

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

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|--------------------------------|--|
| Inventory No: | CON.139 |
| Historic Name: | Barrett, Cora House |
| Common Name: | |
| Address: | 35-37 Hubbard St |
| City/Town: | Concord |
| Village/Neighborhood: | Concord Center; Hubbard Estate Improvement |
| Local No: | H9-148 |
| Year Constructed: | c 1876 |
| Architect(s): | |
| Architectural Style(s): | Italianate |
| Use(s): | Multiple Family Dwelling House; Single Family Dwelling House |
| Significance: | Architecture |
| Area(s): | |
| Designation(s): | |
| Building Materials(s): | Roof: Slate Wall: Wood; Wood Clapboard Foundation: Brick |



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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

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

H9-148

CONCORD

139



CONCORD

Neighborhood or village)

Concord center

35/37 Hubbard Street

Name Trinitarian parsonage/
~~Cora Barrett rental house~~
dwelling

Present dwelling

Original dwelling

Construction ca. 1876

Keyes; maps; visual
assessment

Italianate/Victorian Gothic

Form

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim wood clapboard

Roof slate

Outbuildings/Secondary Structures
Early 20th-C. 2-car garage

Major Alterations (with dates)

Late 20th C: sun room on SW rear;
fire escape on W. side.

Condition excellent

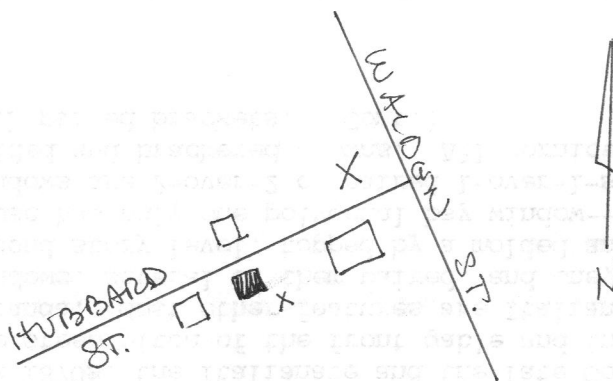
Moved ☒ no ☐ yes Date N/A

Acreage less than one acre

Setting On residential street of
houses built 1870's through early
twentieth century. Congregational
Church to east.

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.



A. Forbes

Recorded by for Concord Hist. Commission

Organization May, 1991

Date (month/day/year)

BUILDING FORM

CON. 139

ARCHITECTURAL DESCRIPTION ☒ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of two nearly identical buildings on Hubbard Street, #35/37 epitomizes the eclectic late Victorian spirit of the neighborhood. Like its companion at #104, probably built a few months later, this is a 2 1/2-story, three-bay building with a steeply-pitched through-cornice facade gable. A two-story wing extends to the rear. The detail of both houses combines features characteristic of two styles popular in the 1870s, the Italianate and the late Gothic Revival. The latter is expressed in the steep pitch of the front gable and in the long flat arches of the facade veranda. Most other features are Italianate in origin, including the round-topped windows, several of them paired, and one, the prominent center facade window at second story level, topped by a molded and keystone blind arch. Unlike #104, this house has only one polygonal bay window--a two-story example on the west end. Other windows are 2-over-2 or paired 1-over-1-sash with molded surrounds; some have deep, molded and bracketed crowns. All cornice lines are molded and boxed, and trimmed with paired brackets. (Cont.)

HISTORICAL NARRATIVE ☒ see continuation sheet

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.

Hubbard Street was one of Concord's earliest subdivided neighborhoods, and the first to be fully planned, with restrictions on lots, etc. Its development is illustrative of one type of real estate speculation that began in both Concord and West Concord in the 1870's, when there was an increased demand for housing of all types. In 1872, 26 1/2 acres of Ebenezer Hubbard's former farm west of Sudbury Road was bought from his estate, and divided into house lots on both sides of the new Hubbard Street by the Hubbard Estate Improvement Company. Samuel Staples was trustee and Reuben Rice principal investor. Among the other local residents who invested in the development were George Brooks, William Hurd, E.R. Hoar, Frederic Hudson, George B. Keyes, and H.F. Smith.

Most of the original investors re-sold their lots to owners who had houses built on them. Maps show the first owner of this lot as Reuben Rice himself. According to Keyes, he had the house built as a parsonage for the Trinitarian Church. The first minister to live here was the Rev. Henry Grout. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

- Maps and atlases: 1889, 1893, 1906. Sanborns from 1897.
Lot #1 on "Hubbard Estate Improvement" Plan, 1872.
- Keyes/Tolman. "Houses in Concord." 1885; rev. 1915 and 1920's.
- Town Directories and tax lists.

☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORD

35/37 Hubbard St.

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.

139

ARCHITECTURAL DESCRIPTION, cont.

This house departs from #104 in its main entry, which may be an alteration of ca. 1900---it has a 6-panel door, 7-light transom, and three-part sidelights. The veranda, however, is probably original to the house---it has square, chamfered posts and a bracketed cornice with long flat arches.

The present early 20th-century garage replaces what appears to have been a small carriage house.

HISTORICAL SIGNIFICANCE, cont.

By 1885, however, the parsonage was relocated to a house adjoining the church on Walden Street, and by 1889 maps show the owner as Mrs. Cora Barrett of Main Street, who eventually owned considerable real estate at Concord center. In 1886 the tenants had been the Rev. S.R. Dennen and Miss Carrie Dennen, a teacher at the Emerson School. In the early 1890s the house was occupied by merchandise broker Frank Moore, the first treasurer of the Concord Golf Club. Mrs. Barrett apparently owned the house until at least 1907. Sometime after that the occupants were Miss Lizzie (Sarah E.) Skinner, and for a time Mrs. Frances E. Skinner, sister-in-law of Reuben Rice.

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community Property Address
 CONCORD 35-37 Hubbard
 Street

Area(s) Form No.
 139

National Register of Historic Places Criteria Statement Form



Recommended:

☐ Individually ☒ District ☒ Contributing to a Potential Historic District

Criteria:

A B C D
☒ ☐ ☒ ☐

Anne McCarthy Forbes

Statement of Significance by _____

The criteria that are checked in the above sections must be justified here.

The following resources meet Criteria A and C of the National Register for their contribution to the **Hubbard Estate Improvement**, a late-Victorian residential neighborhood of the 1870's through ca. 1900. Under Criterion A, the district is significant, not only as one of Concord's earliest subdivided, speculative neighborhoods, but as the first to be thoroughly planned, with restrictions on the deeds, etc.

Thirty-seven house lots were divided out of the former Ebenezer Hubbard farm in 1872 to create the new Hubbard Street. Of the houses built here, nearly all those built between 1873 and 1900 on the eastern section of the street (lots 1 through 24) qualify under Criterion C as contributing to a late-nineteenth-century residential district of wood-frame houses in a variety of late-Victorian styles and types. Also contributing to the area's character is the first house to occupy a lot, the 18th-century Black Horse Tavern which was moved from Main Street in 1872.

| | | |
|------------------------|-------------------------|--------------|
| 35/37 Hubbard Street | | ca. 1876 |
| 34/36 Hubbard Street | Hatch House | ca. 1873 |
| 45 Hubbard Street | Black Horse Tavern | ca. 1740 |
| 46 Hubbard Street | F. Holden House | 1885-1890's |
| 52/54 Hubbard Street | William Bass House | 1895-1900 |
| 53 Hubbard Street | Frederic Parker House | ca. 1873 |
| 60 Hubbard Street | | ca. 1876 |
| 71 Hubbard Street | Cyrus W. Benjamin House | ca. 1874 |
| 94 Hubbard Street | Penniman/Thorpe House | ca. 1876 |
| 95/97 Hubbard Street | Martha Barrett House | ca. 1888 |
| 103/105 Hubbard Street | | ca. 1888 |
| 104 Hubbard Street | Cyrus Cook House | 1876-80 |
| 121 Hubbard Street | Nathan Daniels House | early 1880's |
| 131 Hubbard Street | Benjamin Moody House | 1889 |