

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1213
Historic Name:	Loring, John House
Common Name:	Holappa, Samuel J. House
Address:	40 Upland Rd
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	1925
Architect(s):	
Architectural Style(s):	Four-square; No style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	CON.CR: Upland Road Area
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Concrete Unspecified



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, October 30, 2020 at 1:37: PM

VFORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Geoffrey Melhuish

Organization: ttl-architects

Date (month / year): July 2013

Assessor's Number USGS Quad Area(s) Form Number

2729

Concord

CR

CON.1213

Town/City: Concord

Place: (*neighborhood or village*):
West Concord

Address: 40 Upland Rd.

Historic Name: John Loring and Annie Loring House

Uses: Present: Single-family Residential

Original: Single-family Residential

Date of Construction: 1925

Source: Deed Research and Street Directories

Style/Form: Craftsman Four-Square

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete Foundation

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

A one-story, two-car garage is located to the northwest of the residence - 1997.

A modern shed is located to the east of the garage.

Major Alterations (*with dates*):

Two-story rear addition - 1983

Side addition - 1996

Vinyl siding - late twentieth century

Gable porch addition on front - Late twentieth century.

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: .46 Acres

Setting: Located in a dense residential area south of the Assabet River. The boundary of the lot is marked by mature trees.

RECEIVED

SEP 17 2013

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

40 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1213

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

40 Upland Road (CON.1213) is a two-story wood-frame Craftsman Four-Square residence constructed during the first quarter of the twentieth century. The three-by-two bay principal block faces south and is set back approximately twenty feet from the road on a level lot. The building adopts an irregular plan on a concrete foundation and is capped by a hipped roof sheathed with asphalt shingles. Two interior brick chimneys pierce the roof ridge. The residence is clad with vinyl. Access to the residence is provided by a centrally located entry marked by a one-story entry porch. The entry porch features a side gable roof with centrally located pedimented gable roof projecting out. The pedimented gable is supported by slender wood posts resting on a wood deck. Brick steps provide access to the deck. A single 6/1 double-hung sash is located to the west of the entry porch and to the east is a paired 6/1 double-hung wood sash. Each opening is set within a simple wood surround. A one-story wing projects out from the east elevation. The wing is capped by a flat roof. Exposed rafters, a typical Craftsman detail, are featured along the eaves of the wing. A large two-story addition projects out from the west elevation and a one-story, two-car garage is located to the northwest of the residence. Although modified by a large addition and vinyl siding, 40 Upland Road maintains the form of an early twentieth-century hipped roof Craftsman Four-Square residence.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Upland Road developed on the edge of the 19th century village of West Concord in the first half of the 20th century. The street was developed by Kennan Damon and his partners in the Riverview Trust and was the first area south of the Assabet River to be subdivided in West Concord. The developers extended Pine Street to the south and largely paid for the construction of the Pine Street Bridge in 1927. The bridge was replaced in 1941.

In August of 1926 Annie Loring and her husband, John purchased the dwelling on Upland Road from Kennan Damon and the family moved to the house then numbered 9 Upland Road.¹ In 1929 John worked as a janitor in the public school where he still worked in 1940. Annie was Italian. They had two daughters.² One daughter, Mary (b.ca. 1906), was a private secretary at a fire insurance company ca. 1930. Mary retired from Middlesex Insurance Co, Concord after serving as an executive secretary to several presidents.

Additional owners include Samuel J and Leona Holappa (1952-1972),³ Albert and Edith Franscione (ca.1998)⁴ and Dudley and Pamela Goar (2008-present).⁵

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com. <http://www.ancestry.com>. Accessed May 7- May 17, 2013.

Concord Building Inspection and Zoning Enforcement Division Records. [Town of Concord]

Forbes, Anne McCarthy. *West Concord: Survey of historical and architectural resources, Concord Massachusetts*. Concord, Mass: Concord Historical Commission, 1989. [Concord Free Public Library]

Middlesex South Registry of Deeds. <http://www.sec.state.ma.us/rod/rodmidsth/midsthidx.htm>. Accessed May 7- May 17, 2013.

Sanborn Fire Insurance Maps. August 1887; September 1892; May 1897 January 1903; December 1909; August 1918; May 1927; May 1927-August 1947. [State Library of Massachusetts]

¹ Part of Lot 30/29 Plan entitled Plan of Riverview Park, August 2, 1926 by Leonard C Robinson Book 404, Plan 25. Kennan Damon to Annie J Loring August 1926 Middlesex South Registry of Deeds Book 4996, Page 387.

² A second daughter, Josephine Loring, married a man with a surname of Lavorgna

³ Middlesex South Registry of Deeds, Book 12317 Page 59.

⁴ Middlesex South Registry of Deeds, Book 29357 Page 169.

⁵ Middlesex South Registry of Deeds, Book 51360 Page 529.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

40 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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CON.1213

BIBLIOGRAPHY and/or REFERENCES continued

- _____. Middlesex County. Boston: Geo. H Walker & Co, 1889. [online at <http://www.historicmapworks.com>]
_____. Concord Junction, Massachusetts. George E Norris, 1893. [online at <http://www.historicmapworks.com>]
_____. *Middlesex County*. Boston: Geo. H Walker & Co, 1906. [online at <http://www.historicmapworks.com>]
Street Directories: 1886, 1892, 1896, 1901, 1905/06, 1909/10, 1913, 1917, 1921, 1925, 1929, 1934, 1937, 1941, 1947, and 1950. [State Library of Massachusetts and online at <http://www.ancestry.com>.]
_____. Survey of historical and architectural resources, Concord Massachusetts. Concord, Mass: Concord Historical Commission, 2002. [Concord Free Public Library]



INVENTORY FORM B CONTINUATION SHEET

CONCORD

40 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CR

CON.1213

[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☒ Eligible **only** in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Geoffrey Melhuish

The criteria that are checked in the above sections must be justified here.

Although modified by a large addition and vinyl siding, 40 Upland Road maintains the form of an early twentieth-century hipped roof Craftsman Four-Square residence. The property would be a contributing property in a potential Upland Road Historic District. Upland Road was developed by Kennan Damon and his partners in the Riverview Trust and was the first area south of the Assabet River to be subdivided in West Concord. The developers extended Pine Street to the south and largely paid for the construction of the Pine Street Bridge in 1927. The bridge was replaced in 1941. Many of the homes on Upland Road maintain a high degree of architectural integrity. Boundaries of an Upland Road Historic District would include Upland Road from Old Marlboro Road to Pine Street.