

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1844
Historic Name:	Veterans Housing
Common Name:	McGrath, Edward J. House
Address:	94 Upland Rd
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	1946
Architect(s):	
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: 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

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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

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

2724

Concord

CR

CON.1844

Town/City: Concord

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

Address: 94 Upland Rd.

Historic Name: Veterans Housing

Uses: Present: Single-family Residential
Original: Single-family Residential

Date of Construction: 1946

Source: Deed Research

Style/Form: Postwar Traditional Cape

Architect/Builder:

Exterior Material:

Foundation: Concrete

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Vinyl siding and replacement windows - late twentieth century
Enclosed entrance located in the notch between the principal block and the wing - late twentieth century.
Garage and breezeway constructed - 1953
Garage converted to room - 1961

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: .69 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 small border plantings along the drive and mature trees,

INVENTORY FORM B CONTINUATION SHEET

CONCORD

94 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR

CON.1844

☒ 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.

94 Upland Road (CON.1844) is a one-story wood-frame Postwar Traditional cape. The three-by-two bay building faces south and is set back approximately fifteen feet from the road. While the front of the lot is relatively flat, the lot descends fairly steeply after the residence to the Assabet River. The building adopts a rectangular plan on a concrete foundation and is capped by a side gable roof sheathed with asphalt shingles. A centrally located chimney pierces the ridge of the roof. The chimney is parged. The residence is clad with vinyl. Access to the residence is provided by a centrally located entry. The door is a replacement. A single vinyl replacement window is located to each side of the entry. A one-story wing projects out from the west elevation. The wing appears to be an infilled garage and breezeway. The wing is capped by a side gable roof sheathed with asphalt shingles. A secondary enclosed entrance is located in the notch between the principal block and the wing. A multi-light picture window is located to the west of the entry. A one-story shed roof addition projects off the rear elevation of the residence. Although, modified by vinyl siding and replacement windows, 94 Upland Road maintains the form and fenestration of a Postwar Traditional 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.

94 Upland Road (CON.1844) was constructed in 1946 by the Town of Concord after purchasing the property from Edward A. Comeau.¹ The house was constructed under Section 6, Chapter 372 of the Act of 1946. The Act of 1946, also known as the act to provide housing for veterans of World War II, was a City-State Program in Massachusetts, devised as a solution to the housing shortage after World War II.² In 1953, the property was sold by the town to Edward J. McGrath and Frances P. McGrath.³ The current owners, James McArthur and Genine Winslow purchased the property in 2006.⁴

BIBLIOGRAPHY and/or REFERENCES

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_____. 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>]

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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>.]

¹ Middlesex South Registry of Deeds, Book 7077 Page 408.

² This program allowed city and towns to borrow and spend money to construct new housing specifically for veterans of World War II.

³ Middlesex South Registry of Deeds, Book 9192 Page 115.

⁴ Middlesex South Registry of Deeds, Book 47658 Page 388.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

94 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CR	CON.1844
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_____. Survey of historical and architectural resources, Concord Massachusetts. Concord, Mass: Concord Historical Commission, 2002. [Concord Free Public Library]

_____. Survey of historical and architectural resources, Concord Massachusetts. Concord, Mass: Concord Historical Commission, 2002.



INVENTORY FORM B CONTINUATION SHEET

CONCORD

94 UPLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CR

CON.1844

[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 vinyl siding and replacement windows, 94 Upland Road maintains the form and fenestration of a Postwar Traditional cape constructed in Concord during the early twentieth century. Interesting that the house was constructed as veteran's housing after the war. The property 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.