

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1237
Historic Name:	Westvale School House
Common Name:	Concord Junction Investment Corporation Double House
Address:	1574-1576 Main St
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	c 1865
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Multiple Family Dwelling House; Public School; Workers Housing
Significance:	Architecture; Community Planning; Education; Industry
Area(s):	CON.D: Westvale CON.DO: Main Streetscape VIII
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Concrete Unspecified; Stone, Cut



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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

2391-CD

Concord

D,DO

CON.1237

Town/City: Concord

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

Address: 1574-1576 Main St.

Historic Name: Concord Junction Investment Corporation
Rental House

Uses: Present: Multi-family Residential

Original: Multi-family Residential

Date of Construction: ca. 1865

Source: MHC Form A: Westvale

Style/Form: Italianate/double house

Architect/Builder:

Exterior Material:

Foundation: Stone and Concrete

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Vinyl Siding and Replacement Windows - Late Twentieth Century.

Front porch addition - early twentieth century

Condition: Fair

Moved: no ☐ yes ☒ **Date:** c 1899

Acreage: .24 Acres

Setting: Located in a residential area in the historic village of Westvale, near the Damon Mill. The property is well-landscaped with foundation plantings and mature trees.

RECEIVED

SEP 17 2013

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INVENTORY FORM B CONTINUATION SHEET

CONCORD

1574-1576 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D,DO

CON.1237

☒ 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.

1574-1576 Main Street (CON.1237) is a two-story, two-family residence constructed in the Italianate style. The building adopts a rectangular shape on a stone and concrete foundation. The four-by-three bay building faces south and is set back approximately twenty feet from the edge of the road on a level lot. The building terminates in a side gable roof sheathed with asphalt shingles. The ridge is punctuated by two small interior brick chimneys. Paired brackets, typical of the Italianate style, are featured along the eave. The exterior walls of the residence are clad with vinyl. The principal elevation features two entry doors centrally located on the facade. The openings are protected by a one-story, two-bay wide entry porch capped by a hipped roof sheathed with asphalt shingles. A one-story bay window is located at each end of the facade. Each bay is capped by a hipped roof sheathed with asphalt shingles. While a few original 2/2 double-hung wood sash windows remain, the majority of the window openings are infilled by vinyl replacement windows. Although modified by replacement windows and siding, 1574-1576 Main Street maintains the form, fenestration and details of worker housing commonly constructed in West Concord and other towns in Massachusetts to house workers near factories and other industrial properties during the mid-late nineteenth century and very 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.

The 1988 MHC Form A: Westvale of suggests that 1576 Main Street (CON.1237) was constructed ca 1860 and is possibly the relocated main block of the old Westvale Schoolhouse moved to the current location in 1899. The Italianate style and massing of the property are typical of properties constructed during the mid-nineteenth century. The 1889 map shows the parcel as owned by E.C. Damon but no building is shown. A divided building first appears on the 1906 map. At this time, the building is owned by the Concord Junction Investment Corporation. Deed research indicates that the Concord Junction Investment Corporation purchased the property in 1899 and held the property through much of the twentieth century eventually selling the property in 1978 when Gardner W. Russell, trustee of the Concord Junction Investment Corporation sold the property to Anthony J. Ruggiero and Leo A. Ruggiero.¹ The building is currently a divided condominium with 1574 being owned by John J. Labine and Karin Anne Kiewra² and 1576 being owned by Virginia M. Samuelson and Judy Benjamin Samuelson³.

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]

_____. 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>]

¹ Middlesex South Registry of Deeds Book 2736 Page 526.

² Middlesex South Registry of Deeds Book 13677 Page 723.

³ Middlesex South Registry of Deeds Book 58665 Page 447.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

1574-1576 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D,DO

CON.1237

BIBLIOGRAPHY and/or REFERENCES continued

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

1574-1576 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D,DO

CON.1237

[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 replacement windows and siding, 1574-1576 Main Street maintains the form, fenestration and details of a multi-family residence constructed in the Italianate style in West Concord during the late nineteenth century. Worker housing double-houses were commonly constructed in West Concord and other towns in Massachusetts near factories and other industrial properties during the mid-late nineteenth century and very 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 Damon Mill Historic District. The potential historic district would include the Damon Mill, the store, workers housing along Water Street and Main Street as well as several Damon family homes in the neighborhood.