

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

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|--------------------------------|---|
| Inventory No: | CON.127 |
| Historic Name: | Bartlett, Charles House |
| Common Name: | |
| Address: | 124 Hubbard St |
| City/Town: | Concord |
| Village/Neighborhood: | Concord Center; Hubbard Estate Improvement |
| Local No: | H9-805 |
| Year Constructed: | c 1878 |
| Architect(s): | |
| Architectural Style(s): | Italianate |
| Use(s): | Single Family Dwelling House |
| Significance: | Architecture |
| Area(s): | |
| Designation(s): | |
| Building Materials(s): | Wall: Wood; Wood Clapboard Foundation: Granite; 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

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

P. HUBBARD & CONCORD
USGS CONCORD
SECT B

CON. 127

AREA

FORM NO.

127

RECEIVED

CONCORD

Address 124 Hubbard Street

Historic Name

Present dwelling

Original dwelling

Description

Date 1878-1880

Source Richardson.

Style Italianate

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings garage/shed

Major Alterations (with dates) see p. 2; screened porch, deck added

Condition excellent

Moved no Date N/A

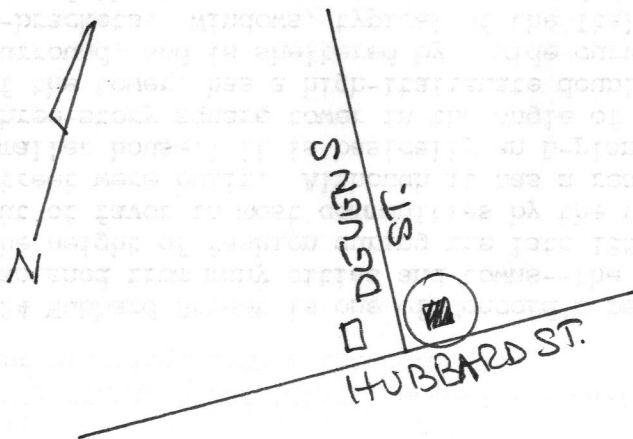
Acreage less than one acre

Setting At corner of Devens St., in

residential neighborhood of

late-19th-C. houses.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE Parcel H-9-805

USGS QUADRANGLE

SCALE

Recorded by A. Forbes

Organization Research by Sherry Warner for Concord Hist. Comm.

Date July, 1990

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

For its association with the late nineteenth-century residential development of Concord center, and as a well-preserved example of the architecture of its time, this house meets Criteria A and C as part of a National Register district encompassing a town center of 17th- through early 20th-century buildings.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

124 Hubbard Street is one of Concord's best illustrations of a building type that has vanished from many cities and towns--the towered Italianate villa, a house form that was the height of fashion during the late 1850's and '60's in many locales, but had fallen out of favor in most communities by the time #124 and its companion at #138 Hubbard Street were built. Although it has a rear wing, (and may have been enlarged from a smaller house,) it is basically an L-plan, 2-story, hip-roofed building with a three-story square tower in the angle of the L. The entry, set on an angle at the base of the tower, has a high-Italianate double-leaf glass-and-panel door with a scalloped surround, and is sheltered by a wide curved porch on square posts, adorned with delicate S-brackets. Windows, typical of the Italianate style, are 2-over-2-sash; those in the top of the tower are paired round-headed sash. Other trim is relatively plain, consisting of narrow frieze, water table and corner boards. The foundation is dressed granite.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Hubbard Street is highly significant as 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 side 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. (Cont.)

BIBLIOGRAPHY and/or REFERENCES

Interview with owner, 1990.

Keyes III/471.

Richardson.

Maps, plans and atlases: 1889, 1893, 1906; Sanborns from 1909.

lot: "Hubbard Estate Improvement", undated.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--------------------------------|-----------------|
| Community: CONCORD | Form No: 127 |
| Property Name: 124 Hubbard St. | |

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE, cont.

#124 was one of the first houses constructed on the north side of the street. Built in 1878-80, with a mirror-image on the opposite corner of Devens and Hubbard, #138, the design of the two houses was hailed as "the ideal moderate-priced residence." The property was owned by entrepreneur W.H. Devens, who lived on the adjoining lot at #77 Sudbury Road, and probably had this house built as a rental house. According to Keyes, it was only rented for a short time, however, and it was bought by Charles Bartlett, purser or paymaster in the US Navy, who died ca. 1882. In 1889 it is shown as the property of his widow. By 1892 it belonged to Mrs. Josephine M. Howard, who owned it until at least 1915.