



TOWN OF CONCORD PLANNING DIVISION

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To: Alyssa Sandoval, Community Development Director
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From: Ann Clifford, Senior Planner

Date: 27 February 2025

Re: Proposed MCI-Concord/West Concord Historic Context Study

As part of Concord's historic preservation planning effort, the community has identified West Concord and MCI-Concord as urgent and high priorities. The Concord Historical Commission (CHC) recommends immediately undertaking an MCI-Concord/West Concord Historic Context Study to support community visioning, interpretation, heritage tourism and community preservation efforts, with a new focus on the cultural history of disenfranchised populations and social justice issues and themes manifest in the fabric of West Concord. This sort of study is widely used by the National Park Service, states and municipalities.

The proposed study would involve hiring qualified cultural historians to research, evaluate and contextualize the history of MCI-Concord and its West Concord surroundings in order to further the following community goals:

- inform visioning for future use of the MCI-Concord site (zoning and amenities);
- inform interpretive and educational aspects of heritage tourism in West Concord;
- inform the preservation of West Concord's distinctive character, human scale, diverse housing stock, anchor buildings and gateways; and
- inform preservation planning by identifying West Concord areas for future surveying and districts, and facilitating evaluation of historic resources for National Register eligibility.

The predecessors of MCI-Concord—Concord Prison and Concord Reformatory—had a profound effect on the development of West Concord in the late 19th and early 20th centuries, representing a broad but unusual pattern of development that deserves further study. Historians have long recognized the national historical significance of the correctional facility, which is one of the Concord sites featured in *A People's Guide to Greater Boston* (2020).¹ The *People's Guide* looks at the development of the region from the perspective of ordinary people who fought for social justice and human rights. A better understanding of MCI-Concord and West Concord would enhance

¹ Joseph Nevins, et al. *A People's Guide to Greater Boston* (2020).

themes of Revolution, Protest, Reform, and American Identity which draw international visitors to other areas of Concord.

The preservation community has recognized the national significance of MCI-Concord since the 1970s. Each decade, town planning documents address the importance of working proactively with state agencies to assure that state plans at MCI-Concord take into account town needs and priorities in land disposition and transportation planning. *Envision Concord* identifies the need to “identify historic resources that are not adequately documented, not fully understood, or currently unknown.” It calls for identifying “characteristic systems and typologies of historic landscapes that are particularly important to Concord’s character” and implementing Priority Heritage Landscape recommendations for Massachusetts Department of Corrections lands. However, due to a shortage of resources, preservation survey work has lapsed over the decades, creating a vacuum that hinders informed decision making. To remedy this, the CHC is renewing efforts to update cursory studies of the past, prior to the internet.

The MCI-Concord/West Concord study would build on community plans and develop historic context statements and themes. It would showcase place-based stories of criminal justice populations, workers, industrialists and reformers and explore their historical significance within national contexts. The study would encompass the entire span of human habitation of the area. However, the primary period of significance likely will be the 1870s through the early 20th century when the Concord Prison and Reformatory had the greatest impact on the West Concord community.

More specifically, the proposed historic context study would:

- 1) document West Concord’s development generally between its earliest human habitation and the present;
- 2) identify themes, particularly those associated with social and criminal justice, labor relations, civil rights and incarceration;
- 3) identify resources and areas supporting those themes;
- 4) place those West Concord events, themes and resources in their regional and national context; and
- 5) provide essential information that will facilitate analysis of associated resources for a potential thematic, discontinuous Local Historic District or Neighborhood Conservation District and potential nominations to the National Register of Historic Places.

The closure of MCI-Concord in 2024 presents an opportunity to highlight stories of social reformers, industrialists and disenfranchised workers who built West Concord. By developing these stories, Concord could secure its rightful place among “people’s history” destinations and social justice organizations such as the International Coalition of Sites of Conscience, the Eastern State Penitentiary Museum in Philadelphia, the Voting Rights Museum in Selma and several Civil Rights Museums across the U.S.

MCI-CONORD TODAY

The Massachusetts Department of Correction complex includes two major correctional institutions. It is one of the largest properties in Concord, totaling about 300 acres, prominently located along Route 2 and 2A in the western part of town. MCI-Concord, located on the southwest side of Route 2 at the Concord Rotary, was until recently a medium security state prison. Facilities associated with this complex include a late 19th-century brick administration building, staff housing, a cemetery and remnants of a formal garden. The complex also includes a large late 20th-century walled prison on the south side of Route 2 with state police facilities opposite on the north side of Route 2. West of the rotary are extensive agricultural fields on both sides of Route 2 that extend into Acton. Along Route 2A west and north of the rotary is the Northeast Correctional Center, a minimum-security state prison that includes mid to late 20th-century institutional buildings, barns and silos as well as extensive pastureland and pine forest.²

At a press conference on January 24, 2024, Governor Healey announced the planned closure of the MCI-Concord prison, a closure was subsequently approved as part of the Fiscal Year 2025 (FY25) State Budget. The state Division of Capital Asset Management (DCAMM) is authorized to dispose of the 51-acre site southwest of the rotary on behalf of the Commonwealth through a competitive disposition process once planning for the site has taken place.³

Substantial Northeast Correctional Center acreage north and west of the rotary is not currently for sale. The Massachusetts Department of Transportation is considering changes to Route 2 and the rotary, which are a major gateways into Concord and West Concord, anchored by the Reformatory Superintendent's Building and its once formal landscape.

DCAMM has hired a permitting specialist to prepare Building Forms for all buildings in the 51-acre site that currently lack one, provide consulting services related to properties that are or are eligible for listing on the National or State Register of Historic Places, prepare a Project Notification Form for the Massachusetts Historical Commission, and develop a Memorandum of Agreement that identifies mitigation measures for project impact. Other services will be the responsibility of a future developer.

The Concord Historical Commission seeks to supplement the work of DCAMM by conducting a contextual study both within and beyond the limits of the 51-acre site. In 2007, Concord residents expressed their desire "that the decision-making process [for MCI Concord and the Route 2 rotary] be as comprehensive as possible and take into account impacts on rural character including preservation of natural, cultural and scenic resources of this important gateway area."⁴

The Healy Administration has suggested that housing is one priority for the future of this area. In keeping with this objective, the Concord Historical Commission is interested in the history of affordable and workforce housing in West Concord associated with the Prison and Reformatory. Communities like Washington, DC, have eloquently expressed the need for such studies.

² Concord Reconnaissance Report, Freedom's Way Landscape Inventory, Massachusetts Heritage Landscape Inventory Program (2007)

³ Town of Concord, RFP 25-2008. Concept Planning, Economic and Market Analysis, and proposed Zoning, Site of the now-closed Massachusetts Correctional Institution at Concord (MCI Concord), December 2024.

⁴ Concord Reconnaissance Report (2007)

Recent urban planning efforts have sought to address increasingly limited housing options for underrepresented communities and to provide new and alternative housing for residents. Despite this planning focus on affordable housing, a gap in recognizing and valuing the heritage of lower-income communities and their built environments persists, paradoxically putting housing for the residents of those communities and the buildings at risk. [States are] experiencing a rise in large-scale, mostly higher-income housing developments, while existing housing built for lower-income groups, most of it well over fifty years old, is being threatened with demolition and redevelopment. The new high-end development, combined with the elimination of existing lower-income housing, is adding to a severe shortage of affordable housing. This project recognizes an urgent need for preservationists to document existing examples of housing that offer current-day and future affordable housing options for residents and to recognize historically significant examples before they disappear. Many of the significant examples are likely to serve their originally intended use. All of them can serve as historical examples and inspirations as the state continues to grow.⁵



Concord Junction, 1893. George E. Norris. Norman B. Leventhal Map Collection, Boston Public Library (cropped)

PREVIOUS STUDIES AND PLANS

This study will build on previous studies and plans. The Concord Reformatory Area was recognized for its national significance in the 1970s when a National Register Nomination Form was prepared and the Massachusetts Historical Commission determined it to be NR eligible. However, the Commonwealth ultimately decided not to move forward with the nomination and demolished many of its 19th-century structures. In the late 1980s, the CHC hired consultant Anne Forbes to survey much of West Concord, including The Reformatory (CON.I), an effort that was followed by additional papers, evaluations and recommendations. The CHC Historic Resources Master Plan (1995) recommended developing a preservation strategy for the Reformatory area under the goal:

⁵ [Request for Proposals: The History of Affordable Housing in Washington, DC, with a Focus on Black Residents - DC Preservation League](#)

“Secure optimum protection for the most significant historic resources.”⁶ A brief narrative history of West Concord development was prepared, but factors and influences have yet to be precisely defined and the broader social and environmental context and themes have yet to be articulated.

Another wave of demolition in the 1990s razed all but three of the state-owned historic structures identified in previous Reformatory Area studies: the Cuming House (998 Elm St.), the Superintendent’s House (965 Elm St.) and one of ten Commonwealth Row doubles houses for state employees (431 Commonwealth Ave.). In the late 20th century, many new structures were constructed for the active medium security correctional facility.

In 2006, a state-funded Heritage Landscape Reconnaissance identified the Massachusetts Department of Correction Land and West Concord Village as two of the seven priority heritage landscapes in all of Concord. Recommendations for these two areas were as follows:

- Work proactively with state agencies to ensure that state plans take into account town needs and priorities in land disposition and transportation planning;
- Work with state agencies to preserve agricultural and riverfront land and historic resources;
- Prepare a National Register nomination for eligible portions of West Concord;
- Establish a village overlay district and develop design/rehabilitation standards to assist property owners in preserving village character (accomplished);
- Extend the boundaries of West Concord’s local historic district; and
- Consider a Neighborhood Architectural Conservation District as a flexible tool to preserve West Concord’s neighborhood character and important architectural features.

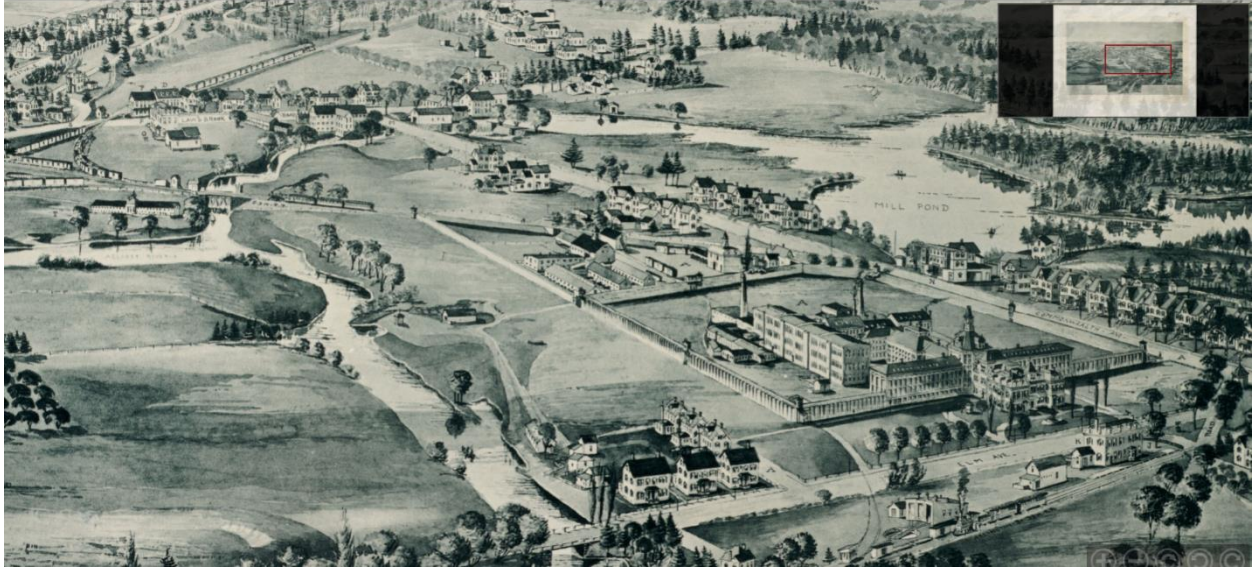
Open Space and Recreation Plans identify the Northeast Correctional Center as a priority agricultural area (A1) and the larger Concord Junction as one of the “large built areas” (B2). In response to this report and the 2010 West Concord Village Master Plan, the CHC and Planning Division hired TTL Architects, Inc. to prepare a West Concord Historic Resources Survey Plan and Report (2013). The Plan and Report established five tiers of Priority Survey Areas and resulted in 76 individual Building Forms for areas identified as top priorities at the time.

Due to a shortage of resources, no preservation survey work has taken place since 2013. The Northeast Correctional Center agricultural land and prison cemetery remain undocumented in MACRIS. Large built areas of Concord Junction (CON.E), Derby Addition (CONF), Harness Shop Hill (CON.G) and Riverside Park (CON.J) with close ties to the Reformatory (CON.I) have not been surveyed since the 1980s. Since then, broad social and environmental changes have dramatically influenced preservation priorities across the country and the internet has opened up a universe of information, facilitating research.

West Concord’s broad cultural landscapes speak to social, environmental and economic justice considerations that are the heart of national conversations today. Two recent demolition reviews for residences on Prairie Street began to explore West Concord workers’ housing and the convict labor system in a larger national historical context.

⁶ Concord Historic Resources Master Plan (1995/2001), p. 161

HISTORICAL SIGNIFICANCE



Concord Junction, 1893. George E. Norris. Norman B. Leventhal Map Collection, Boston Public Library (cropped)

The Concord Prison and Reformatory helped drive the economic prosperity of West Concord in the late 19th and early 20th centuries. An idyllic 1893 bird's eye view of Concord Junction featured the stately prison architecture as the gateway to the bustling area. Despite being walled off from society, this major feature in the landscape was connected to the larger world through a network of railroad lines. In this illustration clearly intended to entice investors and workers to West Concord, the Reformatory was at the top of the list of attractions on the map legend.

Early ground-breaking research on the reformatory from the 1970s-1990s predated the internet and consequently presented its history from the perspective of the people in power. In her excellent survey of West Concord, consultant Anne Forbes found ties to specific industries and individuals, described in her Area Form for The Reformatory (CON.I):

The facility at Concord made the Massachusetts penal system a national model for prison reform when in 1884...it became the Massachusetts Reformatory for Men. The new reform philosophy called for a radical restructuring of prison life in which the inmates were to be rehabilitated academically, professionally, and morally. The result for West Concord was a deep involvement between the Reformatory and the community.

The institution's staff mushroomed, as local residents were hired to teach in the trade departments and evening classes, and local companies such as Phoenix Rattan and the Waring Hat Factory employed inmate labor for their products. During the 1880s before its move to Concord Junction, the Boston Harness Co. was located at the Reformatory...

More than any other single group, Reformatory personnel and their families shaped West Concord's rapid development at the close of the 19th century. Riverside Park, much of upper Commonwealth Ave., and large sections of Concord Junction were developed by its staff members (such as Joseph Scott and George Russell) and filled with houses occupied by its employees [and even past inmates]. Every one of the founders of the Union Church were

connected with the Reformatory, as were most of the leaders of West Concord's early social, sports and philanthropic organizations.

Following current best practices, the proposed study will consider the historical context of the Reformatory and prison from diverse perspectives using primary resource materials, now readily available through the internet. The following is an excerpt from my Demolition Review report for a prison worker's house on Prairie Street in West Concord.

Concord was a hub of prison reform theory as well as practice. The well-known Concord resident, Transcendentalist and ardent abolitionist, Frank Sanborn was a leader of the Massachusetts State Board of Charities and prison reform efforts for over two decades between 1863 and 1888.

Sanborn's study of prisons just after the Civil War helped inform the prison reform movement in America, which had previously embraced the solitary (Pennsylvania) or silent (Auburn, NY) systems. Sanborn's study of the Irish prison system helped influence a shift toward religious instruction, education and work, with human interaction and rewards for good behavior, most famously adopted in the Elmira, New York, prison system.⁷

The new Massachusetts State Prison opened in Concord in 1873-1874 on the Elmira model that Sanborn had helped inspire. As a result of Sanborn's annual reports for the Commonwealth of Massachusetts, prisoners were grouped by gender, age, and the severity of the crime. A state workhouse was opened at Bridgewater for those who had been imprisoned simply for inebriation and homelessness and an influential women's prison, "the model institution for women in America," was built in Sherborn. In 1885, older, repeat offenders who had been jailed in Concord were removed to the old state prison in Charlestown. That year, the prison in Concord was converted to a Reformatory focused on younger, first-time offenders where the hope of reform was most promising.⁸

During the years after the Civil War, the American prison system was based on a capitalist model, where prisons were expected to be self-supporting or even profitable organizations, with convicts providing enforced labor in a factory-like system. "In the North, many prisons relied on the system of letting the labor of convicts to contractors at so much per day for periods up to five years. Contractors ordinarily paid about one-third the going rate for free labor – prison labor being reckoned only two-thirds or three-fourths as productive as free— and received use of shops and grounds without charge for rent. Under the contract system prisoners in the northern states worked for a variety of...enterprises, some of which were reputed to be highly profitable to the contractors."⁹

The Massachusetts prison system—and the prison-turned-Reformatory in Concord—was a case in point. "In this Commonwealth, as in most, if not all, the States of the Union, the system of selling the labor of prisoners for a term of years to the highest bidder prevails.... The adoption of the contract system of handling this involuntary labor has grown out of the desire for the most economical administration of penal institutions, and the necessity for

⁷ Blake McKelvey, *American Prisons: A History of Good Intentions*, 71.

⁸ Blake McKelvey, *American Prisons: A History of Good Intentions*, 101, 139-142. Franklin Benjamin Sanborn, *Sixty Years of Concord, 1855-1915*, 48ff, 56ff.

⁹ Robert H. Bremner, *The Public Good: Philanthropy and Welfare in the Civil War Era*, 177.

relieving prison keepers of ordinary ability from attempting to manage large manufacturing industries about which they know nothing.”¹⁰

With pressure from labor unions, many American prisons abolished all private contracts in 1897, replacing the contracts with piece-price agreements focused on state industries.¹¹ But as late as 1911, the Board of Prison Commissioners and the Penal Institutions in the Commonwealth of Massachusetts were still reporting that “we have now in operation practically the old discredited prison-contract system.... The agent receives 40% of the profits; the balance goes to the State.... The State sells these goods under an assumed name and thus conceals their prison origin.... Profits are figured on the gross cost of materials without any charge for labor, rent of shop, interest on the capital, power, light, heat, etc. This is the old contract plan with considerable favor to the contractor.”¹² Within this context, prison superintendents and private business owners of West Concord prospered. Those who contracted prison labor profited by selling wares produced within prison walls, and also accumulated enough wealth to build entire neighborhoods of speculative houses.

HISTORICAL SIGNIFICANCE: BRISTER FREEMAN AND MCI CONCORD LAND

The study will look more closely at the history of MCI-Concord and Northeast Correctional Center sites prior to state ownership. Current understanding is only cursory, but includes a formerly enslaved African American Revolutionary War soldier, Brister Freeman (AKA Brister Cuming).

A century before the land on which MCI-Concord sits was enclosed for a prison, it was the land of Brister Freeman’s enslavement. He, Jem, and likely others were enslaved to John Cuming, whose homestead totaled 187 acres in 1788. 145 acres, including the dwelling house, barn and outbuildings, stood north of the town way (today’s Northeast Correctional Center land) and 42 acres stood south of the town way and north of the river (today’s MCI Concord land).¹³ Today, the Cuming house still stands at the Route 2 rotary. It is owned by the Massachusetts Department of Correction and listed on the National Register of Historic Places.

Brister Cuming likely acquired his freedom through his service as a private in the Revolutionary War. Initially enlisted as Bristo Cuming by his enslaver, the soldier soon proudly announced his new lot in life with a name he chose for himself: Brister Freeman.

Freeman is unusually well documented in Concord records, most notably as one of the former inhabitants of Walden Woods whose story was recounted by Henry David Thoreau in *Walden*. Freeman was one of the first African Americans to own property in Concord. Today, the hill on which he owned land is known as Brister’s Hill and is a popular Concord attraction featuring an environmental art installation and a Toni Morrison memorial bench. The hill is along the Emerson-Thoreau Amble leading from one National Historic Landmark to another: the Emerson House near

¹⁰ 1880 Report of the Joint Special Committee on Contract Convict Labor, Mass General Court, 10-11.

¹¹ Blake McKelvey, *American Prisons: A History of Good Intentions*.

¹² The Commonwealth of Massachusetts. *House. No. 2201*. Executive Department, Boston, July 5, 1911, p 1, 2, 12.

¹³ John Cuming Probate Records, 1788.

downtown Concord to Walden Pond. Freeman is one of the main characters in the book, *Black Walden*, who “should be counted among Concord’s great revolutionaries” according to its author.¹⁴

HISTORICAL SIGNIFICANCE: CONCORD’S WORKHOUSES, JAILS, PRISONS & REFORMATORIES

Concord history includes many journeys from confinement to freedom. The arrival of the state prison in Concord in 1878 was just one chapter in a much longer history of incarceration in this one-time hub of Middlesex County.

- During King Philips War in the 1670s, Indigenous families were locked up at night in a workhouse in Concord built “for their protection” before being sent against their will to Deer Island.
- During the Revolution of the 1770s and 1780s, prisoners of war illustrated and wrote about the atrocious conditions of the small wooden jail on Main Street in Concord Center.
- In 1789, Middlesex County constructed one of the first civic buildings of the new republic in Concord Center, today’s Monument Square. The four-story county jail with eight-foot-thick walls of granite was memorably described decades later by Henry David Thoreau.
- In the 1830s, Middlesex County jailer utilized prison labor to ditch and drain his own wetlands and the Mill Dam in Concord Center.
- In 1846, Henry David Thoreau famously spent a night in the county jail in peaceful protest against slavery and war. The resulting essay “Civil Disobedience” inspired world-renowned social justice leaders Dr. Martin Luther King, Jr. and Ghandi.
- In the 1940s, Malcolm Little (later Malcolm X) was introduced to Thoreau’s essay by a fellow prisoner, just a month before his own transfer to the Prison in West Concord.¹⁵ His influential role in the Civil Rights movement of the 1960s provides a stark contrast to that of Dr. Martin Luther King, Jr.

SUGGESTED THEMES AND HUMANITIES QUESTIONS

The study should explore how the built environment of MCI-Concord and its West Concord surroundings was influenced by the following interrelated topics. These themes, and others identified in the study, should be explored from diverse perspectives of the incarcerated, reformers, industrialists and displaced union workers.

- SOCIAL & CRIMINAL JUSTICE; CIVIL & VOTING RIGHTS – particularly in the context of Concord’s role in founding of first modern democracy; enduring dedication to representative government; and celebration of individual thought, agency and self reliance.
- SOCIAL REFORM Concordians Frank Sanborn (state charities and prisons), Edward Jarvis (state hospitals), Lemuel Shattuck (statistician). Explore other known Concord reformers for connections.
- LABOR HISTORY; INDUSTRY; TRADE SCHOOLS
- WORKERS’ HOUSING

¹⁴ Elise Lemire. *Black Walden: Slavery and its Aftermath in Concord, Massachusetts* (2019), 170

¹⁵ *The Autobiography of Malcolm X: as told to Alex Haley*, 1965.

- TRANSPORTATION NETWORKS
- INDIGENOUS HISTORY AND LIFEWAYS
- LITERARY HISTORY – Thoreau’s Civil Disobedience, Autobiography of Malcolm X, the MCI Concord Newspaper, the Reformatory library and class reading material

Develop Humanities questions for further research. Sample questions to consider may include:

- The “shot heard ‘round the world” in Concord on April 19, 1775 played no small role in the founding of the first modern democracy. A century later, in the war-torn years following the Civil War, did men incarcerated in Concord express their views about the state of democracy in America? To what extent did the Concord Reformatory newspaper, *Our Paper*, and its successors reflect diverse perspectives of the inmates?
- How did the rise and fall of convict labor in Concord compare to national trends?
- What were the demographic trends in prison population (ethnographies, occupations, education level, employment)? Who among the underrepresented individuals or groups behind prison walls were the activists, writers or influencers that deserve further study? How did they make their voices heard? Were they successful?
- Who were the pivotal influential figures and firms in major fields including planning, architecture, development, real estate, business, politics, and community activism, relevant to West Concord, during this era? What made them significant? How did their influence shape West Concord’s built environment?
 - Identify industries with direct ties to the Reformatory (Boston Harness Company, Phoenix Rattan Co., Waring Hat Company) as well as those that may have been indirectly tied by virtue of supplying or utilizing goods and materials (possibly Damon Mills, American Woolen Company, Allen Furniture Company).
- What significant trends, forces, and factors were influencing West Concord development during the era, and how does the built environment in West Concord today continue to reflect those trends, forces, and factors? When did these trends diminish or change sufficiently that it can be said they were no longer major factors?
- How does the development of West Concord, the prison and Reformatory compare to other contemporary communities with a prison or Reformatory (such as Elmira, NY)?
- How did the developers, architects, and planners that shaped West Concord during this era take advantage of opportunities, characteristics, and influences unique to West Concord during this era to create the extant built environment?
- How did the social theory of state prisons, asylums and hospitals impact the architectural and cultural landscape of Concord?
- How did campus planning patterns for the prison and Reformatory compare and contrast with development patterns of surrounding West Concord neighborhoods in the 19th century? In the 20th century?
- How was affordable workforce housing in West Concord financed by new homeowners over time? (cooperative banks? philanthropic groups or individuals? government subsidies?)
- How were teachers within the Reformatory recruited? What were their backgrounds? How did industrial arts classes and academic classes within the Reformatory compare to those offered at other influential schools for workers in the Boston area and beyond (such as the

Normal Art Schools, Historic Black Colleges and Universities, North Bennett Street School, Workingmen’s and People’s Institutes, Paul Revere Pottery)

- Who were the laborers who prepared the sites, constructed the roads, railroads and houses in West Concord? Was prison labor used for these purposes?

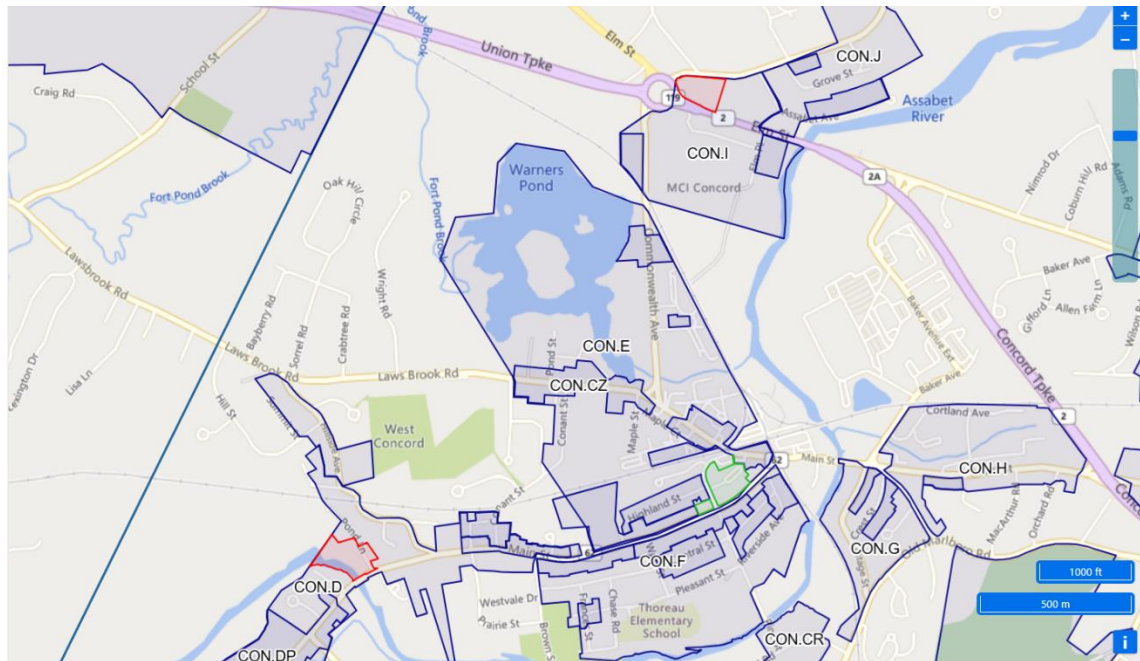
STUDY AREA

The suggested preliminary MCI-Concord Historical Context Study Area roughly coincides with those identified in the 2007 Heritage Landscape Reconnaissance Survey and the 2013 Historic Resources Study Plan. (Maps of these boundaries are provided in Attachment C.) Based on current survey records, the larger survey area could be concentrated to the following:

Title	2013 descriptors	Area Form	OSRP Area & Neighborhood	Parcel #	# acres	# structures
Concord Reformatory		CON.I	B2, 34		45	To be determined
John Cuming Hs.		CON.EB	B2, 31		1.14	1
Westvale	Proposed Damon Hill Historic District	CON.D	B2, 34		40	105
Concord Junction	Proposed Commonwealth Ave./Winthrop St. Historic District	CON.E	B2, 34, 26		160	203
Derby Addition	Proposed Derby St. Historic District	CON.F	B2, B7, 26		60	173
Harness Shop Hill		CON.G	B2, 28		18	50
Riverside Park		CON.J	B2, 31		17	46
Northeast Correctional Center		NOT YET SURVEYED	A5, 31, 34	1999-2, 1999-3		
Concord Reformatory Cemetery		NOT YET SURVEYED	34	2014		



Above: West Concord Historic Resource Survey Study Area, 2013



Above: MACRIS Maps, West Concord Survey Areas

GOALS AND RECOMMENDATIONS IN CONCORD PLANNING DOCUMENTS

West Concord Junction Cultural District Action Plan (2019)

- Encourage visitation to the village to provide economic benefits to the cultural organizations and businesses in the area.
- Establish the area as a tourist destination.
- Foster local cultural programming, education and youth programming.
- Sustain existing cultural assets within the district through mutual support and collaboration.

West Concord Village Master Plan (2010)

- Update study of historic assets of West Concord.

West Concord Call to Action (2008)

- Preserve the character of the village scale by improving aesthetics and through the use of design guidelines.
- Preserve, protect and enhance use of and access to the village's natural resources.
- Educate residents about the village's historic significance and protect its historic resources
- Maintain and encourage its mixed use of housing and business
- Protect the integrity of the residential neighborhoods
- Address transportation and circulation issues that impact the village center

Concord Heritage Landscape Reconnaissance Survey (2007)

- Work with state agencies to preserve agricultural and riverfront land and historic resources [at MCI Concord]
- Work proactively with state agencies to assure that state plans take into account town needs and priorities in land disposition and transportation planning [at MCI Concord]
- Prepare a National Register nomination for eligible portions of West Concord.
- Establish a village overlay district as recommended in the Long Range Plan and develop rehabilitation standards to assist property owners in preserving character defining features of these architecturally significant properties.
- Extend the local historic district that is currently comprised of the Our Lady's Church and associated office building, the Harvey Wheeler Community Center, the Concord Children's Center and the Fowler Library.
- Another tool that might be effective in preserving West Concord's neighborhood character and important architectural features is a Neighborhood Architectural Conservation District.

RESOURCES

MCI CONCORD AND WEST CONCORD SURVEYS AND REPORTS

MACRIS Area, Streetscape and Building forms:

CON.I (Reformatory)

https://concordma.gov/DocumentCenter/View/54175/_CONI-Reformatory

CON.D (Westvale)

https://concordma.gov/DocumentCenter/View/54171/_COND-Westvale

CON.E (Concord Junction)

https://concordma.gov/DocumentCenter/View/54172/_CONE-Concord-Junction

CON.F (Derby Addition)

https://concordma.gov/DocumentCenter/View/54173/_CONF-Derby-Addition

CON.G (Harness Shop Hill)

https://concordma.gov/DocumentCenter/View/54174/_CONG-Harness-Shop-Hill

CON.J (Riverside Park)

https://concordma.gov/DocumentCenter/View/54176/_CONJ-Riverside-Park

MACRIS Maps.

<https://maps.mhc-macris.net/>

1975 Concord Reformatory draft National Register Form and eligibility documentation from MHC files, 1975

<https://concordma.gov/DocumentCenter/View/54181/Concord-Reformatory-NR-nomination-draft-and-photos>

<https://concordma.gov/DocumentCenter/View/54182/Concord-Reformatory-NR-voted-eligible-form-791975>

<https://concordma.gov/DocumentCenter/View/54180/Concord-Reformatory-NR-correspondence-Oct-1975>

1977. John Cuming House National Register Form.

<https://concordma.gov/DocumentCenter/View/54178/77000175-John-Cuming-Hs-NR-form>

1987. Forbes, Anne. The White Ladies Prison Workers' Houses in Concord by the Commonwealth of Massachusetts, 1987

<https://concordma.gov/DocumentCenter/View/54179/Anne-Forbes-White-Ladies-Prison-Workers-Houses-in-Concord-by-the-Commonwealth-of-Mass-paper-1987>

1989. Mass State Project #P87-16 STU. Candace Jenkins. "Draft Historical Evaluation, Study for a Training Academy and for the White Row and Green Row at Concord, Mass State Project #P87-16 STU," nd. in CON.I

https://concordma.gov/DocumentCenter/View/54175/_CONI-Reformatory

1989. Mass State Project #P87-16 STU. MCI Concord Study. White Row-Green Row and Training Academy from Concord Planning Division files. Includes elevations.

<https://concordma.gov/DocumentCenter/View/54184/Mass-State-Project-P-87-16-STU-MCI-Concord-Study---White-Row-Green-Row-and-Training-Academy-1989>

1992. Town of Concord, Final Report White Row Task Force, 1992.

<https://concordma.gov/DocumentCenter/View/54183/Final-Report-White-Row-Task-Force-Town-of-Concord-1992>

1995. Forbes, Anne. Historical Narratives of Concord and West Concord, 1995

<https://concordma.gov/DocumentCenter/View/3747/Narrative-Histories-of-Concord-and-West-Concord-by-Anne-Forbes-PDF>

2022. Clifford, Ann. 89 Prairie Street Demolition Review Report, 2022

https://concordma.gov/DocumentCenter/View/54185/87-Prairie-Street-Demo-Review-Staff-Report_FINAL

PLANNING DOCUMENTS

1995/2001. Concord Historic Resources Master Plan, 1995/2001

<https://concordma.gov/DocumentCenter/View/3745/Historic-Resources-Masterplan-2001>

2007. Concord Reconnaissance Report. Massachusetts Heritage Landscape Survey, 2007

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2008. West Concord Call To Action, 2008

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