

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.125
<b>Historic Name:</b>	Rounds, George - Melvin, James House
<b>Common Name:</b>	
<b>Address:</b>	138 Hubbard St
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	Concord Center; Hubbard Estate Improvement
<b>Local No:</b>	G9-169
<b>Year Constructed:</b>	1880
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Italianate
<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: Synthetic Other; Wood 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](http://www.sec.state.ma.us/mhc)

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FORM B - BUILDING

RD. CONCORD & HUBBARD  
USGS CONCORD  
SECT B  
CON. 125

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA

FORM NO.

125



CONCORD

138 Hubbard Street

Address

Historic Name

Present dwelling

Original dwelling

Description

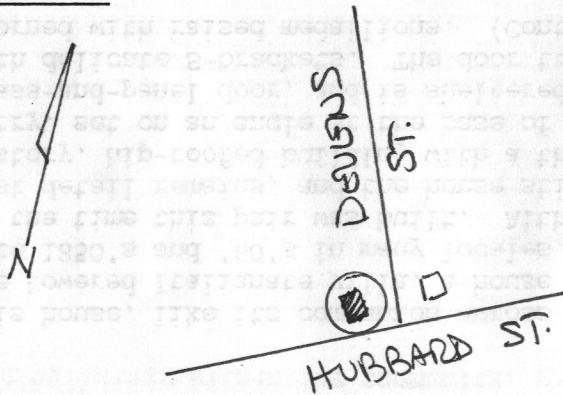
1880

Style Richardson.

Italianate

Architect unknown

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



Exterior Wall Fabric synthetic siding

Outbuildings none

Major Alterations (with dates) See p. 2; rear porch, attached garage

Condition good

Moved no Date N/A

Acres less than one acre

Setting At corner of Devens St., in residential neighborhood of late-19th-C. houses.

UTM REFERENCE Parcel G-9-169

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

Recorded by A. Forbes  
Research by Sherry Warner  
Organization 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.**

This house, like its companion across Devens Street at #124, is an excellent example of 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 this pair was built. Although it has lost some trim to synthetic siding, most detail remains, and the house still has a slate roof. The main house is 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, is a high-Italianate double-leaf glass-and-panel door, and is sheltered by a wide curved porch on square posts, adorned with delicate S-brackets. The door trim is an extremely elaborate scalloped boarding adorned with raised medallions. (Cont.)

**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.)

Interview with owner, 1990.  
Keys III/471.

**BIBLIOGRAPHY and/or REFERENCES**

Maps, plans and atlases: 1889, 1893, 1906; Sanborns from 1909.  
lot: "Hubbard Estate Improvement", undated.



CON. 125

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: CONCORD	Form No: 125
Property Name: 138 Hubbard St.	

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

ARCHITECTURAL SIGNIFICANCE, cont.

Windows, typical of the Italianate style, are 2-over-2-sash; those in the top of the tower are paired round-headed sash. In contrast to #124, this house has a polygonal bay window on each end wall. The foundation is dressed granite. The house was substantially enlarged by an extension of the north wing by Mary Melvin some time between 1890 and 1909.

HISTORICAL SIGNIFICANCE, cont.

Hurd, who went on to develop several lots on lower Elm Street several years later, was the owner in 1875 of lot #22, just to the east, which became part of Devens Street when it was cut through in 1880-81. The property for #138, Lot #24, was bought from Rice by William H. Devens, who had a house built on it to match his recently-completed #124. In 1880 their design was hailed as "the ideal moderate-priced residence." The house appears to have been rented out for a few years, then sold ca. 1884 to George Round(s), an ex-minister, then auditor for the Fitchburg Railroad, and agitator for the "milk question." According to Keyes, both Rounds and his son wrote articles for the Concord Freeman. When the Rounds family moved from Concord, the house was bought (by 1889) by James Melvin, an invalid who died shortly thereafter. Melvin's widow, Mary, lived in the house with her daughter Edith, a clerk to Prescott Keyes, until at least 1934.