

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1214
Historic Name:	Orrill, Florence M. - McHugh, Michael J. House
Common Name:	Romaine, George House
Address:	45 Upland Rd
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	c 1925
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	CON.CR: Upland Road Area
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard 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

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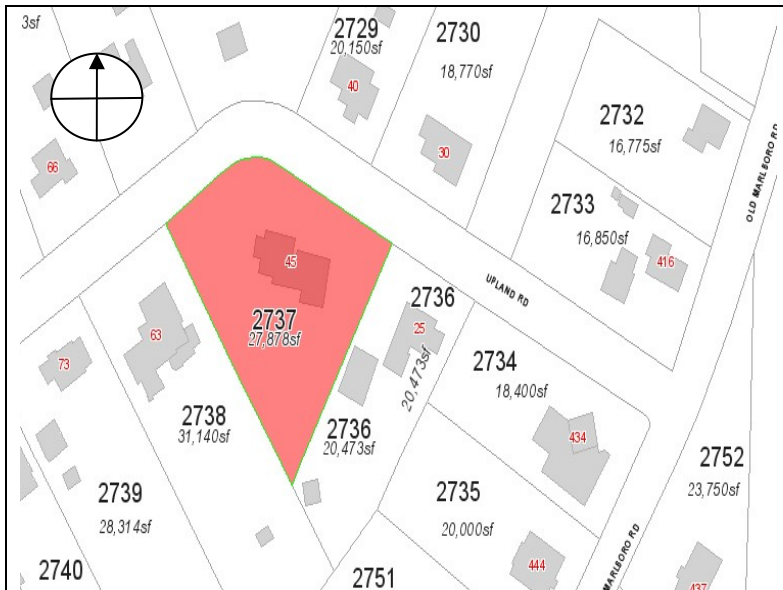
FORM B – BUILDING

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

2737	Concord	CR	CON.1214
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Town/City: Concord

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

Address: 45 Upland Rd.

Historic Name: Florence M. Orrill - Michael J. McHugh House

Uses: Present: Single-family Residential

Original: Single-family Residential

Date of Construction: ca 1925

Source: Architectural Style and Deed Research

Style/Form: Dutch Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood Clapboards

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Attached garage added - 1965

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: .64 Acres

Setting: Located on a pie-shaped lot in a dense residential area south of the Assabet River. The property is landscaped with foundation plantings and mature trees,

RECEIVED

SEP 17 2013

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

45 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1214

☒ 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.

45 Upland Road (CON.1214) is a one and one-half story wood-frame Dutch Colonial Revival style residence constructed ca. 1925. The three-by-two bay building faces north and is set back approximately twenty-five feet from the road on a level lot. The building adopts a rectangular plan on a concrete foundation and is capped by a side gable gambrel roof sheathed with asphalt shingles. A nearly full-width shed roof dormer is located across the north roof plane. Both the gambrel roof and full-width dormer are typical details of the Dutch Colonial Revival style. Three 6/6 double-hung wood sash windows are located across the front of the dormer. Each opening features a wood lintel and sill. Louvered wood shutters flank each opening. An interior brick chimney is centered on the ridge of the roof. The residence is clad with wood clapboards. Access to the residence is provided by an entry located at the east end of the facade. Two, 6/6 double-hung wood sash windows are located to the west of the opening. A one-story sun porch projects out from the west elevation. The wing is capped by a flat roof; a wood balustrade wraps the eave. Bands of windows are located on each elevation of the wing. A one-and-one-half story wing projects out from the east elevation of the residence, another typical detail that is common to the Colonial Revival style. The wing is capped by a gambrel roof sheathed with asphalt shingles. Two overhead track doors for vehicle access are located at the east end of the wing, which serves as a garage. 45 Upland Road is a well preserved Dutch Colonial Revival residence constructed in Concord during the early twentieth century.

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 1928, the property was purchased from Florence M. Orrill by Michael J. McHugh and his wife, Anne. At the time, the house was numbered 12 Upland Road.¹ In 1930 Michael worked as a officer at the State Reformatory in Concord. Michael died in Boston in 1933. Anne continued to reside on Upland Road in 1940 with their daughter Mary (b 1931) and her parents William and Agnes McDermott. Anne worked as a telephone operator. In 1955, the property was purchased from Anne by George and Janet Romaine. Additional owners include John L. and Barbara A. Wolfe (c 1969)² and Thomas B. and Ann M. Bailey (2004-present).³

BIBLIOGRAPHY and/or REFERENCES

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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]

_____. Middlesex County. Boston: Geo. H Walker & Co, 1889. [online at <http://www.historicmapworks.com>]

¹ Part of Lot 14 Plan entitled Plan of Riverview Park, August 2, 1926 by Leonard C Robinson Middlesex South Registry of Deeds Book 379 Plan 40.

² Middlesex South Registry of Deeds, Book 11786 Page 213.

³ Middlesex South Registry of Deeds, Book 43876 Page 404.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

45 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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CON.1214

BIBLIOGRAPHY and/or REFERENCES continued

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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

45 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1214

[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.

45 Upland Road is a well preserved Dutch Colonial Revival residence constructed in Concord during the early twentieth century. The residence possesses a high degree of integrity of design, setting and workmanship. The property meets criterion A and C at the local level and would be a contributing property in a potential 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.