

Henry Francis Walling, Map of the Town of Concord, 1852

## Historic and Cultural Resources Survey of West Concord Concord, Massachusetts

August 2013

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## ***1.0 PROJECT DESCRIPTIONS AND GOALS***

## 1.0 PROJECT DESCRIPTION AND GOALS

The Town of Concord retained ttl-architects, LLC, in September 2012, to develop a multi-year survey plan and conduct an architectural survey of selected historic resources in the village of West Concord. The survey produced an inventory that documents valuable properties within the town, records their significance to the cultural, civic, and economic history of West Concord village, and demonstrates their contribution(s) to the historic character of the town.

### *Survey Objectives*

Specific project goals were as follows:

- To develop a survey plan for West Concord, which includes a methodology for completing the survey and a list of at least 130 resources to be inventoried;
- To conduct an intensive survey of approximately 70 selected cultural and architectural resources within the West Concord area following MHC survey standards and methodology.
- To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey.
- To submit to the Concord Historical Commission and MHC a list of individual properties and/or districts that to be recommended for nomination to the National Register of Historic Places.

The results of this survey will assist the Town's long-range preservation and growth management planning. The documents will be used to proactively control potential loss or destruction of historic resources through expansion and demolition; update the Town's historic resources inventory; identify potential new districts; and other planning activities by the Town's Planning Department in their efforts to revitalize the village of West Concord.

### **Preservation Consultants**

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## ***2.0 SURVEY METHODOLOGY***

## METHODOLOGY

The Town of Concord retained ttl-architects, LLC, in September 2012, to develop a survey plan and conduct an architectural survey of historic resources in the village of West Concord (Figure 1). This survey produced an inventory that documents valuable properties within the town, records their significance to the cultural, civic, and economic history of West Concord village, and demonstrates their contribution(s) to the historic character of the town.

This methodology statement describes the goals and methods for the West Concord Historic Resources Survey for the Town of Concord, MA. This historic resources survey was undertaken to help achieve the goals and objectives of the Concord Historical Commission and the Town's Planning Division.

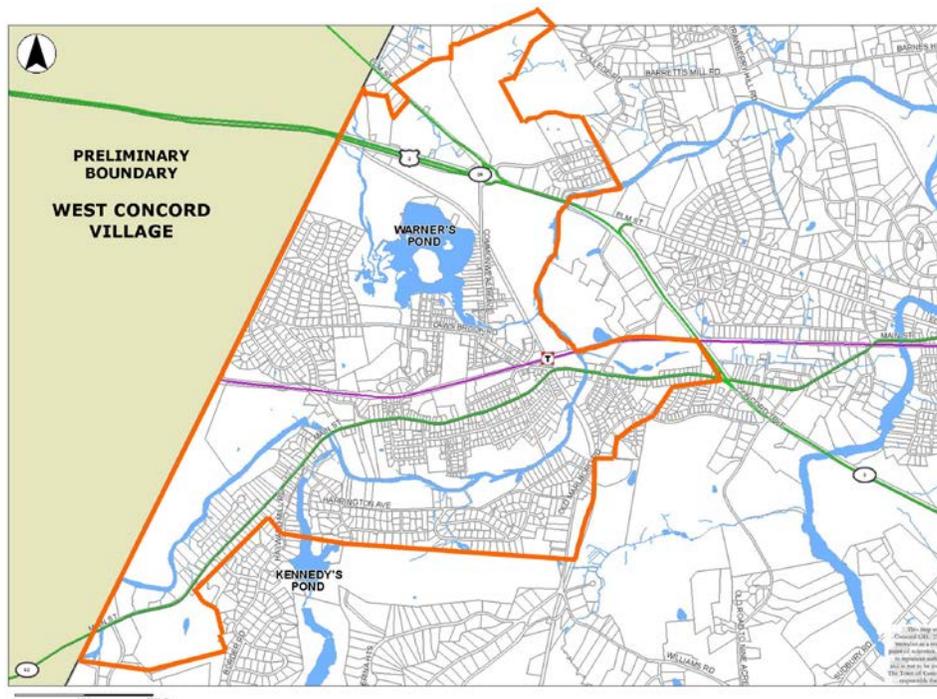


Figure 1. The boundary of the Study Area is depicted above.

### *Survey Objectives*

Specific project goals were as follows:

- To develop a multi-year survey plan for West Concord, which includes a methodology for completing the survey and a list of at least 130 resources to be inventoried;
- To conduct an intensive survey of approximately 70 selected cultural and architectural resources within the West Concord area following MHC survey standards and methodology.
- To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey.

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- To submit to the Concord Historical Commission and MHC a list of individual properties and/or districts to be recommended for nomination to the National Register of Historic Places.

The project was divided into four phases and was completed over a nine-month period:

- Phase I – Development of draft survey plan identifying survey target areas, identification of proposed historic resources, and development of methodology;
- Phase II – Identification of properties to be surveyed and production of sample inventory forms;
- Phase III – Production of complete draft inventory forms for review by the Town of Concord and Massachusetts Historical Commission;
- Phase IV – Production of final survey plan identifying areas inventoried during this project as well areas yet to be inventoried, final inventory forms, survey report and maps.

The results of this survey will assist the Town's long-range preservation and growth management planning. The documents will be used to proactively control potential loss or destruction of historic resources through expansion and demolition; update the Town's historic resources inventory; identify potential new districts; and other planning activities by the Town's Planning Department in their efforts to revitalize the village of West Concord.

#### *Description of the Study Area*

The Town of Concord is located in central Middlesex County, 19 miles west of the City of Boston. The Town of Concord was settled by less than a dozen families of European descent c1635 at the junction of the Sudbury and Assabet Rivers which together form the Concord River. The Assabet River flows from the southwest near the Acton town line northward toward the center of Concord to join the Concord River. In the west side of town another significant stream, Nashoba Brook, flows eastward from Acton and empties into the Assabet River. Much of the development is along the river lowlands and adjacent rolling hills. The commercial center of the Village of West Concord is located near the confluence of Nashoba Brook and the Assabet River.

The Study Area is located in southwestern Concord and comprised of two mid 19<sup>th</sup> century factory villages and a late 19<sup>th</sup> century village centered around the State Reformatory in Concord that merged in the early 20<sup>th</sup> century through rapid growth and residential development to form the village of West Concord (Figure 2). The Study Area also includes a planned community of worker housing laid out in 1893 to the west of the Assabet River and a neighborhood of primarily Colonial Revival homes south of the Assabet River that were developed after the construction of the Pine Street bridge in 1927. The primary catalysts for the rapid growth and expansion of the mid 19<sup>th</sup> century villages was the construction in 1871 of a railroad junction just south of the factory village of Warnerville and the construction of the State Reformatory in Concord to the north of the railroad junction in 1878.

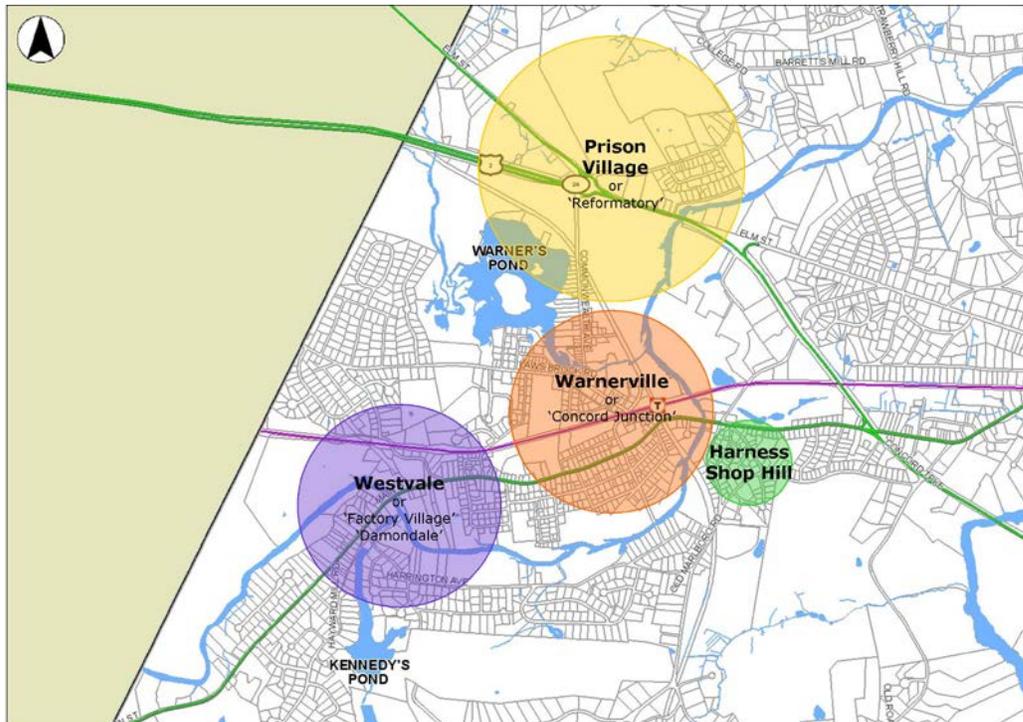


Figure 2. The 19<sup>th</sup> century villages and neighborhoods that developed in the early 20<sup>th</sup> century as the village of West Concord are depicted above.

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 19<sup>th</sup> century or earlier most residential resources in the Study Area were built 1871-1928. Most of the homes from this period were built within subdivisions laid out by land syndicates on former agricultural land in the 1890s. While some speculative housing was built at the time of the original subdivisions, many homes were individually built by owners or local builders on speculation in the first decades of the 20<sup>th</sup> century. Most residential properties are single family homes built in the Italianate, Queen Anne, and Colonial Revival Styles although other early 19<sup>th</sup> century and mid 19<sup>th</sup> century styles are present. The Study Area also contains several examples of double homes built in the mid to late 19<sup>th</sup> century as housing for workers in the area's factories.

The residential development in West Concord is primarily on small lots of a half-acre or less. While West Concord village is a compactly built-up community, street cars ran along Commonwealth Avenue and Main Street in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The dense residential areas in close proximity to the factories allowed most workers to walk to and from work.

In the first half of the 20<sup>th</sup> century the affordability of the automobile would significantly impact West Concord. Locally the increase in car ownership resulted in the construction of small one and two car garages in the rear or side yards of many of the area's dwellings. It also afforded workers the ability to drive to distant jobs, creating a need for new highways. In 1933-1935 a four lane bypass of Concord Center was built from Lexington to the Concord Rotary (Route 2). In 1950-1953 the four lane road was extended from the rotary at the junction of Mohawk Trail, Harvard Road, Commonwealth Avenue, Barrett's Mill, and Elm Street westward to

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Fitchburg, MA. This four lane road continues to be a major transportation corridor and bisects the northern half of the West Concord village area.

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 subdivisions to the south, east and west of West Concord diminished much of the area's remaining agricultural land. Some agricultural land remains north of the Route 2 rotary and to the south of the Assabet River along Harrington Avenue.

The former Framingham to Lowell railroad corridor, abandoned in the 1980s, is being converted in stages into the Bruce Freeman Rail Trail. The old Fitchburg Railroad corridor is now an MBTA commuter rail line. West Concord's 1893 Union Station at the junction of the two rail corridors has been restored and is now a cafe, commuter rail office, and waiting area for MBTA passengers. The former junction of the two railroads is now a small public park. The location of the MBTA's commuter rail service in the village and the walk-ability of the village's residential neighborhoods has recently spurred re-development of vacant land for multi-family residential development as well as alterations and demolitions of smaller single-family homes to accommodate modern uses and styles.

Continued development pressure on the town as a suburb of Boston has been countered in West Concord by conservation of historic landscapes and natural areas. The area had limited mechanisms in place to protect the historic built environment from alterations and demolitions.

#### *Survey Methodology and Selection of Resources for Survey*

The West Concord village survey project followed MHC criteria and methodology and the current standards as identified in *MHC's Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), *MHC Interim Guidelines for Inventory Form Photographs* (2007), and *MHC's Interim Guidelines for Inventory Form Locational Information* (2009). The established MHC survey guidelines as well as the tasks and products of the survey Scope of Work meet the *Secretary of the Interior's Standards and Guidelines for Identification* (1983).

The criteria for inclusion of a resource in this survey was based on the Town of Concord's planning needs. These needs, in conjunction with a resource's association with a significant event; or person or groups of persons that played a significant role in local, State, or national history; its integrity; its location within historical development patterns; and illustration of vernacular & high design of a particular architectural period, type, or method of construction, was used to select the final list of properties to be surveyed. All properties built up to 1968 were considered for inclusion. Resources endangered by deterioration or the anticipated encroachment of development were also considered for inclusion in the survey.

The Massachusetts Historical Commission's *Historic Properties Survey Manual* states a comprehensive plan must address all types of resources. Thus, West Concord's

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historic context included typical buildings and sites of ordinary citizens. The survey recognized ethnic and cultural diversity within the community, and sought to identify cultural resources associated with the history of the minority social and cultural groups and individuals that may have played a role in the community's history. Cultural resources identified during this survey included worker housing for Irish, Scandinavian, and Italian immigrants which developed along Conant and Main Streets in Westvale circa 1865 and along Commonwealth and Laws Brook Roads in Concord Junction in the 1870s and 1880s.

Within the survey area, priority resources for survey were identified in a windshield survey completed by ttl-architects in November 2012. The resources considered for survey were based on properties identified as built prior to 1968 in the Town's assessment database and an assessment of 1980s and 1990s architectural surveys completed by the Town and on file at the Massachusetts Historical Commission. Outbuildings of certain inventoried properties were included as part of the inventory. The Town of Concord is currently undertaking other studies focusing on resources in the village's historic commercial center. The focus of this survey plan was therefore on residential resources, although some industrial and commercial resources under potential development threat were included. The survey also documented small homes on large lots that have a potential for teardown or significant alteration.

#### *Assessment of Available Research Sources*

The *MHC Reconnaissance Survey Town Report* for the Town of Concord and the corresponding MHC Reconnaissance Survey Regional Report, existing survey forms, and National Register nominations on file with the MHC and the Town of Concord provides a preliminary framework and base of information for this analysis. The Massachusetts Historical Commission MACRIS database lists six-hundred and eighty-seven resources in the inventory files for West Concord area. Of the six-hundred and eighty-seven resources documented, there are twelve areas, twenty-two streetscapes, nine bridges, two mill ponds or impoundments, a tail race, and six hundred and forty buildings; fifteen of which are affiliated with the Concord Reformatory. Of the six hundred and forty buildings previously documented in West Concord, only forty-three buildings are documented using MHC's Form type B for individual buildings. The remaining resources are documented with Form type A (area) and Form type G (streetscape). Much of the existing documentation typically consists of a brief architectural description, generic historical significance statement and limited photographs. Not every surveyed building is documented with a photograph.

The National Register of Historic Places includes the four historic buildings and building complexes listed below:

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

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.

The documentary sources that were used in the West Concord survey are identified in the bibliography. General histories, historic maps, atlases, directories, and city records served as the basis for most of the primary research. Historic maps, atlases, and mid-20<sup>th</sup> century directories provided information on the residents occupying properties. Town poll records and tax assessment records generally identified street addresses and provided information on lot size and the number of built structures. Early Town Directories and early 20<sup>th</sup> century Federal Census records that identified occupants by street address were informative when an occupant had already been identified. Vital statistics records and family genealogical collections provided some information regarding occupants for residential properties.

#### *Documentation of Resources*

All properties selected for intensive survey were photographed and documented according to MHC guidelines and recorded on digital forms that will be incorporated into the Commonwealth's on-line database system. Outbuildings of certain inventoried properties were also inventoried. Archival research was conducted in the winter of 2012 and spring of 2013. National Register criteria were developed using the field survey, and then architectural and historic context statements were prepared in accordance with state and federal guidelines. Properties were then evaluated for architectural integrity and whether the buildings contribute to a potential National Register Historic District or would be individually listed on the National Register of Historic Places.

The survey resulted in the production of 76 Massachusetts Historical Commission inventory forms. Completed inventory forms were lettered and/or numbered according to the recommendations of the survey and MACRIS (Massachusetts Cultural Resource Information System) staff at the Massachusetts Historical Commission. MHC inventory numbers were assigned to all individually surveyed properties. Outbuildings of certain inventoried properties were also assigned inventory numbers per the request of MHC staff.

***3.0 ACCOMPLISHMENTS & ASSESSMENT  
OF SURVEY RESULTS***

### 3.0 ACCOMPLISHMENTS AND ASSESSMENT OF SURVEY RESULTS

The goals of the West Concord Historic and Cultural Resources Survey Project as outlined in the Scope of Work have been accomplished. The survey plan and survey documentation (inventory forms, base maps, and final report) will be available at the Concord Planning Department, Town of Concord. Produced during the survey project were:

	# forms	# buildings & structures
Building Forms (MHC Form B)	75	76
<hr/>		
Total	75	76

The buildings and structures added to the Concord historic properties inventory have been assigned MHC Inventory numbers. Garages, barns, carriage houses and other ancillary buildings on these properties were not counted separately, except in the single case where the secondary structure was of significant architectural merit in its own right.

#### ***4.0 INDEX OF INVENTORIED PROPERTIES***

West Concord Architectural Survey  
1/10/2014

MHC No.	Assessor/Parcel	Name	Street No.	Street Name	Date	Style/Form	Outbuilding(s)	Garage	NR
CON.1426	2220	Concord West End Land Company Rental House	26	Bradford Street	ca. 1900	No style/Double House	X		
CON.1428	2221	Samuel Palmer House	44	Bradford Street	ca. 1906	Colonial Revival		X	
CON.1539	2601	Lester F. and Annie Jewett House	12	Central Street	ca. 1905	No style/Colonial Revival Influence		X	X
CON.1540	2541	Arthur F. Blanchard Rental House	17	Central Street	ca. 1900	Queen Anne		X	X
CON.1541	2600	Charles N. and Nellie Outis House	18	Central Street	ca. 1895	Queen Anne	X	X	X
CON.1542	2542	Arthur F. Blanchard Rental House	25	Central Street	ca. 1900	Queen Anne		X	X
CON.1283	2384	Damon and Smith Company Worker Housing	189	Conant Street	ca. 1865	Greek Revival/Double House			X
CON.1284	2393	Concord Junction Investment Company Rental House	194	Conant Street	ca. 1875/1899	Victorian Eclectic		X	X
CON.1285	2394	Damon and Smith Company Worker Housing	199	Conant Street	ca. 1865	Greek Revival/Double House			X
CON.1528	2459	Rederick Brigham - Noble Loomer House	11	Derby Street	ca. 1890	No style/Double House			X
CON.1529	2603	Carol and Mabel Batchelder House	12	Derby Street	ca. 1908	Colonial Revival			X
CON.1530	2460	The Maple Hotel	17	Derby Street	ca. 1905	Colonial Revival		X	X
CON.1531	2602	James and Helen Howard House	22	Derby Street	ca. 1890	No style		X	X
CON.1532	2461	Loring Fowler Rental House	25	Derby Street	ca. 1890	No style/Double House			X
CON.1533	2462	Herbert and Annie Young House	31	Derby Street	1906-1909	Dutch Colonial Revival	X	X	X
CON.1534	2540	Mrs. Mary A. Hayward House	34	Derby Street	ca. 1896	Victorian Eclectic		X	X
CON.1535	2463	Fowler Double House	37	Derby Street	ca. 1890	No style/Double House		X	X
CON.1536	2539		44	Derby Street	ca. 1906-1909	Colonial Revival/Neo-Classical Influence			X
CON.1537	2464	Harriet A. Fowler House	45	Derby Street	ca. 1900	No style			X
CON.1538	2465		51	Derby Street	1963	Colonial Revival/Post War Traditional			X
CON.276	2767	Timothy Sheehan House	544	Harrington Avenue	ca. 1870	Victorian Eclectic	X	X	X
CON.1450	2241	William A Curley House	17	Laws Brook Road	ca. 1899	Victorian Eclectic		X	
CON.1451	2124	Cornelius and Margaret Kelly House	26	Laws Brook Road	ca. 1910	Dutch Colonial Revival	X		

West Concord Architectural Survey  
1/10/2014

MHC No.	Assessor/Parcel	Name	Street No.	Street Name	Date	Style/Form	Outbuilding(s)	Garage	NR
CON.1452	2123	West End Land Company Rental House	30	Laws Brook Road	ca. 1910	Dutch Colonial Revival	X		
CON.1453	2242	Malcolm H. Googins House	31	Laws Brook Road	ca. 1911	Victorian Eclectic		X	
CON.1454	2122	West End Land Company Rental House	36	Laws Brook Road	ca. 1910	Dutch Colonial Revival		X	
CON.1455	2121	Charles and Catherine Henrickson House	42	Laws Brook Road	ca. 1910	Dutch Colonial Revival	X		
CON.1456	2120	Angus and Martha McLeod House	48	Laws Brook Road	ca. 1910	Dutch Colonial Revival	X		
CON.1458	2119	West End Land Company Rental House	54	Laws Brook Road	ca. 1910	Dutch Colonial Revival	X		
CON.1459	2118	Ralph Warner Rental House	64	Laws Brook Road	ca. 1864	No style			
CON.1460	2116	Ralph Warner Rental House	70	Laws Brook Road	ca. 1864	No style			
CON.1461	2115	Ralph Warner Rental House	76	Laws Brook Road	ca. 1864	No style	X		
CON.1462	2114	West End Land Company Rental House	82	Laws Brook Road	ca. 1910	No style		X	
CON.1463	2113	Charles and Bridget Jaglin House	86	Laws Brook Road	ca. 1910	No style		X	
CON.1464	2112		92	Laws Brook Road	ca. 1910	Victorian Eclectic			
CON.1466	2100	John and Jane Gaddis House	104	Laws Brook Road	ca. 1885	Queen Anne	X		
CON.1722	3731	Jeremiah Sheehan -Charles Bowman House	1031	Main Street	ca. 1899	Queen Anne		X	
CON.1723	3732	Michael and Anne Burke House	1037	Main Street	ca. 1890	Queen Anne		X	
CON.1724	3733	Jeremiah Sheehan - Thomas F. Carroll House	1045	Main Street	ca. 1899	Queen Anne		X	
CON.1725	3734	Daniel and Mary F. Sheehan House	1053	Main Street	ca. 1865	NoStyle/Front-Gzable Side Hall		X	
CON.1726	3735	John J. Sullivan House	1063	Main Street	ca. 1900	Queen Anne/Double House			
CON.1383	2450	Conant Rental House	1248	Main Street	1885-1890	No style			
CON.1385	2448	Salvatore Bartolomeo Rental House	1264	Main Street	ca. 1915	No style			
CON.1503	2607	Elias E. and Abbie Haynes House	1279	Main Street	ca. 1885	Victorian Eclectic	X		X
CON.1504	2608	Percy W. and Ines Allen House	1289	Main Street	ca. 1885	Queen Anne		X	X

West Concord Architectural Survey  
1/10/2014

MHC No.	Assessor/Parcel	Name	Street No.	Street Name	Date	Style/Form	Outbuilding(s)	Garage	NR
CON.1505	2609	Margaret Collins House	1295	Main Street	ca. 1900	Victorian Eclectic			X
CON.1506	2610	Benjamin F. and Phebe Russell House	1305	Main Street	ca. 1900	Dutch Colonial Revival		X	X
CON.1396	2409	Abiel H. Chase House	1440	Main Street	ca. 1880	Italianate			
CON.1397	2408		1450	Main Street	1947	No style			
CON.1237	2391	Concord Junction Investment Company Rental House	1574	Main Street	ca. 1865	Italianate/Double House			X
CON.473	2685	Edward C. Damon Rental House	1651	Main Street	Mid-nineteenth Century	Gothic Revival		X	X
CON.474	2687	Edward C. Damon House	1657	Main Street	ca. 1870	No Style	X		X
CON.475	2689	J.D. Wright General Store and Post Office	1679	Main Street	ca. 1850	Greek Revival	X		X
CON.476	2690		1687	Main Street	Mid-nineteenth Century	No Style			X
CON.477	2368	Lot Conant-Colonel Roger Brown House	1694	Main Street	Early 18th Century/	Georgian	X		
CON.1430	2237	Emma Burns House	16	Maple Street	ca. 1900	Colonial Revival/Double House		X	
CON.1431	2238	Edward A. Comeau House	25	Maple Street	ca. 1900	Colonial Revival/Double House			
CON.1732	3737	Edward and Katheryn Sheehan House	59	Old Bridge Road	1910	No Style			
CON.1733	3729	Thomas and Barbara James House	71	Old Bridge Road	1965	Garrison Colonial Revial		X	
CON.467	3728	John J. and Daniel Sullivan House	79	Old Bridge Road	ca. 1903	Second Empire			
CON.275	2755	Daniel and Harriett Tarbell - George Berry House	475	Old Marlboro Road	ca. 1880	Italianate			X
CON.1212	2736	John J. and Ethel F. Gallagher House	25	Upland Road	ca. 1925	Dutch Colonial Revival	X	X	X
CON.1213	2729	John Loring and Annie Loring House	40	Upland Road	ca. 1925	Colonial Revival Four Square	X	X	X
CON.1214	2737	Florence M. Orrill-Michael J. McHugh House	45	Upland Road	ca. 1925	Dutch Colonial Revival			X
CON.1842	2728	Robert J. Bergemann Jr. House	48	Upland Road	ca. 1962	International		X	
CON.1843	2728	Robert J. Bergemann Jr. Garage	48	Upland Road	ca. 1962	International			
CON.1215	2727	Warren E. and Beatric Lake House	56	Upland Road	1928	Colonial Revival Cape		X	X

West Concord Architectural Survey  
1/10/2014

<b>MHC No.</b>	<b>Assessor/Parcel</b>	<b>Name</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Date</b>	<b>Style/Form</b>	<b>Outbuilding(s)</b>	<b>Garage</b>	<b>NR</b>
CON.1216	2726	Albert and Harriet Achorn House	66	Upland Road	ca. 1928	Tudor Revival		X	X
CON.1217	2739	Burton E. and Leona Woodworth House	73	Upland Road	ca.1927	Colonial Revival	X	X	X
CON.1218	2725	Erwin and Mary Bumford House	76	Upland Road	ca. 1928	Colonial Revival			X
CON.1219	2740	Wisner I and Gladys Park House	81	Upland Road	ca. 1928	Colonial Revival		X	X
CON.1844	2724	Veterans Housing	94	Upland Road	1946	Postwar Traditional Cape		X	X
CON.1221	2742	Arthur J and Mary Donoghue House	105	Upland Road	ca. 1928	Colonial Revival Four Square		X	X
CON.1442	2175	Frank H. and Effie Rideout House	21	Winthrop Street	ca. 1899	Queen Anne	X	X	X
CON.1443	2176	Joseph Whitcomb House	31	Winthrop Street	ca. 1899	Queen Anne	X		X
CON.1444	2177	Anson M. and Elizabeth Hix House	39	Winthrop Street	ca.1899	Queen Anne	X	X	X

***5.0 NATIONAL REGISTER RECOMMENDATIONS***

## 5.0 NATIONAL REGISTER RECOMMENDATIONS

The National Register of Historic Places is the official Federal list of districts, sites, buildings, structures, and objects significant in the history, architecture, engineering, archeology, and culture of the United States of America. The National Park Service administers the National Register of Historic Places. Properties listed in the register must possess historic significance for their association with historic events or activities, association with important persons, distinctive design or physical characteristics or their potential to yield information about history and possess integrity through historic qualities including location, design, setting, workmanship, materials, feeling and association.

Properties typically must be fifty years old to be considered for listing. However, properties less than fifty years old can be deemed significant under certain circumstances. Properties must also be significant when evaluated in relationship to their historic contexts. The relationship of local, state and national historic trends to a property's history is organized by theme, place, and time, and is used to weigh the historic significance and integrity of a property.

Resources selected for survey work included properties that are exemplars of development during several important periods in West Concord's history. The properties inventoried in the West Concord Survey Project were evaluated based on their significance and historic integrity for nomination to the National Register of Historic Places.

Table 5.1 identifies each of the properties, their eligibility for listing in the National Register, the criteria and criteria considerations used in each evaluation, and the surviving qualities of the properties' identities. National Register Criteria Statements were prepared to accompany inventory forms for properties that were determined to be eligible either individually, in a potential district, or as part of a thematic nomination. The statements contain expanded information relevant to the criteria, criteria considerations, and historic integrity used to determine each property's eligibility. The National Register recommendations contained in this section were considered in making the recommendations outlined in section 6.0 *Study Recommendations*.

## NATIONAL REGISTER HISTORICAL CONTEXTS

### West Concord Historic Context

Concord in the 17<sup>th</sup> 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 ironworking continued to operate until the late 17<sup>th</sup> century. After 1700, the iron works was converted to a site for grist and fulling mills. Little remains of any 17<sup>th</sup> and 18<sup>th</sup> century industrial or residential development in West Concord. The only remaining residences from that period are the Wheeler-Harrington House (CON.277) at 245 (249) Harrington Avenue and the Lot Conant-Colonel Roger Brown House at 1694 Main Street (CON.477). The Wheeler-Harrington House was built ca. 1745 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.<sup>1</sup> The National Register form for The Colonel Roger Brown House at 1694 Main Street (CON.477) states that the building was constructed in its present form ca. 1775; however, architectural details such as the center chimney stack and enclosed entry of the residence suggest that the building was likely constructed during the early eighteenth century under the direction of Lot Conant (1679-1767) who moved to Concord in the early eighteenth century and opened a grist mill on the iron works site.

In 1808 in western Concord near the old mill 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*<sup>2</sup> and *domett*<sup>3</sup> cloth, a fabric he invented.

The expanding village around the mill was sometimes known as Damondale. The village includes numerous early 19<sup>th</sup> century homes, some with attached barns, a shop (1574 Main Street, CON.475) and worker residences (1574 Main Street, CON.1237 and 1651 Main Street, CON.473). 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.

On Nashoba Brook near its confluence with the Assabet River was West Concord's second 18th century manufacturing site. In 1819 David Loring purchased land and a pond formed by a dam for 17<sup>th</sup> 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.

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<sup>1</sup> The Massachusetts Historical Commission approved the Wheeler-Harrington House in Concord for nomination to the National Register of Historic Places in 2013.

<sup>2</sup> A thin fabric made with cotton that imitates the look and feel of silk satin.

<sup>3</sup> A plain cloth in which the warp is cotton and the weft is wool, the resulting fabric is less prone to shrinkage.

Agriculture remained Concord's primary economic base in the early nineteenth century although very few agricultural properties now remain. The Wheeler-Harrington House, (CON.277), the Daniel and Harriett Tarbell/ George Berry House at 475 Old Marlboro Road (CON. 275) and the Timothy Sheehan House at 544 Harrington Avenue (CON.276) are a reminder of the area's agricultural predominance in the early 19th century.

After the arrival in 1844 of a railroad between Fitchburg to the west and Boston to the east, Damondale and the area around Loring's Mill 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 developed around this mill site would become known as Warnerville. Worker housing was located along Laws Brook Road.

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 19<sup>th</sup> century 120 trains a day would pass through Concord Junction.

Circa 1875 Westvale and Concord Junction remained 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 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 serve the train depot and freight house.

New workers to support the manufacturing facilities in each village came from Ireland. The Irish were followed by Canadian, Scandinavian, and Italian immigrants in the early 20<sup>th</sup> 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 19<sup>th</sup> century the pond was 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 of ice. In the second half of the 19<sup>th</sup> century ice houses were constructed on the northeastern shore. They burned in 1895.

In the last quarter of the 19<sup>th</sup> century a third village developed north of Concord Junction. The new village was centered on the new State Prison in Concord which opened in 1878 to replace the aging Charlestown State Prison. On May 21, 1884, Governor George Robinson signed a bill ordering the return of prisoners to Charlestown State Prison and established the Massachusetts Reformatory at Concord. The Reformatory at Concord offered men under age 30 an opportunity to learn a trade to be used upon their release. The Reformatory at Concord 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. To address overcrowding issues, the facility was expanded in 1893.

Between 1893-4 a Queen Anne style passenger depot, Union Station (CON.456), was constructed at 20 Commonwealth Avenue to serve 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 Reformatory staff developed linearly, with the exception of Studley Court north of Laws Brook Road and the three Queen Anne residences on Winthrop Street (CON.1444-1442).

Derby Addition, one of the first late 19<sup>th</sup> century subdivisions in Concord Junction, was developed between 1890 and 1910 as speculative housing by a group of Reformatory officers and local residents for resale and rental to local employees: at the Reformatory, at nearby factories including the Boston Harness Company and the 1906 Allen Chair Company or the Fitchburg Railroad. Single-family and double houses built in the area include 25-27 Derby Street (CON.1532) and 37-39 Derby Street (CON.1535) and the easternmost area of Central Street including 18 Central Street (CON.1541) and 25 Central Street (CON.1542).

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 20<sup>th</sup> 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 20<sup>th</sup> century was primarily near the train depot and pail factory. Less development occurred near the western end of Main Street. The sale of Damon's Mill in 1898 slowed development in the Westvale area from 1900-1915 although the mill experienced a brief resurgence during the manufacturing boom of WWI. After the war the building was sold and used for the storage of apples for fifty years. As a result of its static economy, much of the Westvale area retains its late 19<sup>th</sup> 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.

In the first quarter of the 20<sup>th</sup> century housing development in West Concord continued principally along areas served by street cars on Commonwealth and Main Street.<sup>4</sup> Residential styles were primarily influenced by the revival of the Colonial Style. Like the earlier subdivisions of the late 19<sup>th</sup> century, most of the subdivisions in the first quarter of the 20<sup>th</sup> century were developed by land syndicates, including the West End Land Company, whose extensive landholdings were mapped in 1923.<sup>5</sup>

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<sup>4</sup>By the early 1900s, streetcar routes in Concord and W. Concord existed along Bedford and Main Streets with a branch to Acton over Elm Street.

<sup>5</sup> Plan of Land in Concord Junction, Massachusetts. Surveyed in 1923 for the Concord West End Land Co. Undated photo reproduction. Drawn by E. N. Montague. [Concord Free Public Library]

At the turn of the 20<sup>th</sup> 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 "Isle of Pines" in the center of the pond and camps were constructed on the island. In 1944 the island was transferred to the Girl and Boy Scouts of America. The 77-acre pond was purchased by the Town ca. 1961-62. The pond is the most prominent geographical feature in the area. At its outlet are two deteriorated mill dams and the raceway of an early 19<sup>th</sup> century sawmill that channeled 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 address safety concerns.

In the second half of the 20<sup>th</sup> century as railroad use declined, 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 20<sup>th</sup> century and the construction of an auto highway bypassing Concord, the Concord Turnpike, in 1933-1935 allowed for commuting rapidly into Boston by car. At first the Concord Turnpike 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 (The Erwin and Mary Bumford House at 76 Upland Road; CON.1218) and bungalow, four-square (The Arthur J. and Mary Donoghue House at 105 Upland Road; CON.1221), and cape forms. Homes were also built in the Dutch Colonial (the John J. and Ethel F. Gallagher House at 25 Upland Road; CON.1212) or Federalist Revival designs. Housing developments along Hillside Avenue and Upland Road were built, linking to the village of West Concord. Extensive development was slowed by the onset of the Great Depression and later World War II.

The first developments following World War II 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 although laid out in 1935, was mainly built up 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 two 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 Neo-Colonial Revival style or a contemporary style dwelling was built in these 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 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 Neo-Colonial 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. Later homes in these developments are larger in scale, but still in the predominant Neo-Colonial Style.

In the second half of the 20<sup>th</sup> century, the 19<sup>th</sup> century industries that had differentiated West Concord from the rest of the Town declined. The Damon Mill was long used for storage in the 20<sup>th</sup> century. In the late 1970s the mill was redeveloped to house businesses and offices. The Allen Chair Company, makers of chairs, desks, and office furniture, sold their three mills on Bradford Street in 1956 to Finley Manufacturing Company, makers of household furniture. The mill buildings were recently redeveloped for office and business uses. In 1955 the State Reformatory became the Massachusetts Correctional Institution. East of the prison on Elm Street (Route 2) a State Police Barracks was built in the 1950s. 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 comprises a significant portion of the open agricultural land remaining in West Concord (approximately 300 acres) and is very important to the area's scenic character. It is owned by the Commonwealth and is without conservation or preservation protection.

In the 1980s the 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 residential appeal of the late 19<sup>th</sup> 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 residents to rehabilitate many homes, but it has also led to the removal or extensive alteration of some historic dwellings. There are currently no protection mechanisms in place to prevent the erosion of the neighborhood's historic character.

National Register Recommendations

MHC #	Street Address	Criteria					Criteria Considerations							Integrity									
		Indiv Eligible	Eligible only in District	Contributing to District	Potential District	A: Event	B: Person	C: Design/Construction	D: Info Potential	A: Religious Properties	B: Moved Properties	C: Birth/Graves	D: Cemeteries	E: Reconstructed Properties	F: Commemorative	G: Within 50 years	Location	Design	Setting	Materials	Workmanship	Feeling	Association
CON.1426-7	26 Bradford Street																						
CON.1428	44 Bradford Street																						
CON.1539	12 Central Street		X	X	X	X		X								X	X	X	X	X	X	X	X
CON.1540	17 Central Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1541	18 Central Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1542	25 Central Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1283	189 Conant Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1284	194 Conant Street		X	X	X	X		X								X	X	X	X	X	X	X	X
CON.1285	199 Conant Street		X	X	X	X		X								X	X	X			X	X	X
CON.1528	11 Derby Street		X	X	X	X		X								X	X	X	X	X	X	X	X
CON.1529	12 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1530	17 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1531	22 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1532	25 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1533	31 Derby Street		X	X	X	X		X								X	X	X			X	X	X
CON.1534	34 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1535	37 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1536	44 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1537	45 Derby Street		X	X	X	X		X								X	X	X		X	X	X	X
CON.1538	51 Derby Street		X	X	X	X		X								X	X	X	X	X	X	X	X
CON.276	544 Harrington Avenue	X					X	X								X	X	X	X	X	X	X	X
CON.1450	17 Laws Brook Road																						
CON.1451	26 Laws Brook Road																						
CON.1452	30 Laws Brook Road																						
CON.1453	31 Laws Brook Road																						
CON.1454	36 Laws Brook Road																						
CON.1455	42 Laws Brook Road																						
CON.1456	48 Laws Brook Road																						
CON.1458	54 Laws Brook Road																						
CON.1459	64 Laws Brook Road																						

National Register Recommendations

			Indiv Eligible	Eligible only in District	Contributing to District	Potential District	A: Event	B: Person	C: Design/Construction	D: Info Potential	A: Religious Properties	B: Moved Properties	C: Birth/Graves	D: Cemeteries	E: Reconstructed Properties	F: Commemorative	G: Within 50 years	Location	Design	Setting	Materials	Workmanship	Feeling	Association
CON.1460	70	Laws Brook Road																						
CON.1461	76	Laws Brook Road																						
CON.1462	82	Laws Brook Road																						
CON.1463	86	Laws Brook Road																						
CON.1464	92	Laws Brook Road																						
CON.1466	104	Laws Brook Road																						
CON.1722	1031	Main Street																						
CON.1723	1037	Main Street																						
CON.1724	1045	Main Street																						
CON.1725	1053	Main Street																						
CON.1726	1063	Main Street																						
CON.1383	1248	Main Street																						
CON.1385	1264	Main Street																						
CON.1503	1279	Main Street		X	X	X	X		X									X	X	X		X	X	X
CON.1504	1289	Main Street		X	X	X	X		X									X	X	X	X	X	X	X
CON.1505	1295	Main Street		X	X	X	X		X									X	X	X		X	X	X
CON.1506	1305	Main Street		X	X	X	X		X									X	X	X	X	X	X	X
CON.1396	1440	Main Street																						
CON.1397	1450	Main Street																						
CON.1237	1574	Main Street		X	X	X	X		X									X	X	X		X	X	X
CON.473	1651	Main Street		X	X	X	X		X									X	X	X	X	X	X	X
CON.474	1657	Main Street		X	X	X	X		X									X	X	X	X	X	X	X
CON.475	1679	Main Street		X	X	X	X		X									X	X	X	X	X	X	X
CON.476	1687	Main Street		X	X	X	X		X									X	X	X			X	X
CON.477	1694	Main Street	X		X	X	X		X									X	X	X	X	X	X	X
CON.1430	16	Maple Street																						
CON.1431	25	Maple Street																						
CON.1732	59	Old Bridge Road																						
CON.1733	71	Old Bridge Road																						
CON.467	79	Old Bridge Road																						
CON.275	475	Old Marlboro Road	X				X		X									X	X	X	X	X	X	X

**National Register Recommendations**

				Indiv Eligible	Eligible only in District	Contributing to District	Potential District	A: Event	B: Person	C: Design/Construction	D: Info Potential	A: Religious Properties	A: Religious Properties	B: Moved Properties	C: Birth/Graves	D: Cemeteries	E: Reconstructed Properties	F: Commemorative	G: Within 50 years	Location	Design	Setting	Materials	Workmanship	Feeling	Association
CON.1212	25	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1213	40	Upland Road		X	X	X	X	X		X										X	X	X	X		X	X
CON.1214	45	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1842	48	Upland Road																								
CON.1215	56	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1216	66	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1217	73	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1218	76	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1219	81	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1844	94	Upland Road		X	X	X	X	X		X										X	X	X	X		X	X
CON.1221	105	Upland Road		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1442	21	Winthrop Street		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1443	31	Winthrop Street		X	X	X	X	X		X										X	X	X	X	X	X	X
CON.1444	39	Winthrop Street		X	X	X	X	X		X										X	X	X	X	X	X	X

## ***6.0 STUDY RECOMMENDATIONS***

## 6.0 STUDY RECOMMENDATIONS

The following recommendations as a result of this survey by ttl-architects have been prioritized. First priority recommendations should be accomplished within two years. Second priority recommendations should be accomplished within two to three years and third priority recommendations should be accomplished within three to five years.

### Damon Mill Historic District

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 19<sup>th</sup> century village. The village includes numerous early 19<sup>th</sup> century homes, some with attached barns, and workers cottages. The residential and commercial properties along the portions of Main Street and Conant Street included in this phase of survey (NR Recommendations Table 5.1) maintain a high degree of architectural integrity and are locally significant for their role in the development of West Concord. Although there have been two large intrusions into the area with the Winslow Street subdivision in 1973 and the construction of office condominiums at 1732 Main Street in 1999, the area is eligible for listing on the National Register at the local level. Exact boundaries of a potential National Register District within this area remain to be determined as several properties along Main Street between Conant Street to the northeast and Harrington Avenue to the southwest, Damon Street to the northeast and Water Street to the southwest have yet to be surveyed. Further evaluation of properties to determine their level of contribution to a potential historic district is needed. These properties were not included in the survey because they were determined to be second priority resources within the study area. The survey of these properties should be a first priority objective of the Town's future preservation planning.

### Derby Street Historic District

In 1874 the "Derby Addition" was laid out to the south of Concord Junction on approximately 35 acres of land owned by Benjamin Derby. Benjamin Derby's farmstead was originally located northeast of Main Street until the late 1960s.<sup>1</sup> It appears that Benjamin Derby *"anticipated the demand for housing heralded by the 1874 act of the Massachusetts legislature that authorized the building of a new State Prison, just north of Concord Junction."*<sup>2</sup> Derby Street and the easternmost area of Central Street were the earliest areas heavily developed in the "Derby Addition". The area contains single family and double houses built between 1890 and 1910 by Reformatory officers and local residents as speculative housing for resale and rental to employees of the Reformatory, nearby factories including the Boston Harness Company and the 1906 Allen Chair Company or the Fitchburg Railroad. Many of the homes within the Derby Addition maintain a high degree of architectural integrity and are locally significant for their association with the industrial and residential growth of Concord Junction at the turn of the 20th century. The boundaries of a potential district might include the area defined by Main Street to the north, Derby Street to the east, Riverside Avenue and Pleasant Street to the south, West Street to the west and a portion of Central Street. Portions of Main Street, Central Street and Pleasant Street between Pine Street and West Street as well as Riverside Street to the east and a portion of Central Street between Derby Street and Pine Street have yet to be surveyed.

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<sup>1</sup> Anne Forbes, Massachusetts Historical Commission. *The "Derby Addition" (CON.F) Concord Massachusetts*. Concord, Mass: Concord Historical Commission, 1988. [CFPL]

<sup>2</sup> Ibid

The survey of these properties should be a first priority objective of the Town's future preservation planning.

This area is also a potential candidate for some planning mechanism that could control alterations and protect the character of the neighborhood, possibly as a Neighborhood Conservation District.<sup>3</sup>

#### Commonwealth Avenue/Winthrop Street Historic District

The three properties on the north side of Winthrop Street included in this survey as well as many of the homes along Commonwealth Avenue from the bridge north to the railroad crossing (189 Commonwealth Avenue - 365 Commonwealth Avenue) maintain a high degree of architectural integrity. Most of the buildings were constructed during the late nineteenth century and early twentieth century as single family and double homes to house workers for the nearby industries as well as State Reformatory staff. Several of the properties along Commonwealth Avenue were built by Ralph Warner, a local landowner and owner of the nearby pail factory, to house workers for his business. The properties along Commonwealth Avenue were not included in the survey because they were determined to be second priority resources within the area of primary focus. The survey of these properties should be a first priority objective of the Town's future preservation planning.

#### Upland Road Historic District

Developed in the late 1920s by Kennan Damon and his partners in the Riverview Trust, the first area south of the Assabet River to be subdivided in West Concord, this early 20<sup>th</sup> century subdivision contains numerous dwellings that retain a high degree of architectural integrity. Dwelling types include Colonial and Tudor Revivals, Four-Squares and Capes. Due to the size of the property lots as well as the views of the Assabet River, the homes are potential candidates for alteration by additions that could alter the scale and character of the neighborhood. Boundaries of an Upland Road Historic District would include Upland Road from Old Marlboro Road to Pine Street.

#### The Daniel and Harriett Tarbell/ George Berry House - Listing on the National Register of Historic Places

The Daniel and Harriett Tarbell/ George Berry House at 475 Old Marlboro Road is eligible for listing on the National Register of Historic Places meeting Criteria A and C at the local level. Architecturally, the property is a well preserved example of a late nineteenth century

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<sup>3</sup> A Neighborhood Conservation District is a group of buildings and their settings that are architecturally and/or historically distinctive and worthy of protection based on their contribution to the architectural, cultural, political, economic or social history of the community. It is expected that the architectural resources in a neighborhood conservation district have lost some integrity and that the additional protections afforded by a local historic district are unwarranted. A neighborhood conservation district bylaw is distinguished from a local historic district bylaw or ordinance by numerous categorical exemptions and non-binding advisory reviews. A Neighborhood Conservation District is established through passage of a bylaw or ordinance by majority vote of town meeting or city council.

Italianate residence that maintains a high degree of architectural integrity. The property is also significant for its association with farmer George Berry and the agricultural development of the area south of the Assabet River. While no longer part of the residential property, fields once associated with the property remain to the south and east. West Concord retains very few agricultural properties, having been significantly developed in the 20<sup>th</sup> century for housing subdivisions. The few remaining agricultural properties are significant because of their small number and as a reminder of the area's agricultural past. The nomination of the Daniel and Harriett Tarbell/ George Berry House to the National Register of Historic Places should be considered a second priority.

#### The Timothy Sheehan House at 544 Harrington Avenue- Listing on the National Register of Historic Places

The Timothy Sheehan House is eligible for listing on the National Register of Historic Places meeting Criteria A and C at the local level. The property is significant for its association with the agricultural development of the area south of the Assabet River. Additionally, the English-style barn and other historic outbuildings enhance the agricultural significance of the property. Architecturally, the property maintains the form and details of a Victorian Eclectic residence constructed in Concord during the late 19th century. West Concord retains very few agricultural properties, having been significantly developed in the 20<sup>th</sup> century for housing subdivisions. The few remaining agricultural properties are significant because of their small number and as a reminder of the area's agricultural past. The nomination of the Timothy Sheehan House to the National Register of Historic Places should be considered a second priority.

#### Modern and Contemporary Dwellings in West Concord

In general, the mid-20<sup>th</sup> century subdivisions south of the Assabet River each contain two to four examples of contemporary or Modern dwellings. Modern and contemporary dwellings are also present in subdivisions north of Laws Brook Road. 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. The survey of these properties should be a third priority objective of the Town's future preservation planning.

One property included in this survey, the Robert J. Bergemann Jr. House at 48 Upland Road appears to be a well-preserved example of the International style with associated carport. On 19 January 2011, a project consisting of demolishing the existing single-family dwelling and carport and constructing a new single-family dwelling, deck and an attached garage, was brought before The Concord Natural Resources Commission (DEP File #137-1102) due to the fact that the property is located in the 200-foot Riverfront Area of the Assabet River. At the Commission meeting on 23 March 2011, the demolition of the existing single-family dwelling and carport was approved. As of April 2013, the property is still standing. A building permit application dated January 25, 1962 in the Town of Concord Building Department files indicates that Robert J. Beremann Jr. was the architect and contractor for the construction of the house. The Building department files also contains hand drawn sketches of the exterior and interior spaces by Robert J. Bergemann Jr. An effort to document the residence and associated carport structure through photographs and measured drawings needs to be made as the property may disappear rather quickly. The documentation of the Robert J. Bergemann Jr Places should be considered a second priority.

***Recommendations for Additional Preservation Planning Work***

The Town's education community, including the Concord Museum, Concord Free Public Library and the public schools, should be encouraged to develop historic preservation education materials and programs for the Town's school system, utilizing the results of this survey. The results of this survey can also be an excellent source for initiating public education initiatives. The Concord Historical Commission should review the town's website and local television channel to determine areas where the dissemination of historic information can be improved. Several communities have uploaded their historic resource inventory forms onto their municipal website and have developed an interactive website for the public to learn more about local history and resources. Scanning and photographing documents and fragile or valuable artifacts for online exhibits is another way to undertake community outreach while protecting historic resources.

In addition future preservation planning should consider the establishment of local historic districts and appropriate protection mechanisms that would protect the identified historic resources that preserve and enhance the aspects of Concord's heritage from demolition, loss of integrity, and decay. The protection of significant historic resources can be enhanced with better coordination among existing authorities. The historical commission should continue to work with the Town's GIS department to maintain Concord's historic inventory information on the Town's GIS system and to create a town-wide map of documented historic resources. This map can be used by municipal departments and boards during the permit review process.

## ***7.0 BIBLIOGRAPHY***

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## BIBLIOGRAPHY

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*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.

*Plan of Proposed Highland Street.* Drawn by Albert Wood. 1897. [MCRD]

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