improvements associated with the adjacent planned development and potential changes as two of the three properties are for sale.

Boundaries: North side of Winthrop Street between Commonwealth Avenue and the railroad tracks.

Number of Properties: 3

Priority Two

Priority Two Survey projects are recommended for completion in two to three years. Areas or property types designated as Priority Two have one or more of the following characteristics:

Opportunities/local priorities

Project areas may contain individual properties or potential districts which may be eligible for national, state or local designation; supportive of other current or future local planning efforts.

Integrity

Project areas generally retain an historic and architectural integrity which contributes to their significance. Building losses in these areas are minimal.

Threats

Threats to these project areas are generally not considered endangering an area's integrity or significance.

Incentives

Project areas generally do not contain significant resources eligible for rehabilitation tax credits.

Resources Recommended for Priority Two survey:

Resources recommended for Priority Two survey should be individually documented using building forms unless otherwise noted.

Commonwealth Avenue

Survey Factors: This streetscape contains single family and double homes, many built by Ralph Warner, a landowner and owner of the nearby pail factory, to house workers for his business and later for State Reformatory staff. The area is potentially eligible for listing in the State and National Registers, and should be locally designated.

Boundaries: Commonwealth Avenue from the bridge north to the railroad crossing.

Number of Properties: 41

Highland Street

Survey Factors: Highland Street is an excellent example of an early residential subdivision. Part of a 10-acre subdivision divided into 43 house lots by the Concord Junction Land Co. in 1896-1897. The street's resources retain a high degree of architectural integrity and are an excellent collection of middle-class single family residences, double houses, and small early 20th century dwellings. It contains several excellent local examples of the Four Square form. The area is potentially eligible for listing in the State and National Registers, and should be locally designated.

Boundaries: Highland Street as defined by Massachusetts Historical Commission's Area DB streetscape survey form (1988).

Number of Properties: 22

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Riverside Park

Survey Factors: Built by a group of investors for employees at the State Reformatory, Riverside Park is an excellent example of an early residential subdivision. The Park's development was short and its period of significance is 1892-1910. Resources retain a high degree of architectural integrity. The area is potentially eligible for listing in the State and National Registers, and should be locally designated.

Boundaries: Assabet Avenue, Grove Street and Barrett's Mill Road from the rotary to Wright Farm.

Number of Properties: 46

Westvale/Damondale

Survey Factors: The Damon Mill in Westvale was a significant force in the development of Westvale from 1834-1898. The village that grew up around the mill and its water source is a largely intact 19th century village. The village includes numerous early 19th century homes, some with attached barns, and worker's cottages. Although there have been two large intrusions into the area with the Winslow Street subdivision in 1973 and the construction of the office condominiums at 1732 Main Street in 1999, the area is potentially eligible for listing in the State and National Registers, and should be locally designated.

Boundaries: Main Street as defined by Massachusetts Historical Commission's Area D survey form (1988).

Number of Properties: 61

Derby Addition

Survey Factors: The Derby Addition, one of the first late 19th century subdivisions in Concord Junction, developed as speculative housing for resale and rental. The area contains single family and double houses built for workers in the village factories and businesses. The dwellings are historically significant for their association with the industrial and residential growth of Concord Junction at the turn of the 20th century. The resources are potentially contributing elements in a local district. The area is also a potential candidate for some planning mechanism that could control alterations and protect the character of the neighborhood, possibly as a Historic Conservation Area.⁶

Boundaries: Central Street to Riverside Avenue from Derby Street to Brown Street.

Number of Properties: 116

⁶ Historic Conservation Areas or districts focus more on streetscape and neighborhood character, than on individual building materials and details. A Historic Conservation Area possesses form, character, and visual qualities that are derived from the arrangements of a neighborhood's topography, vegetation, space, and architecture that create an image of stability, comfort, and livable atmosphere.

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Priority Three

Priority Three Survey projects are recommended for completion in three to five years. Areas or property types designated as Priority Three have one or more of the following characteristics:

Opportunities/local priorities

Project areas may contain individual properties or potential districts which may be eligible for national, state or local designation. Opportunities in most project areas have not been identified.

Integrity

Project areas generally retain less historic and architectural integrity which contributes to their significance than Priority One or Two areas;

Threats

Project areas may contain small homes on large lots that are potentially candidates for demolition or significant alterations to increase the dwelling's square footage. Threats from partial or complete demolition are not as immediate as those areas designated in Priority One and Priority Two.

Incentives

Project areas generally do not contain significant resources eligible for rehabilitation tax credits.

Resources Recommended for Priority Three survey:

Resources recommended for Priority Three survey should be individually documented using building forms unless otherwise noted.

Modern and Contemporary Dwellings in West Concord

Survey Factors: Most of the mid-20th century subdivisions south of the Assabet River contain two to four examples of contemporary or Modern dwellings. Although most of properties of this resource type are south of the river, a couple of examples are present in subdivisions north of Laws Brook Road. While most are modest one story homes rectangular in plan or split level homes with a large encompassing roofline, a few examples of large sprawling homes are present. Several of the homes also possess carports that appear contemporary to the houses' construction. Some of the homes are built on the most dramatic lots in their subdivision and have a natural presence in the landscape. Many of the homes abut conservation areas. A historic context should be prepared as part of a survey of this resource type to determine the significance of these dwellings.

Boundaries: West Concord

Number of Properties: 26

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Derby Addition-West

Survey Factors: The area west of the original Derby Addition is primarily an early to mid 20th century residential area with some modern dwellings. The area is a potential candidate for some planning mechanism that could control alterations and protect the character of the neighborhood, possibly as a Historic Conservation Area.⁷

Boundaries: Main Street to the Assabet River from Brown Street west to Prairie Street.

Number of Properties: 36

Level of Survey: Streetscape forms or an Area form.

Harness Shop Hill

Survey Factors: At the end of the 19th century Harvey Wheeler, a local industrialist, laid out this subdivision, formerly part of the Hosmer-Sheehan Farm, into 51 parcels to provide housing to workers in his Boston Harness Co. While most were modest cottages, some have been significantly altered by replacement siding, windows, and doors. These alterations have removed what little detail these modest cottages possessed. In addition a small residential division on the east side of the development was created in 1987, demolishing/moving a couple of the original Wheeler cottages.

Boundaries: Crest and Cottage Streets.

Number of Properties: 41

Level of Survey: Streetscape forms or an Area form.

Warner Pond Area

Survey Factors: Although this area contains some turn-of-the-20th century worker's cottages and modest early 20th century single family homes, it also contains Post World War II infill housing. The streetscapes retain less character than similar properties on Main Street and other similar neighborhoods in Concord Junction.

Boundaries: Pond Street, Sunnyside Lane, Warner Street, and Conant Street.

Number of Properties: 37

Level of Survey: Streetscape forms or individual building forms may be appropriate.

⁷ Historic Conservation Areas or districts focus more on streetscape and neighborhood character, than on individual building materials and details. A Historic Conservation Area possesses form, character, and visual qualities that are derived from the arrangements of a neighborhood's topography, vegetation, space, and architecture that create an image of stability, comfort, and livable atmosphere.

Priority Four

Priority Four Survey projects are recommended for completion in five to eight years. Areas or property types designated as Priority Four have one or more of the following characteristics:

Opportunities/local priorities

Project areas generally do not contain individual properties or districts which are eligible for listing on the National or state register (in 2013). The significance of some areas appears limited due to lack of identified historic contexts and property types. Opportunities in most project areas have not been identified.

Integrity

Project areas may retain a high degree of historic and architectural integrity which contributes to an area's significance. Building losses in these areas are minimal.

Threats

Project areas may contain small homes on large lots that are potential candidates for demolition or significant alterations to increase the dwelling's square footage. Materials from original construction periods are aging and may be replaced with alternative materials affecting the area's integrity or significance.

Incentives

Project areas are primarily residential in nature and would have fewer incentives available than other target areas.

Resources Recommended for Priority Four survey:

Hayes & Sweatt Subdivisions

Survey Factors: In 1946, Daniel J Hayes and Glenwood Swett developed a residential subdivision along the southeast side of Main Street, southwest of Damonville. A few years later, in 1952, the developers subdivided the parcel behind these homes, between Main Street and Kennedy's Pond. Most of the resources are one story ranches and capes. While none of the resources are of exceptional architectural significance, several good local examples of ranches and capes are present.

Boundaries: Main Street, Hayward Mill and Edgewood Roads

Number of Properties: 16

Level of Survey: Area form (Phase I, 1946) (Phase II, 1952).

Thoreau Heights

Survey Factors: The Thoreau Heights subdivision is comprised of one story capes and ranches built 1953-1960. There are also a few two story dwellings, primarily raised ranches and NeoColonial Revivals, built 1962-1963, including a NeoDutch Colonial Revival at 81 Ridgewood Road. While none of the resources are of exceptional architectural significance, several good local examples of capes are present.

Boundaries: Ridgewood and Hayward Mill Roads

Number of Properties: 18

Level of Survey: Area form.

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J Sheehan & Sons Subdivisions/Hosmer-Sheehan Farm

Survey Factors: Although lots were subdivided from the Hosmer Sheehan farm in 1899, the first 20th century development of the farmland was in 1935 for Fairview Park, overlooking the golf course to the south of Old Marlboro Road. Between 1946 and 1953 most of the remaining farm land between Old Marlboro Road and Main Street was subdivided. Most of the resources are small one story capes or ranches.

Boundaries: Bounded by Main Street to the north, Old Nine Acre Road to the east, Old Marlboro Road to the south, and Old Bridge Road to the west.

Number of Properties: 66

Level of Survey: Streetscape forms or area forms may be appropriate.

Bayberry Subdivision

Survey Factors: The Bayberry subdivision is comprised of raised ranches built 1959-1965. While none of the resources are of exceptional architectural significance, several good local examples of raised ranches are present.

Boundaries: Bayberry, Sorrel, Crabtree, and Shagbark Roads

Number of Properties: 56

Level of Survey: Area form.

Hill Street Subdivision

Survey Factors: The Hill Street subdivision was laid out in 1959 and is comprised of two story NeoColonial style dwellings with attached garages. While none of the resources are of exceptional architectural significance, several good local examples of NeoColonials are present.

Boundaries: Hill Street and Buckmaster Drive.

Number of Properties: 34

Level of Survey: Area form.

Hillside Avenue

Survey Factors: Hillside Avenue is an eclectic street. First developed in the late nineteenth century, it contains modest Queen Anne style dwellings as well as early 20th century bungalows and modest cottages from the 1930s. Later infill development along the street includes ranches, raised ranches, and capes. Integrity of the area is primarily threatened by replacement materials and partial demolition. A Queen Anne dwelling on Old Stow Road is currently being rehabilitated and has lost much of its original character and materials.

Boundaries: Hillside Avenue and Old Stow Road.

Number of Properties: 29

Level of Survey: Streetscape forms or individual building forms may be appropriate.

Priority Five

Priority Five Survey projects are recommended for completion in eight to ten years. Areas or property types designated as Priority Five have one or more of the following characteristics:

Opportunities/local priorities

Project areas generally do not contain individual properties or districts which are eligible for listing on the National or state register (in 2013). The significance of some areas appears limited due to lack of identified historic contexts and property types. Opportunities in most project areas have not been identified.

Integrity

Project areas may retain most of their historic and architectural integrity which contributes to their significance. Building losses in these areas are more apparent.

Threats

Project areas may contain modest homes on large lots that are potential candidates for demolition or significant alterations to increase the dwelling's square footage. Materials from original construction periods are aging and may be replaced with alternative materials affecting the area's integrity or significance.

Incentives

Project areas are primarily residential in nature and would have fewer incentives available than other target areas.

Resources Recommended for Priority Five survey:

Assabet Acres

Survey Factors: The Assabet Acres subdivision is primarily comprised of two story garrison homes with attached garages. This subdivision was developed fifty years ago. While none of the resources are of exceptional architectural significance, several good local examples of garrison homes are present. There are 19 resources in this residential subdivision. In 1987 the subdivision of the rear parcel at 1930 Main Street, North Branch Estates, added three additional resources to North Branch Road. These resources are less than fifty years old and not recommended for survey.

Boundaries: North Branch Road and Hayes Road

Number of Properties: 19

Level of Survey: Area Form.

Thoreau Hills-Section One and Two

Survey Factors: The first phase of the Thoreau Hills subdivision was laid out in 1961 and is primarily comprised of two-story split level and garrison homes, although one house with a gambrel roof form is located at 56 Brook Trail Road. There are also four good examples of minimal traditional homes at 10 Brook Trail Road, 47 Brook Trail Road, 19 Robinwood Road, and 28 Maplewood Circle. All four are influenced by the earlier Tudor Style and built c1965. The second phase of the Thoreau Hills subdivision is primarily comprised of two story split level and garrison homes with side gable roofs, although a gambrel roof home is present at 61 Hillcrest Road. This area was developed less than fifty years ago. While none of the resources are of

West Concord Historic Resources Survey Plan
Concord, MA

exceptional architectural significance, there are several good local examples of split level and garrison homes. There are approximately 111 resources in this section of the subdivision.

Boundaries: Bounded by Kennedy Pond to the north, Second Division Brook to the east, Sudbury to the south, and Main Street to the west.

Number of Properties: 140

Level of Survey: Area forms for each phase, except for individual building forms for 10 Brook Trail Road, 47 Brook Trail Road, 19 Robinwood Road, and 28 Maplewood Circle.

Minuteman Heights Subdivisions

Survey Factors: All the phases were developed by J&E Co Inc. The first phase of the Minuteman Heights subdivision, Minuteman Heights Estates, is comprised of two-story garrisons. While none of these resources are of exceptional architectural significance, several good local examples of garrisons are present. The second and third subdivisions off of old Marlboro Road were the Minuteman Heights subdivisions in 1963. The second and third sections include properties on Hunters Ridge Road, Spring Road, as well as along Old Marlboro Road. The subdivision is comprised of two-story garrisons and two story NeoColonial Revival homes. While none of these resources are of exceptional architectural significance, several good local examples of NeoColonial Revival dwellings are present.

Boundaries: Bounded by the Old Rifle Range Conservation Area to the north, Old Marlboro Road to the east, Sudbury to the South and Second Division Brook to the west.

Number of Properties: 94

Level of Survey: Area forms for each phase.

Old Pickard Farms

Survey Factors: The Old Pickard Farms Subdivision off Old Pickard Road in southwestern Concord was developed between 1967 and 1975 by Concord Realty Inc. There are five sections in the subdivision. The initial sections were laid out and developed in 1967. Section II, Blueberry Lane, was laid out c1970. Section III between Old Marlboro Road and Old Pickard Road was laid out c1967. Section I-C, Stone Root Lane was laid out c1975. Each section is separated from the others by conserved open spaces that form vegetated buffers between the house lots to the rear of the adjacent section. The subdivision is comprised primarily of two story NeoColonial Revival homes. While none of these resources are of exceptional architectural significance, several good local examples of NeoColonial Revival dwellings are present. Several lots at the end of Stone Root Lane were combined in the late 20th century to form one large lot. A large dwelling and garage were built on the lot in 2002. Across the open space at 119 Deer Grass Lane, a c1971 dwelling was sold in 2010 and significantly enlarged c2009.

Boundaries: Bounded by Captain Miles Lane Subdivision to the north, the railroad ROW to the east, Sudbury to the south, and Old Marlboro Road to the west.

Number of Properties: 71

Level of Survey: Streetscape forms or area forms for each phase of development may be appropriate.

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Oak Hill Tract

Survey Factors: Laid out in 1971, this subdivision is comprised of two story NeoColonials, raised ranches and garrisons. While none of these resources are of exceptional architectural significance, several good local examples of NeoColonial Revival dwellings are present. There is one contemporary raised ranch at 340 Oak Hill Circle built c1975.

Boundaries: Oak Hill Circle

Number of Properties: 37

Level of Survey: Streetscape forms or an area form may be appropriate.

Law Brook Acres

Survey Factors: Law Brook Acres was developed in two phases. The first phase contains more modest garrison type residences, while the second phase has several good examples of split level homes and raised ranches.

Boundaries: Wright Road

Number of Properties: 23

Level of Survey: Area Form (Phase I 1964) (Phase II 1966)

Harrison Avenue

Survey Factors: Developed in several phases by Woodland Realty Trust, the area is primarily comprised of two story raised ranches and NeoColonial garrisons.

Boundaries: Harrison Avenue, Ministerial Drive, Tarbell Spring Road, Loring Road and Lapham Road.

Number of Properties: 78

Level of Survey: Streetscape Forms (Loring & Lapham Roads) Area Form (Phase 1963-5); Individual Survey Forms (five contemporary style dwellings Ministerial Drive and Tarbell Spring Road).

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Middlesex Freeman	1848-1852
Concord Enterprise	1888-1928
Concord Journal	1960s-1970s

Plans in the Concord Map Collection: *located in the vault of the special collections room*

Plan of Land Taken of R. Warner by the State of Massachusetts and to be occupied by the New State Prison, 1874. Undated facsimile. Drawn by Brown and LeBaron. Shows a small portion of the Lowell and Framingham Railroad tracks.

Plan of Land at Concord Junction belonging to Benjamin Derby, Concord, Mass, 1874. Drawn by William Wheeler and H. W. Blaisdell. Shows 109 lots of land along Derby, Westvale, Central, Prairie, and West Streets and Riverside Avenue.

Plan of Land and Building Lots Near Concord Junction, Mass Owned by Harvey Wheeler. April 1893. Shows Cottage & Crest Roads.

Plan of Building Lots in Concord, Mass Owned by the Concord Junction Land Company, 1896. Undated photocopy. Shows plots of land along Highland and Church Streets and County Road to Maynard.

Plan of Building Lots as Laid out by Ralph Warner at Concord Junc'n, November 1875 and May 1896. Undated photocopy. Drawn by William D. Tuttle. Cadastral map. Shows plots of land along Church, Main, and Highland Streets. Shows a portion of Fitchburg Railroad tracks.

Map of Concord and Concord Junction, Massachusetts. September 15, 1898. Drawn by F. L. Preble, from surveys by William Wheeler, Hiram W. Blaisdell, and Leonard Metcalf.

Plan of Proposed Division Line between Lands at Boston Harness Company and American Woolen Company, Concord Junction, Mass., November 2, 1904. Undated photocopy. Drawn by Winfred D. Hubbard.

Plan of Land Concord Junction, Mass. Owned by Allen-Thompson-Whitney Co., April 14, 1906. Undated photocopy. Drawn by C. H. Gannett.

Plan of Portions of Main Street and Commonwealth Ave Concord, as Ordered by the County Commissioners, 1909. Undated photocopy. Shows the intersection of Commonwealth Avenue and Main Street, including a portion of land taken from Waldo P. Lapham.

Plan of Land in Concord Jct., Mass Surveyed in 1923 for the Concord West End Land Co., December 1923. Undated photo reproduction. Drawn by E. N. Montague. Shows land to the east of Warner's Pond and lists landowners.

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Plans at the Middlesex County Registry of Deeds

Plan of Proposed Highland Street. Drawn by Albert Wood. 1897.

Plan of Proposed New Street and House Lots at Concord Junction Owned by Jeremiah Sheehan. 1899.

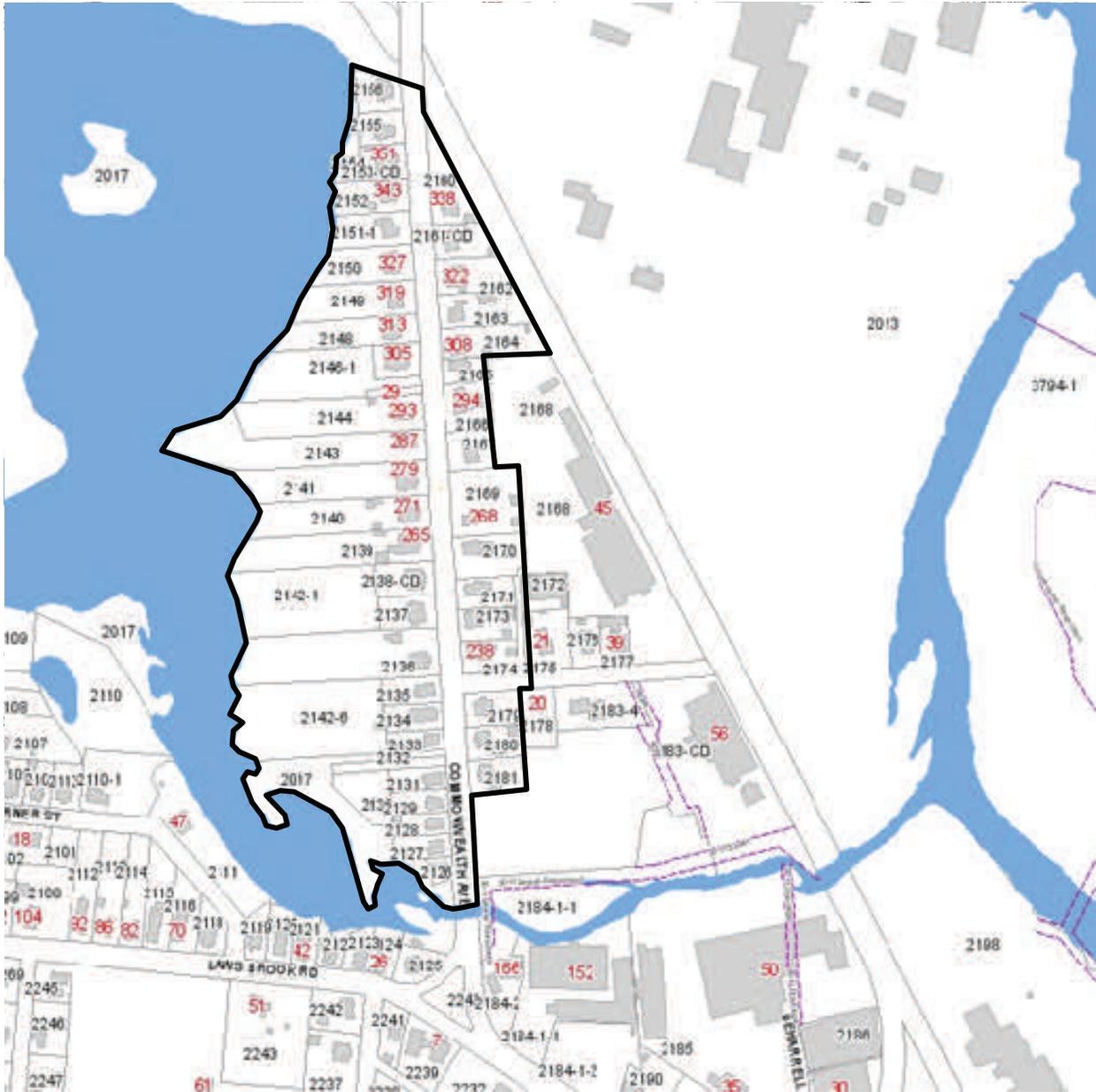
Plan of Riverside Park, Concord, Mass. 1892.

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APPENDIX A:
THE MASSACHUSETTS CULTURAL RESOURCE INFORMATION SYSTEM

<http://www.sec.state.ma.us/mhc/mhcidx.htm>

<http://www.mhc-macris.net/>



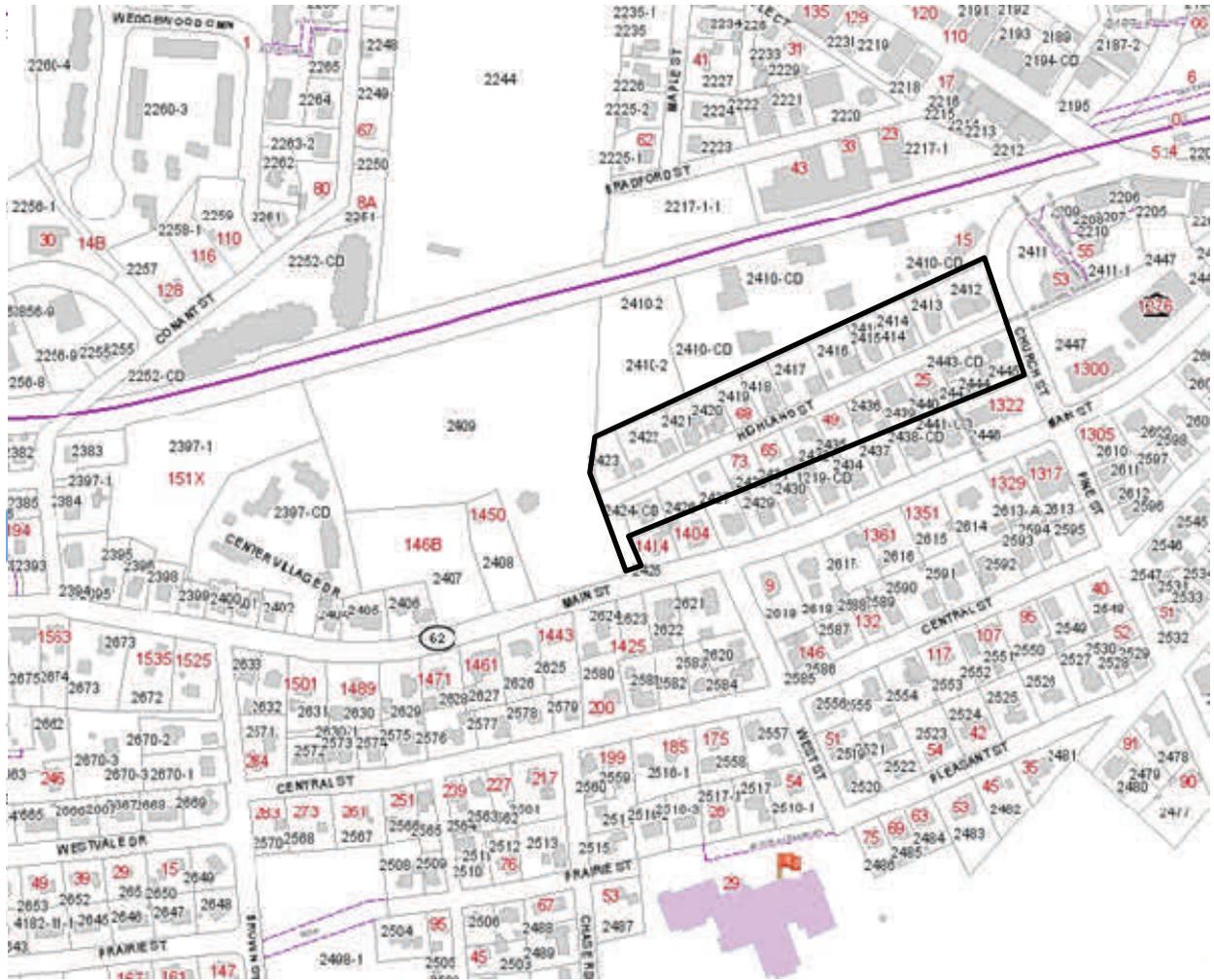
Commonwealth Avenue

Commonwealth Avenue from the bridge north to the railroad crossing
Individual Survey Forms



Commonwealth Avenue

This streetscape contains single family and double homes, many built by Ralph Warner, a landowner and owner of the nearby pail factory, to house workers for his business and later for State Reformatory staff. The area is potentially eligible for listing in the State and National Registers, and should be locally designated.

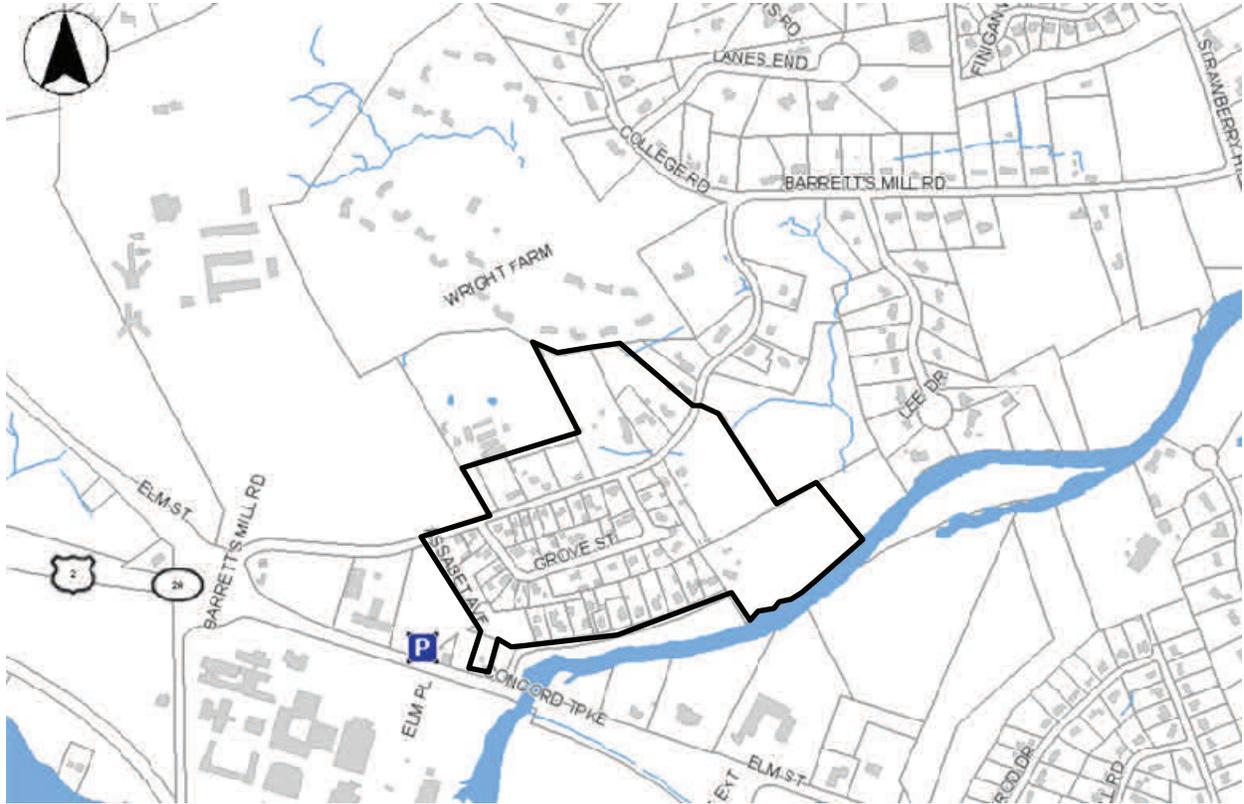


Highland Street
Individual Survey Forms



Highland Street

Highland Street is an excellent example of an early residential subdivision. This street is part of a 10-acre subdivision divided into 43 house lots by the Concord Junction Land Co. in 1896-1897. The street's resources retain a high degree of architectural integrity and are an excellent collection of middle-class single family residences, double houses, and small early 20th century dwellings. It contains several excellent local examples of the Four Square form. The area is potentially eligible for listing in the State and National Registers, and should be locally designated.

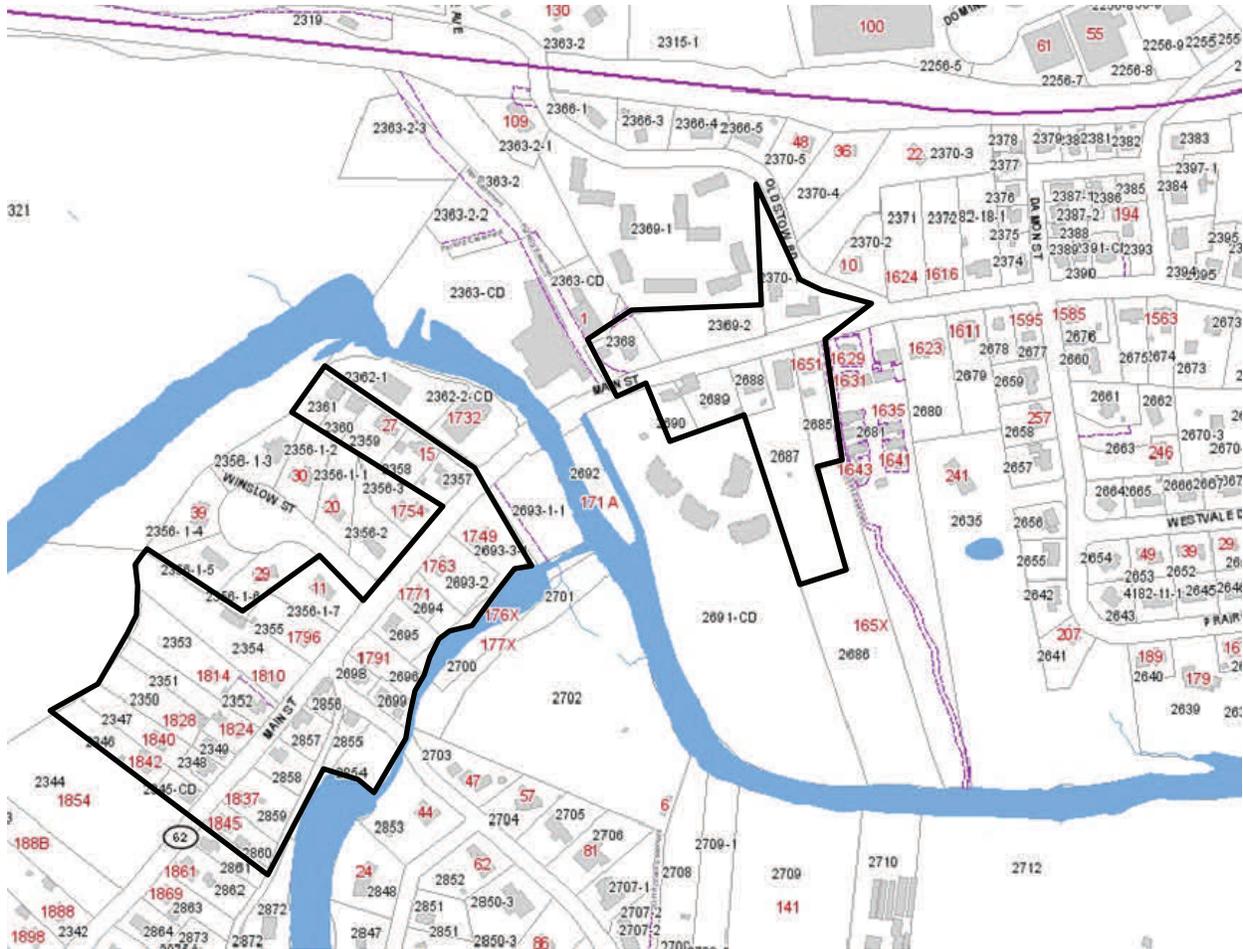


Riverside Park
Assabet Avenue, Grove Street and Barrett's Mill Road
from the rotary to Wright Farm
Individual Survey Forms



Riverside Park

Built by a group of investors for employees at the State Reformatory, Riverside Park is an excellent example of an early residential subdivision. The Park's development was short and its period of significance 1892-1910. Resources retain a high degree of architectural integrity. The area is potentially eligible for listing in the State and National Registers, and should be locally designated.

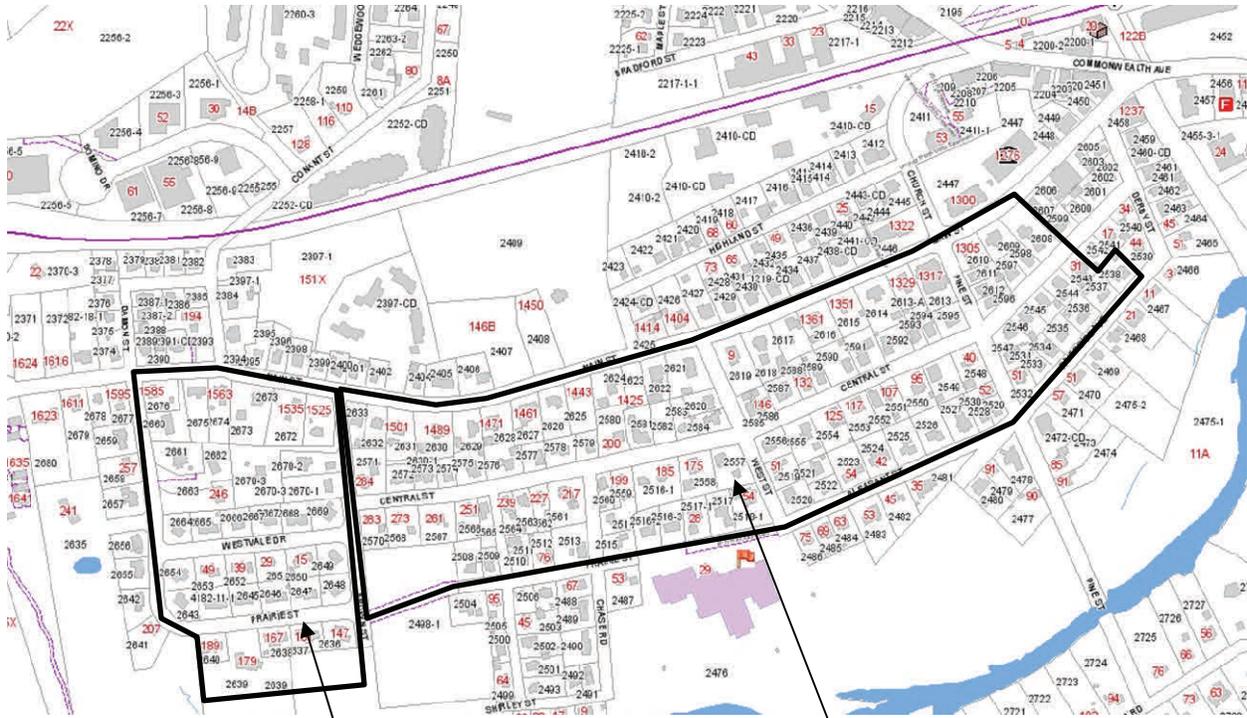


Westvale/Damondale
 Main Street from Harrington Avenue to Old Stowe Road
 Individual Survey Forms



Westvale/Damondale

The Damon Mill in Westvale was a significant force in the development of Westvale from 1834-1898. The village that grew up around the mill and its water source is a largely intact 19th century village. The village includes numerous early 19th century homes, some with attached barns, and worker's cottages. Although there have been two large intrusions into the area with the Winslow Street subdivision in 1973 and the construction of the office condominiums at 1732 Main Street in 1999, the area is potentially eligible for listing in the State and National Registers, and should be locally designated.



**Derby Addition (West)
Priority II**

Derby Addition—Priority II

Derby Addition - Priority II

Central Street to Riverside Avenue from Derby Street to Brown Street
Individual Survey Forms

Derby Addition (West) - Priority III

Main Street to the Assabet River from Brown Street, west to Prairie Street
Streetscape Forms or an Area Form



Derby Addition—Central Street Streetscape



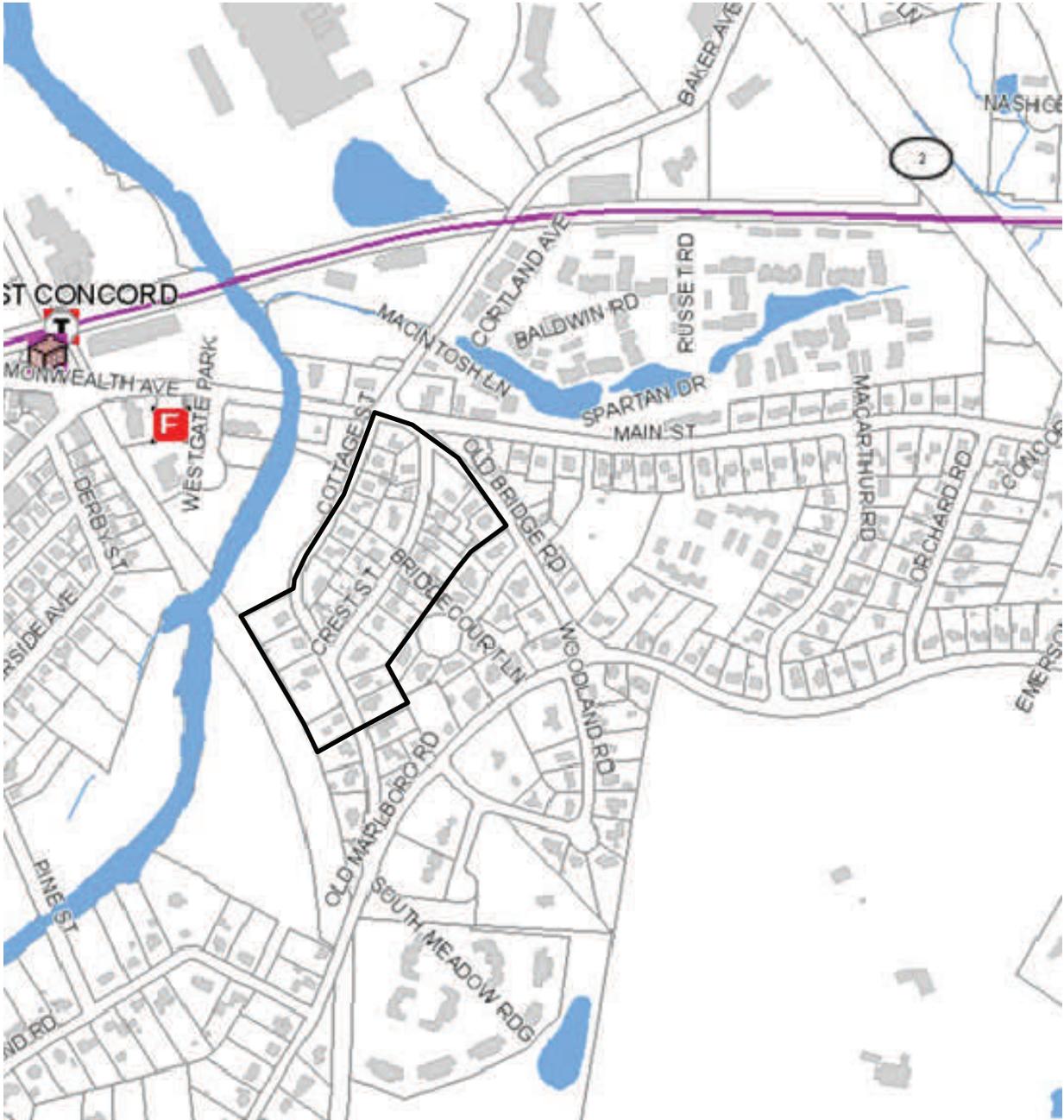
Derby Addition (West) Shirley Street

Derby Addition—Priority II

The Derby Addition, one of the first late 19th century subdivisions in Concord Junction, developed as speculative housing for resale and rental. The area contains single family and double houses built for workers in the village factories and businesses. The dwellings are historically significant for their association with the industrial and residential growth of Concord Junction at the turn of the 20th century.

Derby Addition (West) —Priority III

The area west of the original Derby Addition is primarily an early to mid 20th century residential area with some modern dwellings. The area is a potential candidate for some planning mechanism that could control alterations and protect the character of the neighborhood, possibly as a Historic Conservation Area



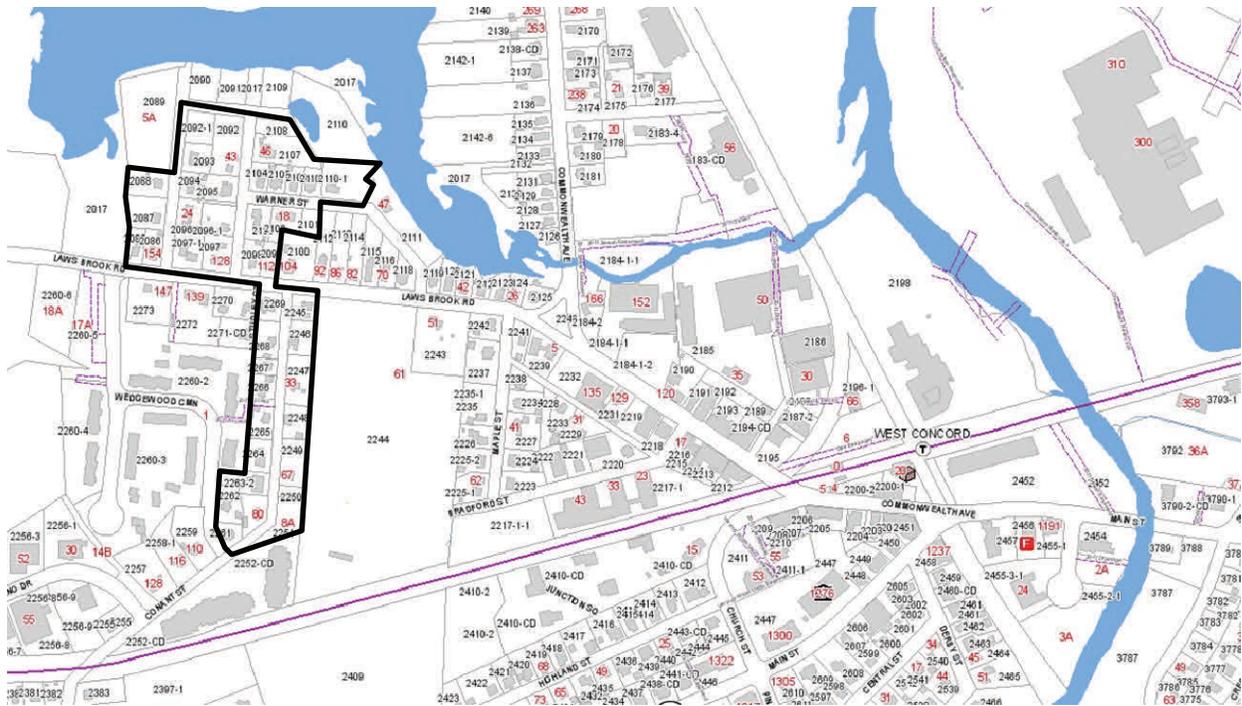
Harness Shop Hill - Priority III
Crest and Cottage Streets
Streetscape Forms or an Area Form



Crest Street Streetscape

Harness Shop Hill

At the end of the 19th century Harvey Wheeler, a local industrialist, laid out this subdivision, formerly part of the Hosmer-Sheehan Farm, into 51 parcels to provide housing to workers in his Boston Harness Co. While most were modest cottages, some have been significantly altered by replacement siding, windows, and doors. These alterations have removed what little detail these modest cottages possessed.

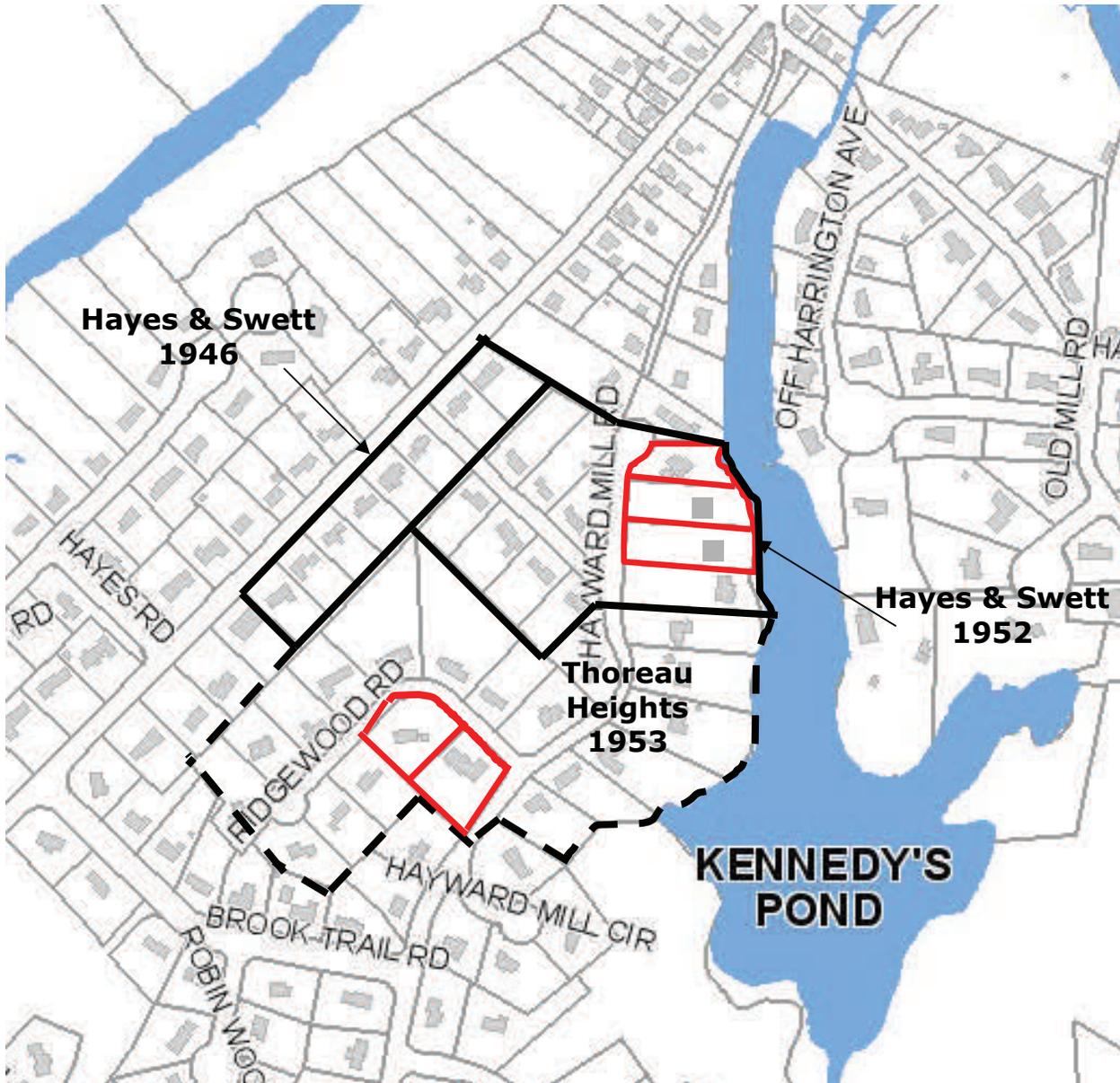


Warner Pond Area - Priority III
Pond Street, Sunnyside Lane, Warner Street, and Conant Street
Streetscape Forms or Individual Building Forms



Warner Pond

Although this area contains some turn-of-the-20th century worker's cottages and modest early 20th century single family homes, it also contains Post World War II infill housing. The streetscapes retain less character than similar properties on Main Street and other similar neighborhoods in Concord Junction.



Hayes & Swett, Main Street 1946

Area Form, Phase IV survey

Hayes & Swett, Edgewood & Hayward Mill Roads, 1952

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
Area Form, Phase IV survey

Thoreau Heights 1953

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
Area Form, Phase IV survey

*Resources to be surveyed individually are highlighted in red



Cape, Hayes & Swett c1952



Contemporary, Hayes & Swett c1953

Hayes & Swett Subdivision

In 1946 Daniel J Hayes and Glenwood Swett developed a residential subdivision along the southeast side of Main Street, southwest of Damonville. A few years later in 1952 the developers subdivided the parcel behind these homes, between Main Street and Kennedy's Pond. While most of the resources are small one story capes or ranches, there are three contemporary style dwellings on the shore of Kennedy Pond at 111, 247, and 133 Hayward Mill Road. These three resources should be surveyed individually as part of a Phase III survey that focuses on modern and contemporary style homes in West Concord. The remaining resources in the two Hayes & Swett subdivisions are recommended for survey in Phase IV, and should be documented with area forms.



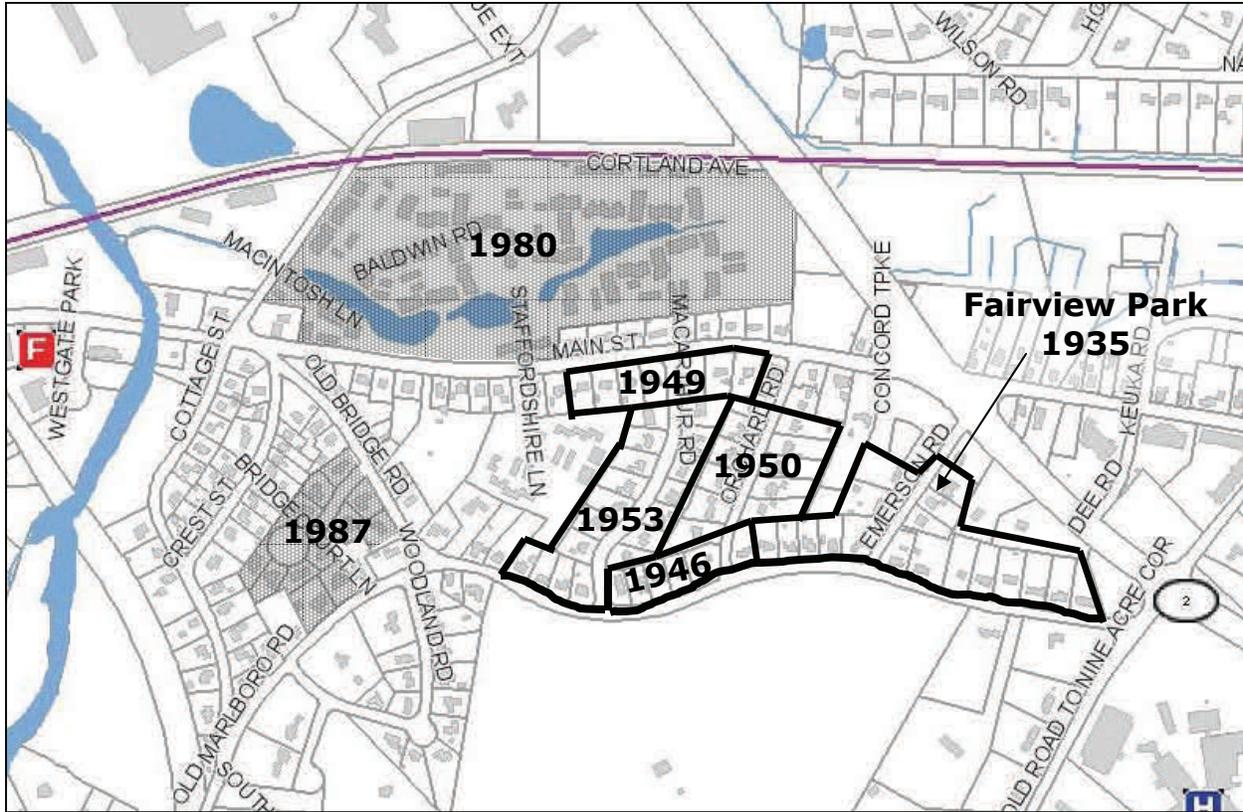
Modern/Contemporary, Thoreau Heights, c1953



NeoColonial Revival, Thoreau Heights, c1963

Thoreau Heights Subdivision

The Thoreau Heights subdivision is comprised of one story capes and ranches built 1953-1960. There are also a few two story dwellings, primarily raised ranches and NeoColonial Revivals, built 1962-1963, including a NeoDutch Colonial Revival at 81 Ridgewood Road. Within the Thoreau Heights subdivision are two contemporary dwellings at 11 and 37 Ridgewood Road. These two resources should be surveyed individually as part of a Phase III survey that focuses on modern and contemporary style homes in West Concord. The remaining eighteen resources in the Thoreau Heights subdivision are recommended for survey in Phase IV, and should be documented with an area form. While none of the resources are of exceptional architectural significance, several good local examples of capes are present.



J Sheehan & Sons Inc., Fairview Park, 1935
Area Form, Phase III survey

Old Marlboro Road, 1946
Area Form, Phase IV survey

Main Street, 1949
Area Form, Phase IV survey

J Sheehan & Sons Inc., Orchard Road, 1950
Area Form, Phase IV survey

J Sheehan & Sons Inc., MacArthur Road, 1953
Area Form, Phase IV survey

In 1899 Jeremiah Sheehan first subdivided several house lots near the corner of Old Bridge Road from his family's farmland on Main Street. Successive residential subdivisions were built on land once part of the Hosmer-Sheehan farm between Old Marlboro Road and Main Street in the 20th century. Several of the subdivisions were laid out by J Sheehan and Sons, Inc. Later in 1980 the remaining 25-acres of the Hosmer-Sheehan farm north of Main Street were developed as the Concorde Greene Condominium complex.



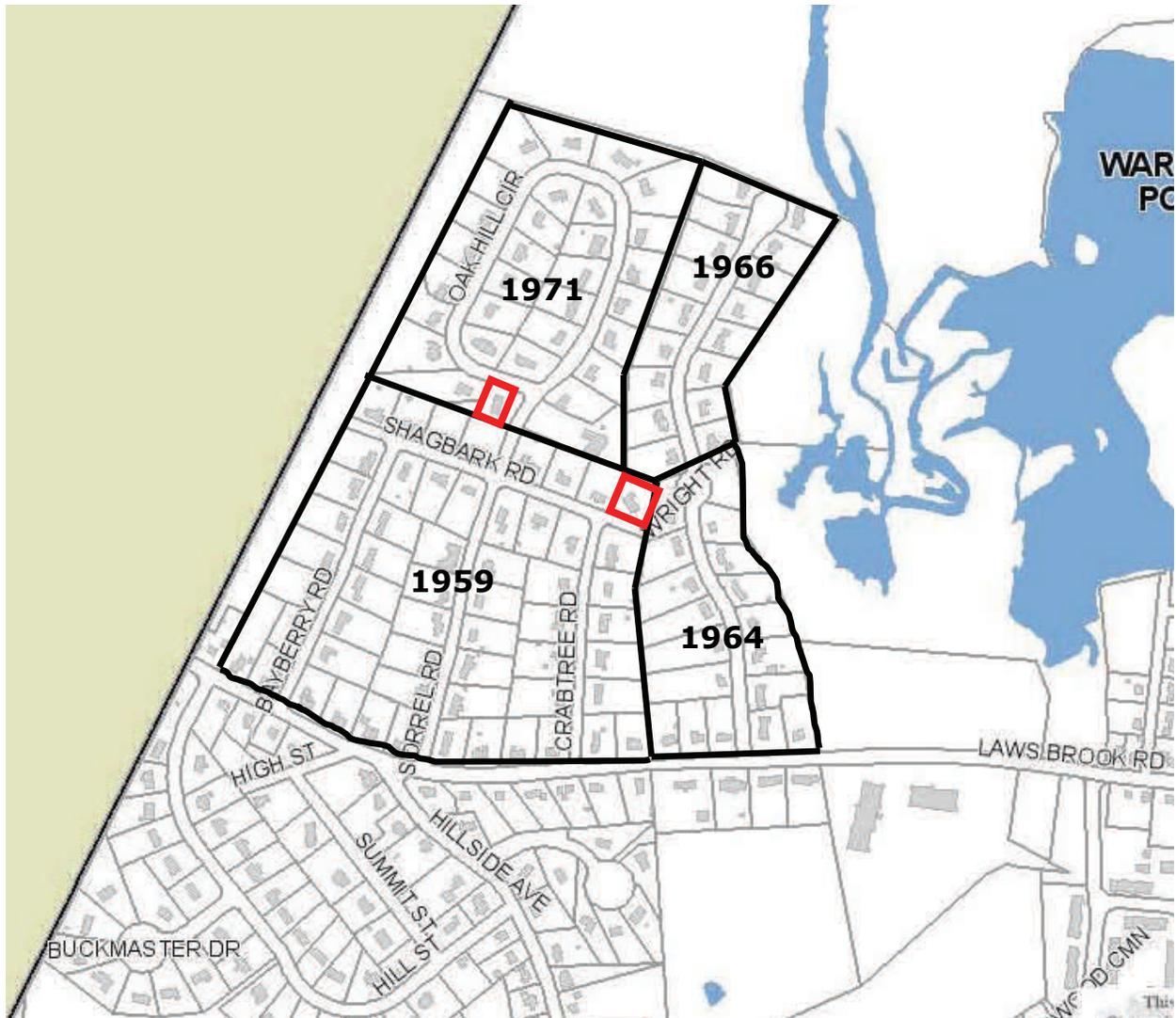
Cape, 60 Emerson Road, c1947



Ranch, 56 MacArthur Drive, c1953

Hosmer-Sheehan Farm Subdivisions

Although lots were subdivided from the Hosmer Sheehan farm in 1899, the first major development of the farmland was in 1935 for Fairview Park, overlooking the golf course to the south of Old Marlboro Road. Between 1946 and 1953 most of the remaining farm land between Old Marlboro Road and Main Street was subdivided. Most of the resources are small one story capes or ranches, and the resources are recommended for survey in Phase IV, and should be documented with area or possibly streetscape forms.



Laws Brook Road: North

Bayberry, 1959

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
Phase IV, Area Form

Law Brook Acres 1964, 1966

Phase V, Area Form

Oak Hill Tract, 1971

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
Phase V, Area Form

*Resources to be surveyed individually are highlighted in red



Raised Ranch, 53 Crabtree Road



Raised Ranch, 18 Shagbark Road

Laws Brook Road: North

Bayberry Subdivision, 1959

The Bayberry subdivision is comprised of raised ranches built 1959-1965. While none of the resources are of exceptional architectural significance, several good local examples of raised ranches are present.



Laws Brook Road: North

Oak Hill Tract, 1971

Laid out in 1971, this subdivision is comprised of two story NeoColonials, raised ranches and garrisons. While none of these resources are of exceptional architectural significance, several good local examples of NeoColonial Revival dwellings are present. There is one contemporary raised ranch at 340 Oak Hill Circle built c1975.



Garrison, 10 Wright Road

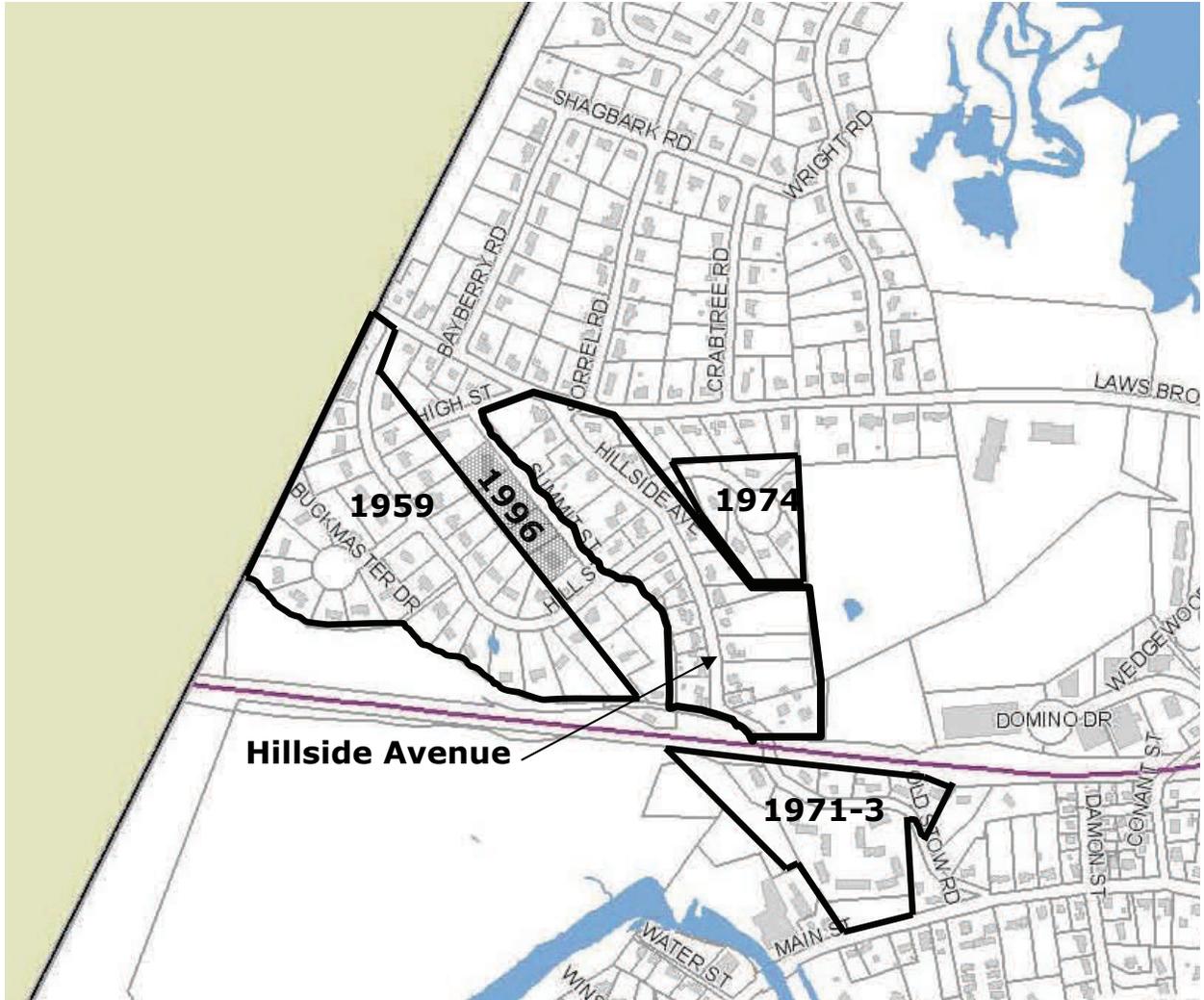


Raised Ranch, 186 Wright Road

Laws Brook Road: North

Law Brook Acres 1964, 1966

Law Brook Acres was developed in two phases. The first phase contains more modest garrison type residences, while the second phase has several good examples of split level homes and raised ranches.



**Laws Brook Road: South
Old Stow Road & Hillside Avenue**

Hillside Avenue

Phase IV, Streetscape or Individual Building Forms

Hill Street, 1959

Phase IV, Area Forms

Blue Jay Drive, 1974

No Survey Recommended

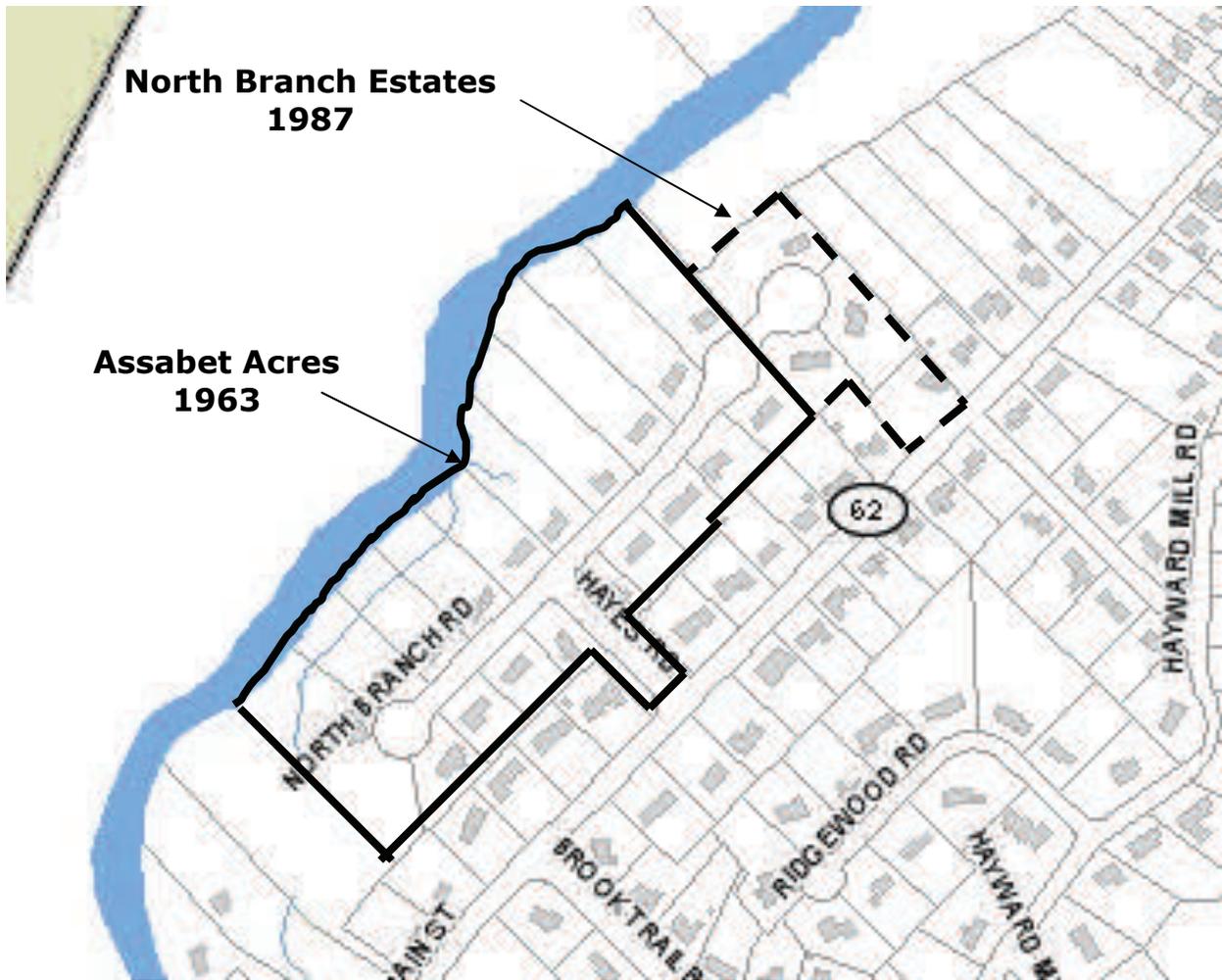
Old Stow Road, 1971-73

No Survey Recommended



Laws Brook Road: South Old Stow Road & Hillside Avenue

Hillside Avenue is an eclectic street. First developed in the last nineteenth century, it contains modest Queen Anne style dwellings as well as early 20th century bungalows and modest cottages from the 1930s. Later infill development along the street includes ranches, raised ranches, and capes. Integrity of the area is primarily threatened by replacement materials and partial demolition. A Queen Anne dwelling on Old Stow Road is currently being rehabilitated and has lost much of its original character and materials.



Assabet Acres, 1963
Area Form, Phase V survey

North Branch Estates, 1987
No survey recommended



Garrison, Assabet Acres

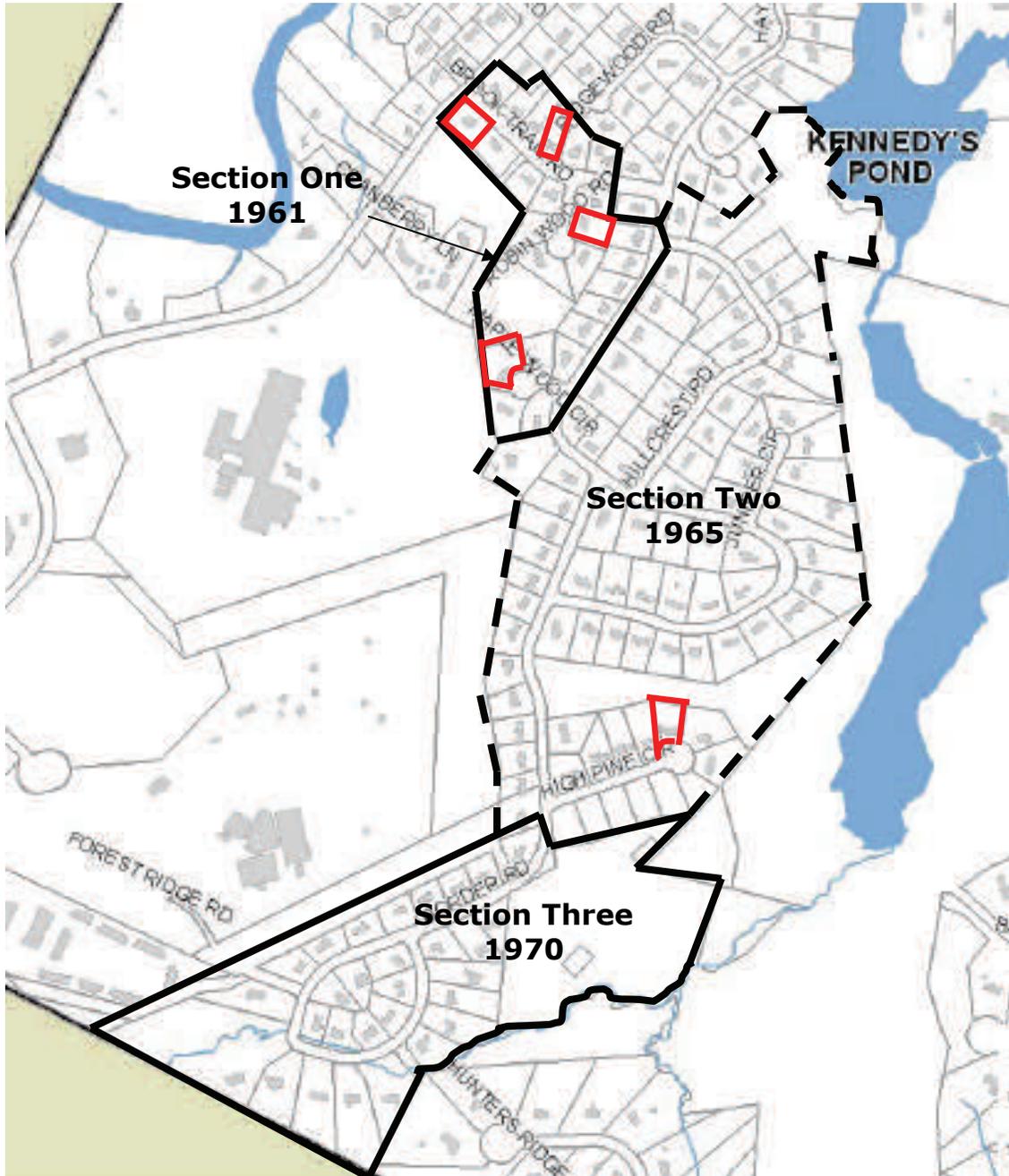


Garrison, Assabet Acres

Assabet Acres Subdivision, 1963

The Assabet Acres subdivision is primarily comprised of two story garrison homes with attached garages. This subdivision was developed fifty years ago. While none of the resources are of exceptional architectural significance, several good local examples of garrison homes are present. There are 19 resources in this residential subdivision. This area is recommended for survey in Phase V, and should be documented with an area form.

In 1987 the subdivision of the rear parcel at 1930 Main Street, **North Branch Estates**, added three additional resources to North Branch Road. These resources are less than fifty years old and not recommended for survey.



Thoreau Hills Subdivision

Section One 1961

Tudor influenced Minimal Traditional, Building Forms, Phase IV survey
Area Form, Phase V survey

Section Two 1965

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
Area Form, Phase V survey

Section Three 1970

No survey recommended

*Resources to be surveyed individually are highlighted in red



Minimal Traditional, Thoreau Hills, c1965

Thoreau Hills Subdivision Section One 1961

The first phase of the Thoreau Hills subdivision was laid out in 1961 and is primarily comprised of two-story split level and garrison homes, although one house with a gambrel roof form is located at 56 Brook Trail Road. There are also four good examples of minimal traditional homes at 10 Brook Trail Road, 47 Brook Trail Road, 19 Robinwood Road, and 28 Maplewood Circle. All four are influenced by the earlier Tudor Style and built c1965. The resources in the subdivision are recommended for survey in Phase V, and should be documented with an area form, except for the four Tudor influenced homes which should be documented with building forms.



Garrison, Section Two Thoreau Hills



Split Level, Section Two Thoreau Hills

Thoreau Hills Subdivision Section Two 1965

The second phase of the Thoreau Hills subdivision is primarily comprised of two story split level and garrison homes with side gable roofs, although a gambrel roof home is present at 61 Hillcrest Road. This area was developed less than fifty years ago. While none of the resources are of exceptional architectural significance, there are several good local examples of split level and garrison homes. There are approximately 111 resources in this subdivision. This area is recommended for survey in Phase V, and should be documented with an area form. There is also a contemporary home at 65 High Pine Road built c1974 that should be individually surveyed as part of a Phase III survey that focuses on modern and contemporary style homes in West Concord.



Garrison, Section Three Thoreau Hills



Neo-French, Section Three Thoreau Hills

Thoreau Hills Subdivision Section Three 1970

This area along Border Road is primarily comprised of two story Neo-Revival style homes. This area was developed less than fifty years ago and none of the 29 resources are of exceptional architectural significance. None of the resources meet Criteria Consideration G of the National Register Criteria for Evaluation. This area is not recommended for survey, but should be re-evaluated in ten to fifteen years as part of the Town's long term survey planning program.



Winslow Court 1973

No survey recommended

This area northwest of Main Street in the historic village of Damonville is primarily comprised of two story garrison homes. This area was developed less than fifty years ago and none of the eight resources are of exceptional architectural significance. None of the resources meet Criteria Consideration G of the National Register Criteria for Evaluation. This area is not recommended for survey, but should be re-evaluated in ten to fifteen years as part of the Town's long term survey planning program.



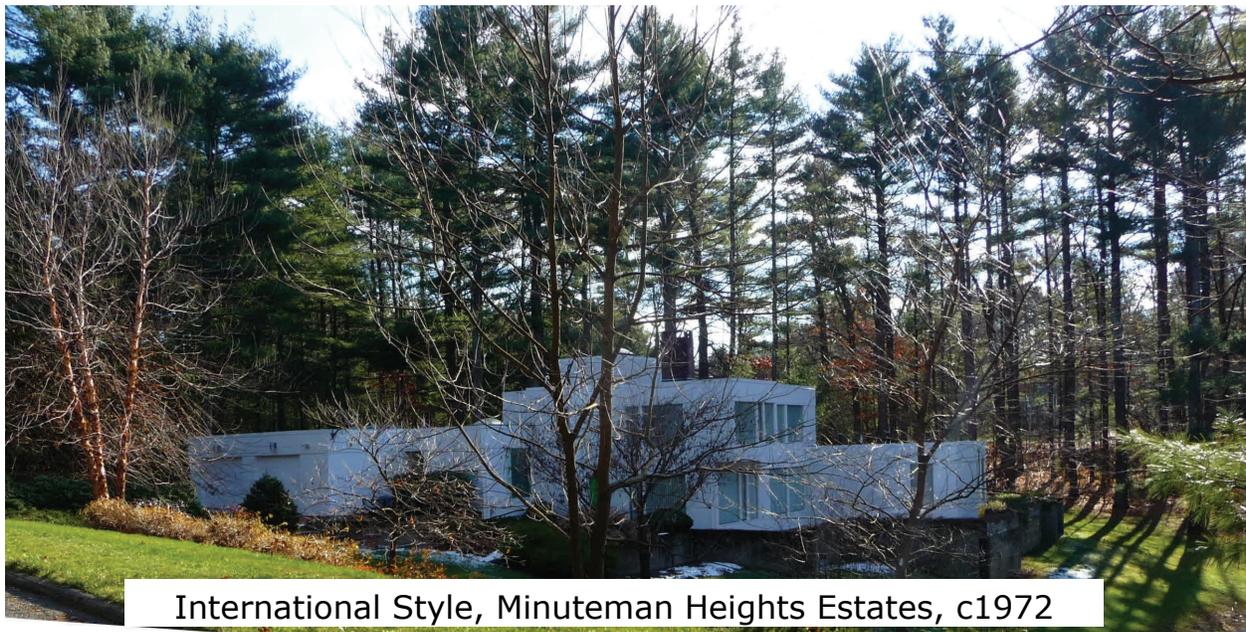
Minuteman Heights Estates 1962

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
 Area Form, Phase V survey

*Resources to be surveyed individually are highlighted in red



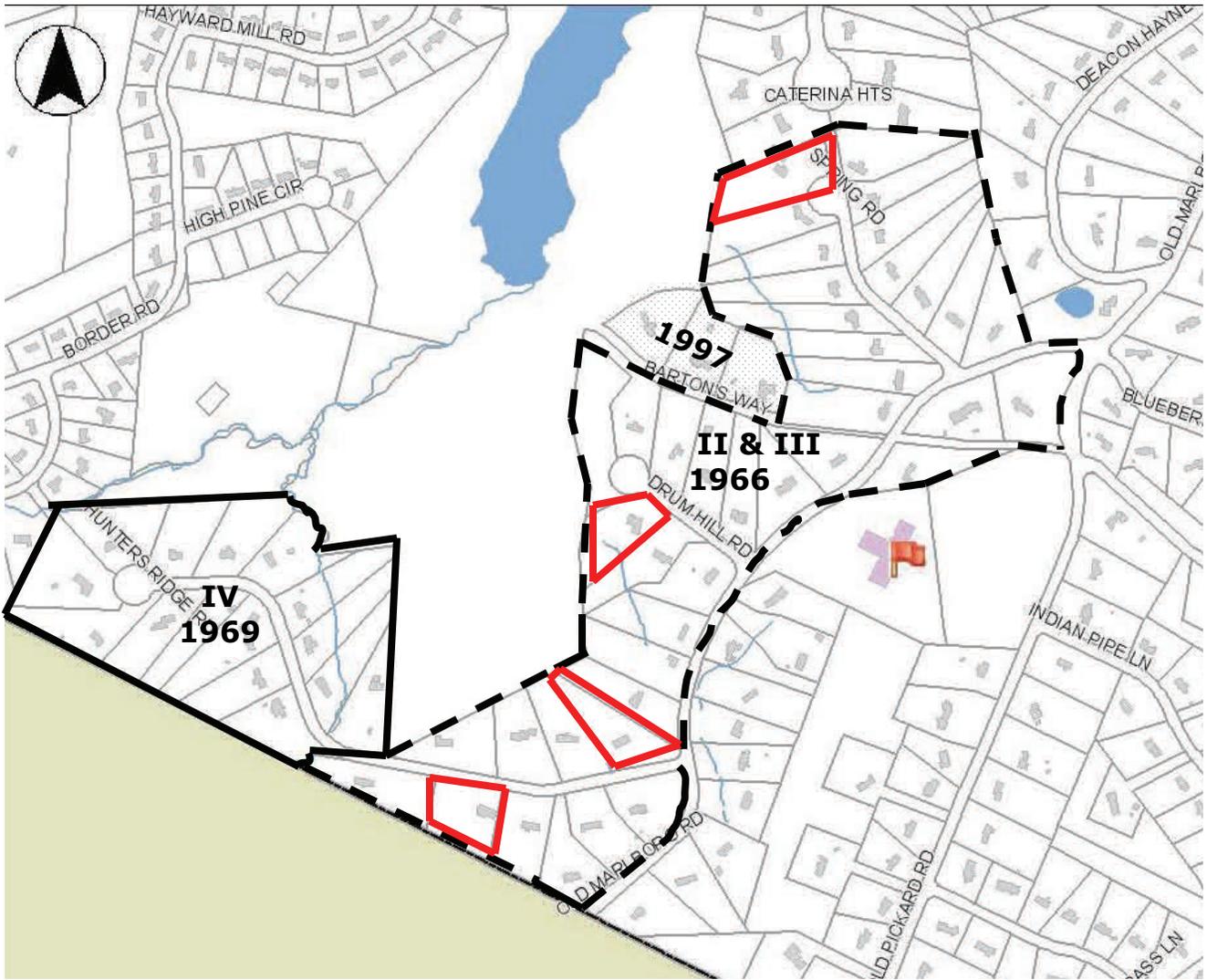
International Style, Minuteman Heights Estates



International Style, Minuteman Heights Estates, c1972

Minuteman Heights Estates 1962

The Minuteman Estates subdivision was developed by J & E Co, Inc. It is comprised mainly of two-story garrisons. Within the Minuteman Estates subdivision are two modern dwellings including a Contemporary Style house at 280 Deacon Haynes Road and an International Style dwelling at 336 Deacon Haynes Road. These two resources should be surveyed individually as part of a Phase III survey that focuses on modern & contemporary style homes in West Concord. The remaining thirty resources in the Minuteman Estates subdivision are recommended for survey in Phase V, and should be documented with an area form. While none of these resources are of exceptional architectural significance, several good local examples of garrisons are present.



Minuteman Heights II 1966

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
 Area Form, Phase V survey

Minuteman Heights III 1966

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
 Area Form, Phase V survey

Minuteman Heights IV 1969

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
 Area Form, Phase V survey

*Resources to be surveyed individually are highlighted in red



Minuteman Heights II & III 1966

The second and third subdivision off of old Marlboro Road by J&E Co Inc. were the Minuteman Heights subdivisions in 1963. The second and third sections include properties on Hunters Ridge Road, Spring Road, as well as along Old Marlboro Road. The subdivision is comprised of two-story garrisons and two story NeoColonial Revival homes. Within this phase of the Minuteman Heights subdivision are four Contemporary Style dwellings at 117 Spring Road, 45 Drum Hill Road, 28 Hunters Ridge Road and 91 Hunters Ridge Road. These four resources should be surveyed individually as part of a Phase III survey that focuses on modern and contemporary style homes in West Concord. The remaining thirty-six resources in the Minuteman Heights II & III subdivision are recommended for survey in Phase V, and should be documented with an area form. While none of these resources are of exceptional architectural significance, several good local examples of NeoColonial Revival dwellings are present.



Minuteman Heights IV 1969

The fourth phase in the Minuteman Heights subdivision has 14-lots. The dwellings are two-story NeoColonial Revivals with exterior end chimneys and attached garages . Most of the dwellings have been altered to accommodate changing tastes and uses with large additions or new windows and siding. This area is not recommended for survey, but should be re-evaluated in ten to fifteen years as part of the Town's long term survey planning program.



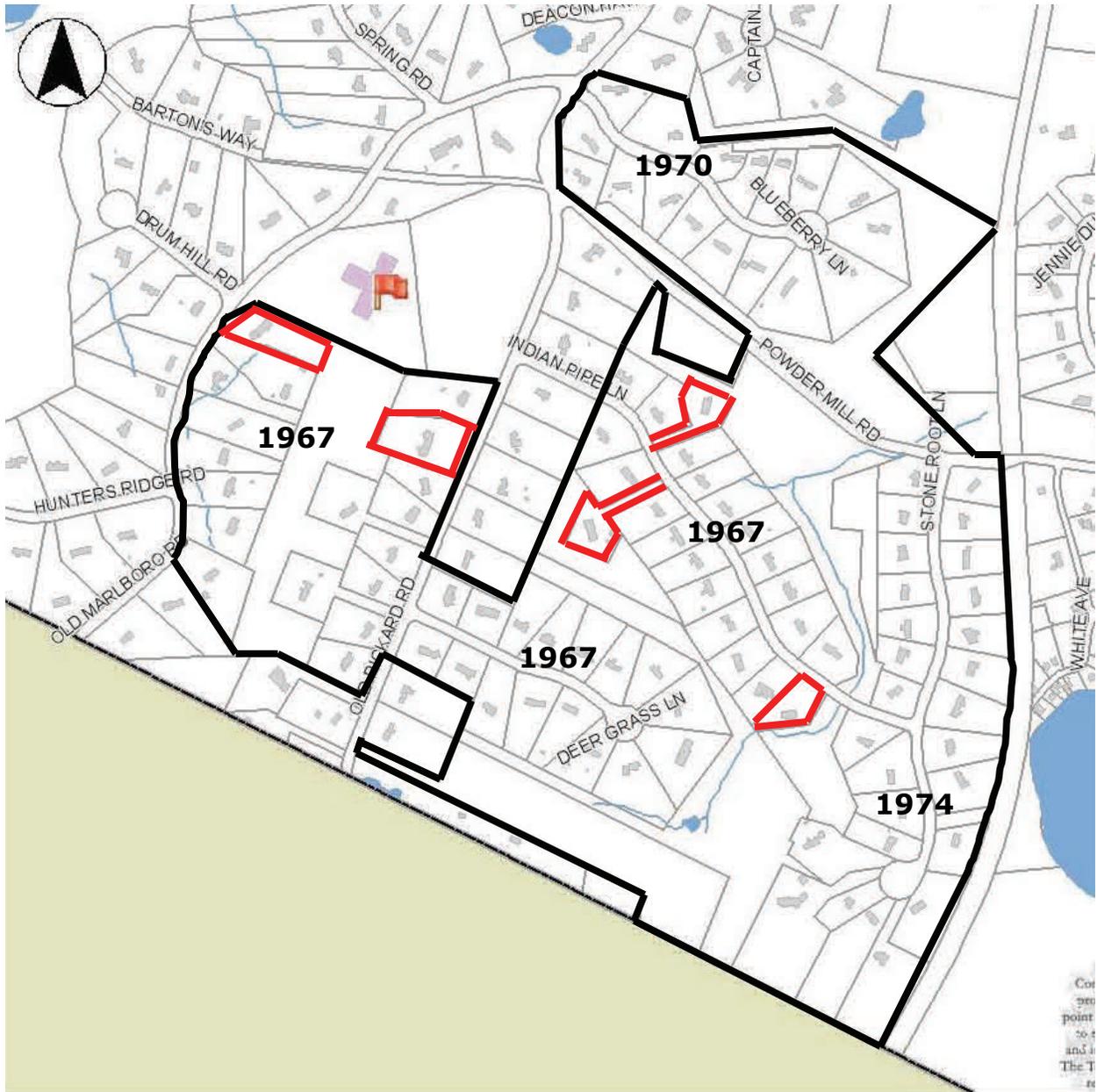
Minuteman Heights V, 1981
 No survey recommended



NeoColonial, Minuteman Heights V

Minuteman Heights V 1981

The fifth phase in the Minuteman Heights subdivision has 35-lots. The dwellings are large two to two-and-a-half story NeoColonial Revivals, except for 376 Caterina Heights which is in the Contemporary Style. Many of the dwelling have extensively landscaped grounds and in-ground swimming pools. The dwelling at 251 Caterina Heights has a pool, tennis court, and several small outbuildings. This area was developed less than fifty years ago and none of the thirty-five resources are of exceptional historic architectural significance. None of the resources meet Criteria Consideration G of the National Register Criteria for Evaluation. This area is not recommended for survey, but should be re-evaluated in ten to fifteen years as part of the Town's long term survey planning program.



**Old Pickard Farms
1967-1975**

Modern/Contemporary Style Dwellings, Building Forms, Phase III survey
Streetscape forms, Phase V survey

*Resources to be surveyed individually are highlighted in red



Old Pickard Farms 1967-1975

The Old Pickard Farms Subdivision off Old Pickard Road in southwestern Concord was developed between 1967 and 1975 by Concord Realty Inc. There are five sections in the subdivision. The initial sections were laid out and developed in 1967. Section II, Blueberry Lane, was laid out c1970. Section III between Old Marlboro Road and Old Pickard Road was laid out c1967. Section I-C, Stone Root Lane was laid out c1975. Each section is separated from the others by conserved open spaces that form vegetated buffers between the house lots to the rear of the adjacent section. The subdivision is comprised primarily of two story NeoColonial Revival homes. Seventy resources on Blueberry Lane, Indian Pipe Lane, Deer Grass Lane, Old Pickard Road, and Old Marlboro Road are recommended for survey in Phase V, and should be documented with streetscape forms. While none of these resources are of exceptional architectural significance, several good local examples of NeoColonial Revival dwellings are present. Several lots at the end of Stone Root Lane were combined in the late 20th century to form one large lot. A large dwelling and garage were built on the lot in 2002. Across the open space at 119 Deer Grass Lane, a c1971 dwelling was sold in 2010 and significantly enlarged c2009.

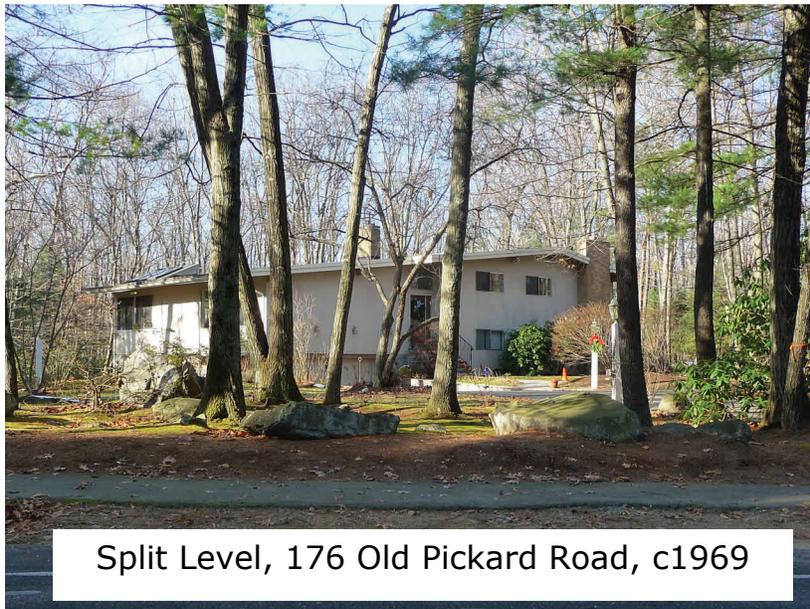


NeoColonial, 71 Deer Grass Lane, c1972



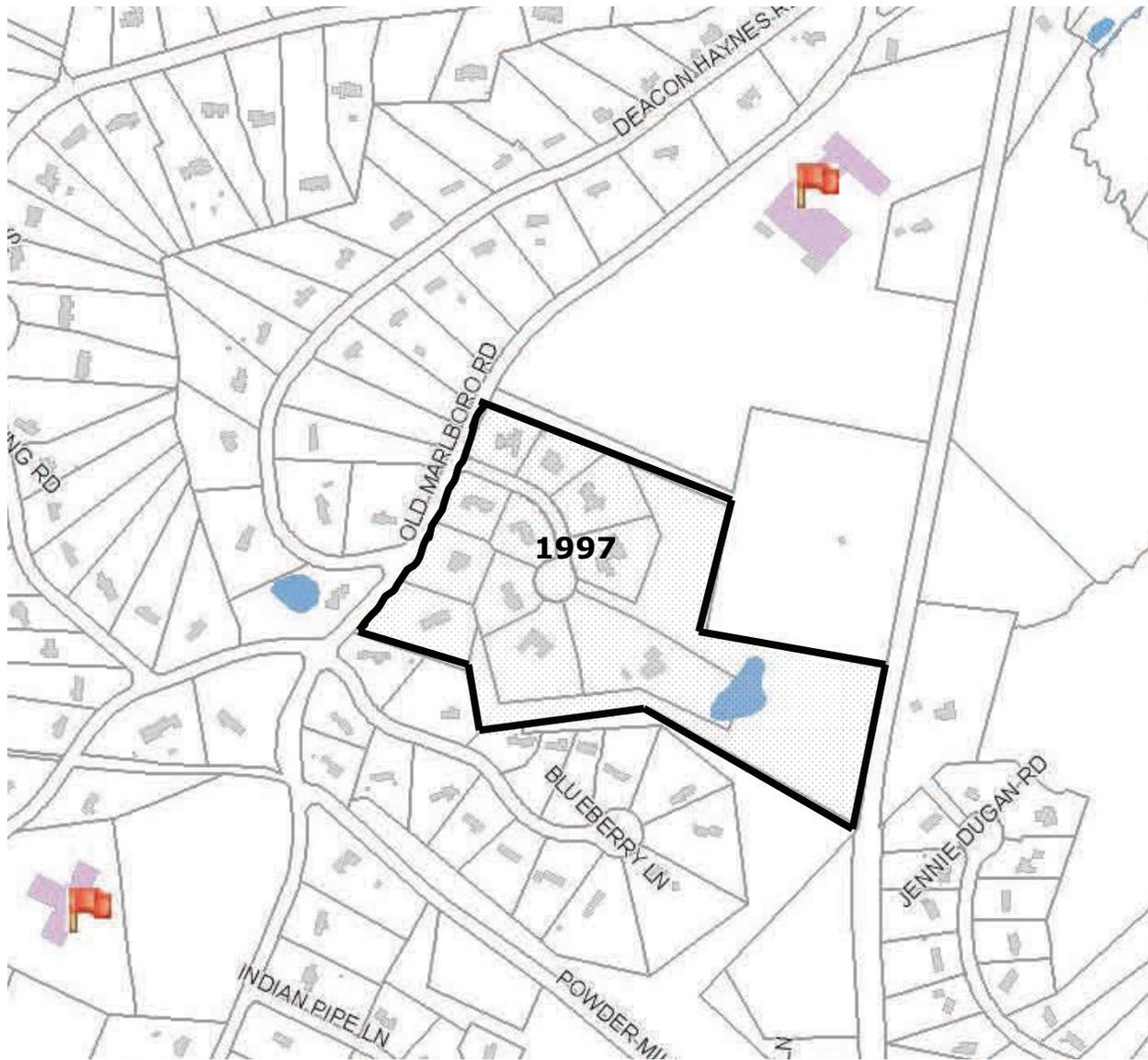
NeoColonial, 75 Blueberry Lane, c1973

Old Pickard Farms 1967-1970



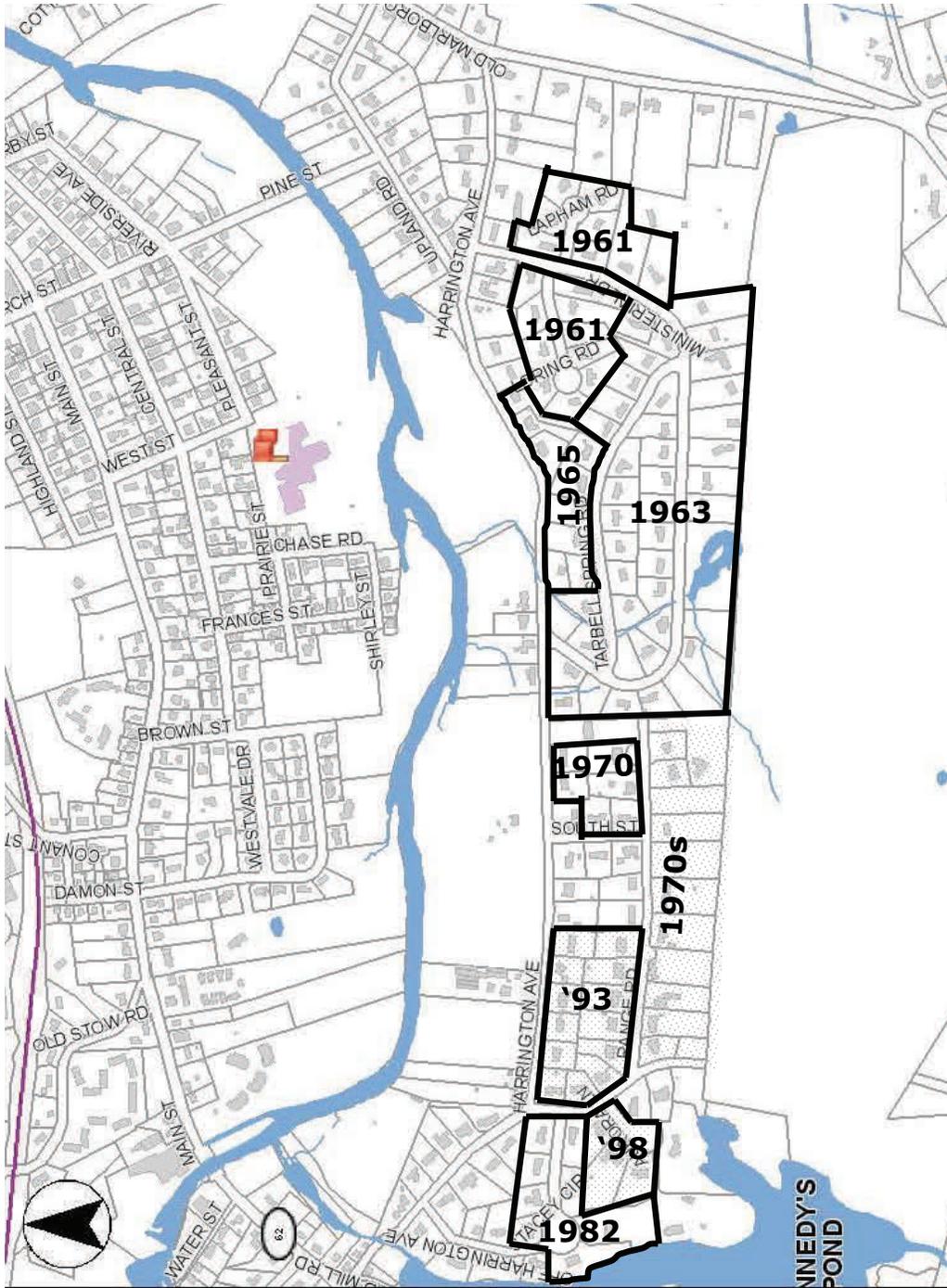
Old Pickard Farms 1967-1970

Within the sections subdivided in 1967 are five Contemporary Style dwellings at 204 Indian Pipe Lane, 73 Indian Pipe Lane, 88 Indian Pipe Lane, 285 Old Marlboro Road, and 176 Old Pickard Road. These five resources should be surveyed individually as part of a Phase III survey that focuses on modern and contemporary style homes in West Concord.



Former Thoreau Club, 1997

This area was developed less than fifty years ago and none of the eight resources are of exceptional architectural significance. None of the resources meet Criteria Consideration G of the National Register Criteria for Evaluation. From the public way there does not appear to be any remains of the former clubhouse, cabins, or other outbuildings, although land plans show one building was to be retained. This area is not recommended for survey, but should be re-evaluated in ten to fifteen years as part of the Town's long term survey planning program.



Harrington Avenue

The residential area south of Harrington Avenue is comprised of several small subdivisions. The eastern half of the area was laid out 1961-1965, while the western half was laid out in sections between 1968-1998. South Street and Range Road were not laid out until after 1968.



Contemporary, Tarbell Spring Road , 1964-1966



Garrison, Ministerial Drive, c1969

Harrington Avenue

Developed by Woodland Realty Trust the area south of Harrington Avenue focused on Ministerial Drive is comprised of approximately 78 dwellings built 1961-1969. The subdivision primarily features 2 story garrison and raised ranches. Within the subdivision are five contemporary style dwellings at 119, 131, 143 and 145 Ministerial Drive and another on Tarbell Spring Road. These five dwellings should be individually surveyed on building forms as part of a Priority III survey of contemporary homes in West Concord. The remaining dwellings are recommended as a Priority V survey. An area form for the 1963-65 development and streetscape forms for 1961 Lapham and Loring Road subdivisions are recommended.