

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.1431
<b>Historic Name:</b>	Comeau, Edward A. Double House
<b>Common Name:</b>	Berube, B. Yvonne Double House
<b>Address:</b>	25-27 Maple St
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	West Concord
<b>Local No:</b>	
<b>Year Constructed:</b>	c 1900
<b>Architect(s):</b>	Comeau, Edward A.
<b>Architectural Style(s):</b>	No style
<b>Use(s):</b>	Multiple Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	CON.E: Concord Junction
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Stone, Uncut



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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)

This file was accessed on: Friday, October 30, 2020 at 12:27 PM

## FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

### Photograph



### Locus Map



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

2238

Concord

E

CON.1431

**Town/City:** Concord

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

**Address:** 25-27 Maple St.

**Historic Name:** Edward A. Comeau House

**Uses:** Present: Two-Family Residential

Original: Two-Family Residential

**Date of Construction:** ca. 1900

**Source:** Maps and Census Records

**Style/Form:** Colonial Revival/double-house

**Architect/Builder:** Edward Comeau

**Exterior Material:**

Foundation: Stone

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

**Outbuildings/Secondary Structures:**

**Major Alterations** (*with dates*):

Vinyl siding and replacement windows - 1991

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** .16 Acres

**Setting:** Located in an area of mixed use adjacent to the village of Concord Junction, the business center of West Concord. The residence is set back approximately fifteen feet from the street on a open corner lot.

**Recorded by:** Geoffrey Melhuish

**Organization:** ttl-architects

**Date** (*month / year*): July 2013

RECEIVED

SEP 17 2013

MASS. HIST. COMM.

# INVENTORY FORM B CONTINUATION SHEET

CONCORD

25-27 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E

CON.1431

☐ 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.*

25-27 Maple Street (CON.1431) is a two-and-one-half story, two-family Colonial Revival style residence which faces west on the east side of Maple Street. The two-story block, symmetrical facade and use of double-hung windows are typical of early twentieth century Colonial Revival residences. The building adopts a rectangular plan on a stone foundation. The six-by-two bay building is set back approximately fifteen feet from the street on a level corner lot. The building terminates in a side gable roof with centered gable dormer. The centered gable on the side gable roof is not a typical Colonial Revival detail. All roof planes are sheathed with asphalt shingles. Two, interior brick chimney pierce the ridge of the roof. The exterior walls of the residence are clad with vinyl siding. The facade features a one-story, two-bay wide hipped roof entry porch. The roof of the porch is supported by wood posts clad with vinyl resting on a vinyl clad knee wall. Two entry doors centrally located on the facade provide access to each half. A knee-wall separates the two entries. Two 1/1 double-hung vinyl replacement sash windows are located to each side of the entryway. A one-story, one-bay wide by one-bay deep bay projects out from both the north and south elevations. The bays are capped by a hipped roof sheathed with asphalt shingles. Although modified by vinyl siding and vinyl replacement windows, 25-27 Maple Street maintains the form of a Colonial Revival double-house 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.

## 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.*

In the first quarter of the 20<sup>th</sup> century housing development in West Concord was located principally along areas served by street cars on Commonwealth and Main Streets. Residential styles were primarily influenced by the revival of the Colonial Style. Like the early subdivisions in the late 19<sup>th</sup> century, most of the subdivisions in the first quarter of the 20<sup>th</sup> century were developed by land syndicates, including the West End Land Co, whose extensive landholding were documented in 1923.<sup>1</sup>

Maple Street and Bradford Street to the south first appear on the 1906 Geo H. Walker & Co. Town of Concord Map. Most of the extant resources are double houses and were built circa 1900 after the Concord West End Land Co. acquired most of Ralph Warner's property in the late 1890s. Early residents were usually workers at nearby factories or the Fitchburg Railroad.

25-27 Maple Street (CON.1431) was constructed ca. 1910 by Edward A. Comeau after Maple Court was constructed. The 1906 map indicates that Edward A. Comeau (b 1876) was residing to the north of this property during the early twentieth century. Edward is listed in the census as a contractor so it is likely that he built the property. Edward continued to reside on Maple Street in the 1930s, sharing the residence with his wife Olivia (b 1877), their daughter, Edith (b 1901) and their son, Charles (b 1907). In 1945, the property was purchased by B. Yvonne Berube.<sup>2</sup> The Berube family maintained ownership until 1985 when it was sold by Jean Paul Berube to the current owner, William F. Gower.<sup>3</sup>

## 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]

<sup>1</sup> Plan of Land in Concord Junction, Massachusetts. Surveyed in 1923 for the Concord West End Land Co.

<sup>2</sup> Middlesex South Registry of Deeds, Book 6891 Page 235.

<sup>3</sup> Middlesex South Registry of Deeds, Book 16281 Page 523.

# INVENTORY FORM B CONTINUATION SHEET

CONCORD

25-27 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E

CON.1431

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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>]

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

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