

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.138
Historic Name:	Tuttle, John L. - Brooks, Nathan House
Common Name:	
Address:	45 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-152
Year Constructed:	r 1780
Architect(s):	
Architectural Style(s):	Georgian
Use(s):	Boarding House; Other Religious; Post Office; Single Family Dwelling House
Significance:	Architecture; Politics Government
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, October 23, 2020 at 1:06: PM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

H9-152

CONCORD

138

Town CONCORD(neighborhood or village) Hubbard Estate Improvement

45 Hubbard Street

Address "Black Horse" Tavern;
Historic Name J. Holden/Nath. Brooks Hse.

Present dwellingOriginal dwelling; tavernDate of Construction ca. 1740Assessment Wheeler; visual assesmentStyle/Form GeorgianArchitect/Builder unknown

Exterior Material:

Foundation brickWall/Trim wood clapboardRoof asphalt shingle

Outbuildings/Secondary Structures

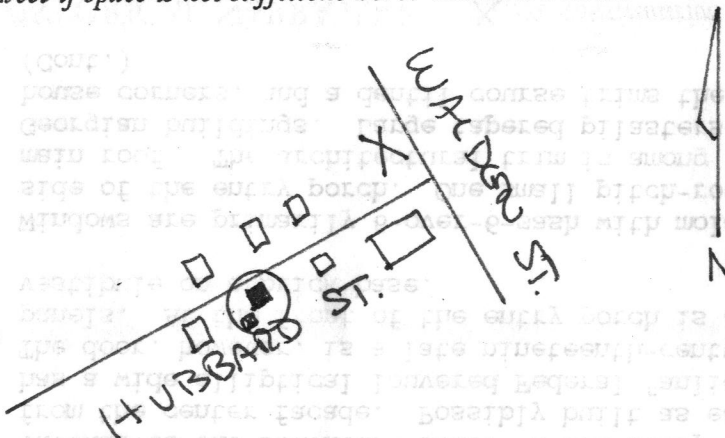
1-car garage

Major Alterations (with dates)

20th C.: glassed-in entry vestibule.1-story sunroom at SW rear.Condition goodMoved ☐ no ☒ yes Date 1872Acreage less than one acreSetting On residential street of housesbuilt 1870's through early 20thcentury. Granite curbing/retainingwall and steps at front.

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.

Recorded by A. Forbes
research by Ann and Dick FerraroOrganization for Concord Hist. CommissionDate (month/day/year) May, 1991

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

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

In spite of its late-nineteenth-century move, which placed it atop a brick foundation, this house is still one of Concord's best examples of a mid-eighteenth-century Georgian building. The two-story core of the house is nearly square in proportion, five by four bays, with a massive chimney in the center of its shallow-hipped roof. A two-story wing extends to the southeast rear. A one-story entry "porch" of indeterminate age projects from the center facade. Possibly built as early as 1800, the main entry in the porch has a wide elliptical louvered Federal fanlight and two-part, 2/3-length sidelights. The door, however, is a late nineteenth-century type with shaped horizontal and vertical panels. At the front of the entry porch is an early-twentieth-century glass-enclosed vestibule on a brick base.

Windows are primarily 6-over-6-sash with molded crowns; a 6-over-9 appears on either side of the entry porch. One small pitch-roofed dormer pierces the west slope of the main roof. The architectural trim is among the most high-style of any of Concord's Georgian buildings. Large tapered pilasters with molded capitals and bases adorn the house corners, and a dentil course trims the molded, boxed cornice at the roof line.
(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.

The oldest building on Hubbard Street, this house was built by James Holden in ca. 1740 at the intersection of Main Street and Sudbury Road. Holden had come to Concord from Weston and married Mary Jones, (whose parents, Elnathan and Mary Minott Jones, lived across Main Street and sold him the land). He established a tavern in the house, and it was here that the disgruntled liberal parishioners of the Rev. Daniel Bliss, (ordained 1738,) who disagreed with his revivalist style and evangelical theology, held church meetings of their own when they were denied permission to build their own meeting house. Although the official name of the church organized by the twenty male dissenters in December, 1745, was the West Church, or "West Congregation," the group was called by its opponents the "Black Horse" church, after the black horse that was painted on the tavern sign. It remained in existence for about fourteen years, although no minister was ever settled there, with guest ministers, including Bliss's predecessor, the Rev. John Whiting, doing the preaching. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☒ *see continuation sheet*

Maps and atlases: 1830, 1852, 1856, ca. 1871; 1875, 1889, 1893, 1906. Sanborns from 1897. Lot #3 on "Hubbard Estate Improvement" Plan, 1872.
Shattuck, Lemuel. History of the Town of Concord. 1835. Pp. 74, 167-180.
Town Directories. (Cont.)

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

CONCORDBlack Horse Tavern

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.

138

ARCHITECTURAL SIGNIFICANCE cont.

Old photos and the Walling map of 1852 show that the building had a somewhat different configuration at its old Main St./Sudbury Road location. A large, 1-story rear wing bisected the rear right (now southwest) corner of the main house. It abutted the very edge of Main Street, and thus is the most likely location for the tavern itself.

HISTORICAL SIGNIFICANCE, cont.

Among the members were Jonathan Buttrick and Samuel Miles, (both deacons;) James Minott, the town's wealthiest citizen; Josiah Hosmer and Ezekel Miles, choristers; Stephen Hosmer, Nathaniel Colburn, and Charles Prescott. The formation of the West Church is highly significant as an example of the type of rift that occurred in New England's churches during the period when the "New Lights" (revivalist preachers like Bliss,) were at their pulpits.

The general dissension in the church was also a catalyst in the incorporation of two neighboring towns. Separate church services had been set up in Bedford in 1725, and several families in the northeast part of Concord requested that they, along with part of Billerica, be set off as a separate town. Although Billerica at first objected, Concord gave its consent, and the result was the creation of the town of Bedford, incorporated on September 23, 1729. After Bliss came along, many of his dissenters were partly responsible for establishing what is now Lincoln as a separate precinct or parish in 1746, so that they could form a third church. When in 1754 residents of the north quarter petitioned to be set off from Concord, (becoming eventually the town of Carlisle,) their ostensible reason was their remoteness from public worship; a more fundamental reason for many was the wish to also become separated from Mr. Bliss and his preaching.

The dissension came to a head in the 1740's and early '50's, when the British evangelist George Whitfield, the mentor of the "New Lights," visited Concord in 1741 and heartily endorsed Bliss's approach. The controversy had begun to dissipate by the mid-1750's, however. With the 1754 incorporation of the town of Lincoln, many of the Rev. Bliss's former opponents began attending services there. Others became reconciled with the old church, and at Mr. Bliss's death in 1764, only a few remained in the West Church society, by then inactive.

It is not known whether Holden's tavern room was actually located in the existing building. Although guests may have been lodged in the main house, the rear wing that abutted Main Street (no longer extant--see above) is most likely the section that would have housed the tavern room itself.

Benjamin Barron may have owned or held a mortgage on the building shortly after it was built. By 1800 the building was occupied by the town's second postmaster, Col. John L. Tuttle, and the town post office was relocated here from William Parkman's house and store, which stood just to the west on Main Street. Tuttle was a paymaster for troops during the War of 1812, and was robbed and murdered at Sackett's Harbor. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDBlack Horse Tavern

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.

138

HISTORICAL SIGNIFICANCE, cont.

The property was eventually acquired by **Nathan Brooks**, (1785-1863,) who in 1823 married his second wife, Mary Merrick, daughter of Tilly Merrick, who lived just across Sudbury Road. Nathan Brooks was a lawyer who graduated from Harvard in 1809. He later became a judge, was representative to the General Court in 1823, 1824, and 1825, and State Senator in 1831. When the town's first bank building was built at 46/48 Main Street in the 1830's, it included an office for Brooks.

Mary and Nathan's son, George Merrick Brooks, (later Judge Brooks--see #1 Sudbury Road,) was born in the house in 1824. After his parents' death he sold the property to **William Munroe** for the library, which was built in 1872-3. Over the course of several months in 1872, while lots were being laid out and trees planted on the new Hubbard Street by the Hubbard Improvement Company, the house was slowly moved through the streets to its present location.

The moving was part of a three-way real estate exchange. Phineas How(e), a successful "trader", had occupied the Merrick house, and died in 1852. His widow and family lived on in the house. According to Keyes and Tolman, when William Munroe was preparing to build the library, and George Brooks wanted to tear down the Merrick house to build his residence at #1 Sudbury Road, they moved the old Brooks house from the library site to the new Hubbard Street and gave it to Phineas How's widow, Ellen. It was occupied by her until her death along with her sons, Capt. George and Ashley How. Under her management, it also became one of several boarding houses that were run by widows in large houses on the streets west of the milldam. (See also Mrs Derby's, at 192-96 Walden Street, Mrs. Cutter's, at 49 Sudbury Road, and Mrs. B.F. Wheeler's at 50/52 Belknap Street.) The property passed to George's sons, and by 1937 was owned by Mr. and Mrs. Walter N. How.

BIBLIOGRAPHY, cont.

Wheeler, Ruth. Concord: Climate for Freedom. 1967. P. 70.

_____. "House File."

Richardson. Concord Chronicle.

Keyes. "Houses in Concord". 1885.

"Social Circle Memoirs." Second Series. P. 201.

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community Property Address
CONCORD 45 Hubbard Street

Area(s)	Form No.
	138

National Register of Historic Places Criteria Statement Form



Recommended:

☐ Individually ☒ District ☒ Contributing to a Potential Historic District

Criteria:

A	B	C	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Statement of Significance by Anne McCarthy Forbes

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
34/36 Hubbard Street
45 Hubbard Street
46 Hubbard Street
52/54 Hubbard Street
53 Hubbard Street
60 Hubbard Street
71 Hubbard Street
94 Hubbard Street
95/97 Hubbard Street
103/105 Hubbard Street
104 Hubbard Street
121 Hubbard Street
131 Hubbard Street

ca. 1876
Hatch House ca. 1873
Black Horse Tavern ca. 1740
F. Holden House 1885-1890's
William Bass House 1895-1900
Frederic Parker House ca. 1873
ca. 1876
Cyrus W. Benjamin House ca. 1874
Penniman/Thorpe House ca. 1876
Martha Barrett House ca. 1888
ca. 1888
Cyrus Cook House 1876-80
Nathan Daniels House early 1880's
Benjamin Moody House 1889



CON. 138 123

2. Town Concord
 Street Hubbard Rd
 Name Brooks House / Black Horse Inn
 Original Use _____
 Present Use _____
 Present Owner private
 Date 01/17/60 Style Georgian
 Source of Date HABS MAR 819
 Architect _____

3. CONDITION: Excellent Good Fair Deteriorated Moved Altered from hip site
 IMPORTANCE of site to area: Great Little None SITE endangered by _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material: stone cement block
 WALL COVER: Wood clapboard Brick Stone Other _____
 STORIES: 1 2 3 4 CHIMNEYS: 1 2 3 4 Center End Cluster Elaborate Irregular
 ATTACHMENTS: Wings Ell Shed Dependency _____ Simple/Complex
 PORCHES: 1 2 3 4 Portico Balcony _____ Recessed _____
 ROOF: Ridge Gambrel Flat Hip Mansard
 Tower Cupola Dormer windows Balustrade Grillwork _____
 FACADE: Gable End: Front/Side Symmetrical/Asymmetrical Simple/Complex Ornament
 Entrance: Front/Side Centered Double Features: glazed entrance porch
 Windows: Spacing: Regular/Irregular Identical/Varied _____
 Corners: Plain Pilasters Quoins Obscured wide pilasters

OUTBUILDINGS

LANDSCAPING

5. Indicate location of structure on map below

6. Footage of structure from street
 Property has _____ feet frontage on street

Recorder _____

For _____

Photo Polaroid 09.065.100 123

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace

Stairway

Other

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

Organization of Fitchburg + Lunenburg took place here
moved from the library site - opposite 60 main st.

REFERENCE (Where was this information obtained? What book, records, etc.)

BIBLIOGRAPHY

Original Owner: _____
Deed Information: Book Number _____ Page _____, _____ Registry of Deeds

INVENTORY FORM CONTINUATION SHEET

Community	Property
Concord	Black Horse Tavern 45 Hubbard St.
Area(s)	Form No. 138

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Additional information by Anne Forbes, November, 2000:

ARCHITECTURAL DESCRIPTION, cont.

An interior inspection in September, 2000 revealed additional information about this building, for which local sources have traditionally attributed a construction date of about 1740. Dimensions and proportions of its framing elements and interior spaces, however, including ceilings over eight feet high, joists of 3 by 5 inches, and federal-style woodwork all suggest that the house was built after the Revolution. Such a date would suggest that the classical corner pilasters and dentiled cornice were probably original to the building, rather than late-eighteenth-century updates to an earlier house.

It is notable that, when relocated from Main Street, the massive center chimney was moved along with the rest of the house. The beams that supported the chimney during the move remain in place.

BIBLIOGRAPHY/REFERENCES, cont.

Interview with architect Lawrence A. Sorli, 10/00.

RECEIVED
OCT 01 2001
MASS. HIST. COMM