

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.134
Historic Name:	Messer, George House
Common Name:	
Address:	60 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-817
Year Constructed:	c 1876
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	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

H9-817

CONCORD

134

Town CONCORD

(neighborhood or village) _____

Hubbard Estate ImprovementAddress 60 Hubbard Street

Historic Name _____

Present dwellingOriginal dwellingDate of Construction ca. 1876

Source of Maps; visual assessment _____

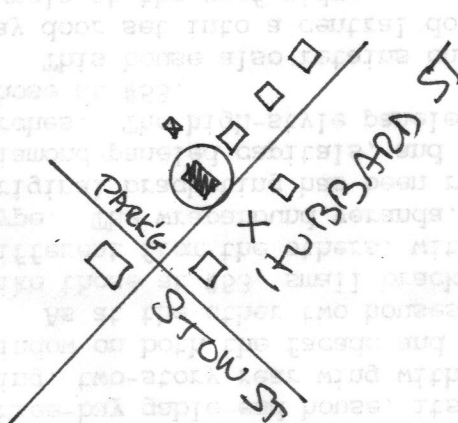
Style/Form ItalianateArchitect/Builder unknown

Exterior Material:

Foundation brickWall/Trim wood clapboardRoof slateOutbuildings/Secondary Structures late19th-century carriage houseMajor Alterations (with dates) 20th C:brackets removed; altered entrywith glassed-in vestibule.Condition goodMoved ☒ no ☐ yes Date N/AAcreage less than one acreSetting On residential street of housesbuilt 1870's through early 20thcentury.

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. ForbesOrganization research by Ann and Dick FerraroDate (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.

#60 Hubbard Street is one of three Italianate houses at the base of Hubbard Street that all appear to have been built by the same hand. (See #34/36 and the more elaborate #53.) Although some detail, including nearly all its distinctive Italianate bracketing, has been removed, it is still a well-preserved example of its era. A tall 2 1/2-story, three-bay gable-end house, its form is nearly identical to #34/36--with a shallow east wing, two-story rear wing with 1-story "pantry" ell, and a 1-story rectangular bay window on both the facade and the west side.

As at the other two houses, the windows are 2-over-2-sash with molded surrounds; like those at #53, small brackets appear under the sills. The main entry here is different from the others, with full-length side lights; the door is a later 8-paneled type. The wraparound veranda, however, is identical to that at #53 (although its original bracketing has been removed.) Its square posts have the same paneled bases and diamond-paneled capitals, and the cornice line is also trimmed with long shallow arches. The high-style paneled pilasters at the house corners are also identical to those at #53.

This house also retains one of lower Hubbard's distinctive carriage houses, with a hay door set into a central dormer above a wide vertical-board carriage door, and a cupola at the roof ridge.

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 its development is illustrative of one type of real estate speculation that began in both West Concord and 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 subdivided into house lots on both sides of the new Hubbard Street by auctioneer Samuel Staples as trustee and Reuben N. Rice as principal investor. Other local residents also invested in the development, buying and then reselling house lots. Among them were George M. Brooks, William F. Hurd, E. R. Hoar, Frederic Hudson, George Keyes, and H.F. Smith.

This house was built on one of WF Hurd's former lots in about 1876, for George Messer, who used it as rental property. Its tenant in 1885 was George D. Sohler, who appears to have lived here until 1893; (his house at #228 Main Street was built in 1894), although by 1889 the ownership may have changed, as the atlas of that year shows O.B. (A.B.?) Black as the owner. By 1906 the house was owned and occupied by Julia Hosmer, widow of Prescott Hosmer, and her nephew, Edward B. Caiger, a lawyer. It remained in the Caiger family for a number of years.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Maps and atlases: 1889, 1893, 1906. Sanborns from 1897.

Lot #8 on "Hubbard Estate Improvement" Plan, 1872.

Town Directories.

Keyes/Tolman. "Houses in Concord." 1885, revised 1915.

Interview with owner and former owner, 1991.

☒ 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 60 Hubbard Street

Area(s) Form No.

134

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