

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1215
Historic Name:	Lake, Warren E. House
Common Name:	Hoben, John C. - Magoon, William House
Address:	56 Upland Rd
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	1928
Architect(s):	Lake, Warren E.
Architectural Style(s):	Cape; 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: Brick; Stucco; Vinyl Siding; 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

2727

Concord

CR

CON.1215

Town/City: Concord

Place: (neighborhood or village):
West Concord

Address: 56 Upland Rd.

Historic Name: Warren E. and Beatrice Lake House

Uses: Present: Single-family Residential

Original: Single-family Residential

Date of Construction: 1928

Source: Deed Research

Style/Form: Colonial Revival Cape

Architect/Builder: Warren E. Lake

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick with Clinker Brick accents

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

An early twentieth century, one-story, two-car garage is located north of the residence.

Major Alterations (with dates):

Side addition - 1994

Rear addition - 2002

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: .58 Acres

Setting: Located in a dense residential area south of the Assabet River. While the front of the lot is relatively flat, the lot descends fairly steeply after the residence to the Assabet River to the north. The property is landscaped with foundation plantings and mature trees,

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INVENTORY FORM B CONTINUATION SHEET

CONCORD

56 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1215

☒ 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.

56 Upland Road (CON.1215) is a one and one-half story brick cape constructed in the Colonial Revival style. The four-by-two bay building faces southeast and is set back approximately forty feet from the road on a level lot. The building adopts a rectangular plan on a concrete foundation and has additions off the west and north elevations. The house is capped by a side gable roof sheathed with asphalt shingles. An exposed exterior brick chimney is prominently situated on the south facade to the west of the entry. The chimney cap has been rebuilt. Two gable roof dormers are situated on the south roof plane. Each dormer features a single 6/6 double-hung wood sash window set within a simple wood surround. The brick walls of the residence are constructed using clinker bricks as a visual ornament. Clinker bricks were the product of a new brick being overheated or left to close to the fire in a kiln. The bricks became a popular building material in the early twentieth century by architects and designers looking to add accents to their buildings. Access to the residence is provided by a centrally located entry set within a projecting brick bay. The entry bay is capped by a front facing gable sheathed with asphalt shingles. The gable is clad with stucco. Paired 6/6 double-hung wood sash windows are located to each side of the entry bay, a typical Colonial Revival detail. A one-story wing projects out from the west elevation. The wing is capped by a gable on hip roof sheathed with asphalt shingles. An opening at the southwest corner features a band of narrow five-light casements set within a paneled wood surround. A one-and-one-half story addition projects out from the rear elevation. The rear ell is capped by a gable roof sheathed with asphalt shingles. A one-story, two-car garage is located north of the residence. The garage is constructed of brick with clinker brick accent and is capped by a front facing gable on hipped roof sheathed with asphalt shingles. The front facing gable above the hip is clad with stucco. 56 Upland Road is a well preserved brick Colonial Revival Cape 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.

56 Upland Road (CON.1215) was constructed in 1928 by building contractor, Warren E. Lake. Warren (b 1880) and his wife, Beatrice (b 1886) were living at 56 Upland Road in 1930. At the time, the property was numbered 15 Upland Road. They shared the residence with Beatrice's mother, Helen M. Buchanan. Prior to living on Upland Road, Warren and Beatrice called Central Street home in 1925. By 1934, The Lakes had moved to Barrett's Mill Road and Upland Road was the residence of John. C. and Frances Hoben. In 1939, the Hobens sold the property to William and Mary Magoon.¹ The Magoon family occupied Upland Road until 1970. The current owners James and Marion Hanley purchased the property in 1983.²

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.

¹ Middlesex South Registry of Deeds, Book 6324 Page 408.

² Middlesex South Registry of Deeds, Book 15017 Page 208.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

56 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1215

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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>]

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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

56 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1215

[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.

56 Upland Road is a well preserved brick Colonial Revival Cape constructed in Concord during the early twentieth century. The use of clinker bricks in the construction is representative of a common design trend 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.