

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.1442
<b>Historic Name:</b>	Rideout, Frank H. House
<b>Common Name:</b>	
<b>Address:</b>	21 Winthrop St
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	West Concord
<b>Local No:</b>	
<b>Year Constructed:</b>	c 1899
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Queen Anne
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	CON.E: Concord Junction CON.CX: Winthrop Streetscape
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard; Wood Shingle Foundation: Granite; Stone, Cut



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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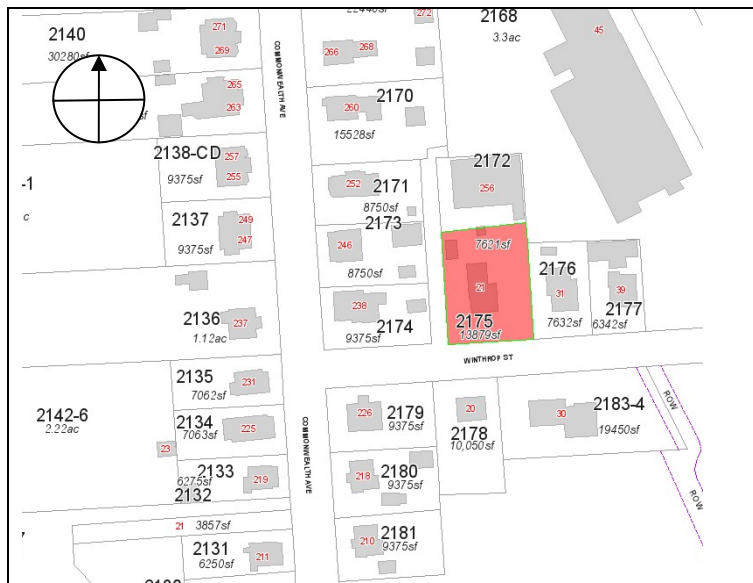
# FORM B – BUILDING

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

2175

Concord

E,CX

CON.1442

**Town/City:** Concord

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

**Address:** 21 Winthrop St.

**Historic Name:** Frank H. and Effie Rideout House

**Uses:** Present: Single-family Residential

Original: Single-family Residential

**Date of Construction:** ca. 1899

**Source:** Street Directories

**Style/Form:** Queen Anne

**Architect/Builder:**

**Exterior Material:**

Foundation: Granite

Wall/Trim: Wood Clapboard/Wood Shingles

Roof: Asphalt Shingles

## Outbuildings/Secondary Structures:

An early twentieth century, one-story, one-car garage is located northwest of the residence. A modern shed is located to the north.

## Major Alterations (*with dates*):

Rear addition - 1995

Porch roof and gable window altered - Between 1988-2013.

**Condition:** Good

**Moved:** no ☒    yes ☐    **Date:**

**Acreage:** .32 Acres

**Setting:** Located along a small street in a residential area located north of the village of Concord Junction. The grassy lot is well-landscaped with foundation plantings and mature vegetation.

**RECEIVED**

**SEP 17 2013**

**MASS. HIST. COMM.**

# INVENTORY FORM B CONTINUATION SHEET

CONCORD

21 WINTHROP STREET

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E,CX

CON.1442

☒ 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.*

Like 31 Winthrop Street (CON.1443) and 39 Winthrop Street (CON.1444), The Frank H. Rideout House at 21 Winthrop Street (CON.1442) is a two-and-one-half story, wood frame front gable Queen Anne residence with a one-story pantry ell at the rear. Typical of the Queen Anne style, the house features an asymmetrical facade with wrap-around porch and decorative shingles in the gable. The subtle differences of 21 Winthrop Street to the other two Winthrop Street properties are the intricate intact porch detailing, the gable window on the north elevation, the one-story bay window on the north elevation, and the stepped bays along the west elevation.

21 Winthrop Street adopts an irregular shaped plan on a granite foundation. The three-by-four bay building faces south and is set back approximately twenty-five feet from the edge of the road on a level lot. The building terminates in an intersecting front gable roof sheathed with asphalt shingles; two two-and-one-half story bays project out from the west elevation. The front facing gable features a vinyl replacement window comprised of a small 2/1 double-hung sash window flanked by 1/1 double hung windows. All of the gables are clad with staggered wood shingles while the elevations of the residence below are clad with painted wood clapboards. A one-story wrap-around porch capped by a hip roof is featured at the southwest corner of the residence. A photo on the 1988 Winthrop Street Streetscape form shows a projecting gable over the entryway which has been removed. The roof of the porch is supported by slender turned posts resting on a raised wood deck. Decorative wood brackets highlight the top of each post. A decorative wood balustrade, common in the late-nineteenth century, is located between each post above the deck. The porch deck is wrapped by wood lattice. Access is provided by an entry at the west end of the porch. A single 2/1 double-hung wood sash window is located to the west of the entry and a one-story bay window is located to the east. The one-story pantry ell on the northwest corner of the building was enlarged in 1990. A one-story, one-car garage is located northwest of the residence. 21 Winthrop Street is a well-preserved Queen Anne residence constructed in West Concord during the late-nineteenth 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.*

Development of Winthrop Street followed the purchase of the area including "most of the property west and north of lower Commonwealth Av. to Warner's Pond and a large part of the pond itself" by the West End Land Company in 1896.<sup>1</sup> Winthrop street first appears on the 1906 Geo. H. Walker & Co. Town of Concord Map. The 1900 census record suggests that 21 Winthrop and 31 Winthrop were built prior to 1900. While no address is given in 1900, Frank Rideout (21 Winthrop Street) and Joseph Whitcomb (31 Winthrop Street) are shown in the census as residing next to each other. Both Mr. Rideout and Mr. Whitcomb are listed in the 1905 Street Directory as residing on Winthrop Street.

The Frank H. Rideout House at 21 Winthrop Street (CON.1442) was constructed ca.1899 for Frank Rideout (b 1859) and his wife, Effie (B 1855). Frank was employed as an instructor at the State Reformatory in Concord. They had one daughter, Gertrude (b 1889). The Rideouts continued to reside on Winthrop Street through the middle of the twentieth century. In 1961, Gertrude Rideout sold the property to Edward and Jacquelyn Cullinane.<sup>2</sup> Subsequent residents include Donna D. Morris (ca.

<sup>1</sup> Anne Forbes. Massachusetts Historical Commission: Winthrop Street (CON.CX). Concord Historical Commission, March 1988. on file at Massachusetts Historical Commission. Boston, MA (also Massachusetts Cultural Resource Information System [MACRIS], via [www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)).

<sup>2</sup> Middlesex South Registry of Deeds Book 11362 Page 666.



# INVENTORY FORM B CONTINUATION SHEET

CONCORD

21 WINTHROP STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E,CX

CON.1442

1971)<sup>3</sup> and Peter G. and Lucinda Bryant (ca. 1977).<sup>4</sup> The current owners, Matthew W. Jonson and Margot B. Kimball purchased the property in 1998.<sup>5</sup>

## BIBLIOGRAPHY and/or REFERENCES

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

Forbes, Anne. Massachusetts Historical Commission: Winthrop Street (CON.CX). Concord Historical Commission, March 1988. on file at Massachusetts Historical Commission. Boston, MA (also Massachusetts Cultural Resource Information System [MACRIS], via [www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)).

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

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\_\_\_\_\_. 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]



<sup>3</sup> Middlesex South Registry of Deeds Book 11834 Page 274.

<sup>4</sup> Middlesex South Registry of Deeds Book 12117 Page 287.

<sup>5</sup> Middlesex South Registry of Deeds Book 28612 Page 209.

# INVENTORY FORM B CONTINUATION SHEET

CONCORD

21 WINTHROP STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E,CX

CON.1442

*[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.*

21 Winthrop Street is a well-preserved Queen Anne residence constructed in West Concord during the late-nineteenth century. The property meets criterion C at the local level and would be a contributing property in a potential Commonwealth Avenue/Winthrop Street Historic District. Many of the homes along Commonweal Avenue from the bridge north to the railroad crossing and the north side of Winthrop Street maintain a high degree of architectural integrity. Most of the buildings were constructed during the late nineteenth century and early twentieth century as single family and double homes to house workers for the nearby industries as well as State Reformatory staff. Exact boundaries of a potential National Register District within this area remain to be determined as areas to the north and south of the residence along Commonwealth Avenue (189 Commonwealth Avenue - 365 Commonwealth Avenue) have yet to be surveyed.