

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1444
Historic Name:	Hix, Anson M. House
Common Name:	Watson, Melvin House
Address:	39 Winthrop St
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	c 1899
Architect(s):	
Architectural Style(s):	Altered beyond recognition; Queen Anne
Use(s):	Single Family Dwelling House; Shop Other
Significance:	Architecture; Commerce
Area(s):	CON.E: Concord Junction CON.CX: Winthrop Streetscape
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood; Wood Clapboard Foundation: 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

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

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

2177

Concord

E,CX

CON.1444

Town/City: Concord

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

Photograph



Address: 39 Winthrop St.

Historic Name: Anson M. and Elizabeth Hix House

Uses: Present: Single-family Residential

Original: Single-family Residential

Date of Construction: ca.1899

Source: Street Directories

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Locus Map



Outbuildings/Secondary Structures:

A mid-twentieth century, one-story hipped roof garage is located northwest of the residence.

A large two-story outbuilding is located north of the residence - 1942 (used as a plumbing/sheet metal shop)

Major Alterations (*with dates*):

Vinyl siding, replacement windows, and shed roof dormers - 2005.

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: .15 Acres

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

Recorded by: Geoffrey Melhuish

Organization: ttl-architects

Date (*month / year*): July 2013

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MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

39 WINTHROP STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E,CX

CON.1444

☒ 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 21 Winthrop Street (CON.1442) and 31 Winthrop Street (CON.1443), The Anson Hix House at 39 Winthrop Street (CON.1444) is a modest 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. While the fenestration of 39 Winthrop Street and 31 Winthrop Street is nearly identical, the subtle differences of 39 Winthrop Street to the other two Winthrop Street is the simple rectangular plan of the structure as well as the removal of original windows and siding.

The building adopts an rectangular plan on a stone foundation. The three-by-three 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 a front gable roof sheathed with asphalt shingles. Shed dormers have been installed on the east and west roof planes. The residence is clad with vinyl siding. A one-story wrap-around porch capped by a hip roof is featured at the southwest corner of the residence. 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 wood balustrade 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. Two 1/1 double-hung vinyl replacement windows are located to the east of the entry. Each opening is set within a simple wood surround and flanked by louvered shutters. A secondary entry is located within a one-bay wide by one-bay deep enclosed porch bay at the northwest corner of the west elevation. A large two-story outbuilding is located north of the residence. A one-story addition connects the outbuilding to the north elevation of the residence. A one-story hipped roof garage is located northwest of the residence. Although modified by vinyl siding and replacement windows, 39 Winthrop Street maintains the form and details of a modest 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 1896.¹ 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.

39 Winthrop Street (CON.1443) appears to have been built shortly after 21 Winthrop and 31 Winthrop and the builder of 39 Winthrop Street took inspiration from 31 Winthrop Street in its design. It is unknown at this time if the property was built by Joseph Whitcomb who built 31 Winthrop Street but the design of 39 Winthrop Street closely mimics the design of 31 Winthrop Street. 39 Winthrop Street first appears in the 1905 street directory as the residence of Anson M. Hix (b 1857). Anson and his wife, Elizabeth (b 1861) resided on Winthrop Street for only a short time as they were not living there by the 1910 Census. Anson was employed as a watchman at the State Reformatory in Concord. The property is listed as a rental property in 1910. The occupants of the house at that time are Carlton and Mabel Howard. Carlton was employed as an express agent. In 1920,

¹ 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).

INVENTORY FORM B CONTINUATION SHEET

CONCORD

39 WINTHROP STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E,CX

CON.1444

the property was occupied by Edward and Hester Macleod. Between 1921 and 1967, the house was the residence of Melvin and Elizabeth Watson.² The current owner, Kathleen A. Kelly purchased the property in 2004.³

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). 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]



² Middlesex South Registry of Deeds Book 11431 Page 340.

³ Middlesex South Registry of Deeds Book 43300 Page 260.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

39 WINTHROP STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E,CX

CON.1444

[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, 39 Winthrop Street maintains the form and details of a modest 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.