

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.137
<b>Historic Name:</b>	Holden, Franklin W. House
<b>Common Name:</b>	
<b>Address:</b>	46 Hubbard St
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	Concord Center; Hubbard Estate Improvement
<b>Local No:</b>	H9-821
<b>Year Constructed:</b>	c 1885
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Italianate; Queen Anne
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	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](http://www.sec.state.ma.us/mhc)

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CON. 137

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

H9-821

CONCORD

137

Town CONCORD

SECT 3

(neighborhood or village) \_\_\_\_\_

Concord Center

Address 46 Hubbard Street

Historic Name Franklin Holden House

Present dwelling

Original dwelling

Period of Construction ca. 1885-9 & 1890's

Source of Information maps; visual assessment

Style/Form Italianate/Queen Anne

Architect/Builder Unknown

Exterior Material:

Foundation brick

Wall/Trim wood clapboard

Roof slate

Outbuildings/Secondary Structures none

Major Alterations (with dates) none

Condition good

Moved ☒ no ☐ yes Date N/A

Acreage less than one acre

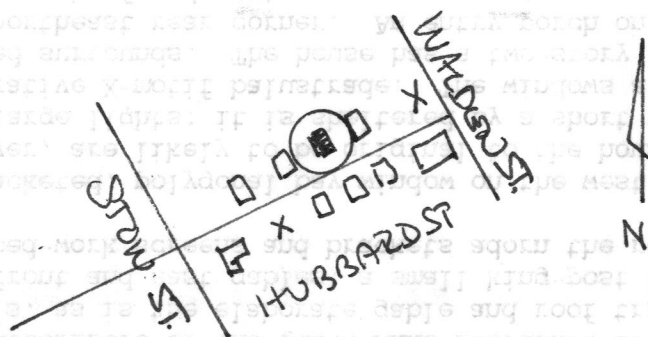
Setting on residential street of

wood-frame houses built 1870's

through early 20th century.

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 Young

Organization for Concord Historical Commission

Date (month/day/year) June, 1991

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

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

As the 1889 atlas shows a building of square proportions here, it is possible that the house seen today is an expansion or remodeling of the original. The form of #46 is unique on Hubbard Street. Similar to #141, to the west, it is a 2 1/2-story cross-gabled structure with a facade wing and its main entry in the long eastern section. In contrast, however, is the hipped roof form at the rear and east. A very shallow bay with overhanging second story that projects from the east end is certainly characteristic of the Queen Anne influence beginning to be felt by the end of the 1880's, as is the elaborate gable and roof trim: vertical saw-toothed boarding fills the front and east gables; a small king-post truss appears at the gable top, and pierced-work screens and brackets adorn the roof corners. The eaves are unboxed.

A bracketed, polygonal bay window on the west, and the main facade entry and veranda, however, are likely to be original to the house. The door is the double-leaf type with two large lights; it is sheltered by a short veranda on square chamfered posts, with decorative X-motif balustrade. The windows are 2-over-2- and paired 1-over-1-sash, with molded surrounds. The house has a two-story rear wing, and a 1-story ell projects from the northeast rear corner. An entry porch on the west rear side is supported on a square chamfered post.

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.*

#46 is one of the few properties on Hubbard Street which was owned by the same family for several generations. It was built for Franklin W. Holden (1849-1924), probably in the late 1880's. He was one of three sons of Silas Merriam Holden, and thus a descendant of both the Merriams and Hosmers, both families having resided in Concord since the 1600's. Franklin and his brother Silas Herbert Holden followed their father in Walcott & Holden, the Main Street grocery, furniture and hardware store that was started by Joel Walcott in 1848. It later became Walcott, Garfield & Holden, and eventually, in partnership with Joel's son, George E. Walcott (see #59 Elm Street,) Walcott & Holden. S. Herbert Holden, who is shown as owner of #46 along with Franklin in 1906, apparently was the official partner of George Walcott, while Franklin may actually have retired from the business by 1885, as Keyes refers to him as "a man of leisure." Even so, Franklin appears to have been quite active, as he was a Captain of the Concord company of the National Guard, and during the 1890's Assistant Engineer and then Chief of the Concord Fire Department.

Franklin Holden died in 1924, and his children Bessie and Philip C. Holden, an artist, stayed on in the house. It was finally sold out of the Holden family in 1966.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Maps and atlases: 1889, 1893, 1906. Sanborns from 1897.  
 Lot #4 on "Hubbard Estate Improvement" Plan, 1872.  
 Town Directories.  
 Interview with owner, 3/2/91.  
 Keyes, III, 456.  
 Concord Vital Records.  
 Concord Enterprise, Jan. 16, 1924. Obituary: Capt. Franklin Holden.

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



Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Community Property Address  
CONCORD 46 Hubbard Street

Area(s) FormNo.  
137

## 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  
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