

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.47
Historic Name:	Whiting, Col. - Cheney, John Milton House
Common Name:	Concord Academy Dormitory - Phelps House
Address:	204-206 Main St
City/Town:	Concord
Village/Neighborhood:	Concord Center
Local No:	G9-1706-1
Year Constructed:	r 1825
Architect(s):	
Architectural Style(s):	Federal; Greek Revival
Use(s):	Dormitory; Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	CON.DU: Main Street Historic District
Designation(s):	Local Historic District (03/12/1962)
Building Materials(s):	Roof: Asphalt Shingle Wall: Brick; Wood; Wood Clapboard Foundation: Granite; Stone, Cut



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 30, 2020 at 11:20 AM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

G9-1706-1

CONCORD

DU

47

CONCORD

Town

SELT B

Place (neighborhood or village)

Concord Center

204/206 Main Street

SS

Whiting double-house

ric Name

John M. Cheney House

Present

school dormitory

Original

dwelling

of Construction

1820's

e

Soc. Circle Memoirs; maps;

visual assessment

Form

Federal/Greek Revival

tect/Builder

unknown

ior Material:

dressed granite

Foundation

Wall/Trim

wood clapboard;

brick-ended

Roof

asphalt shingle

Outbuildings/Secondary Structures

small school art studio to rear

Major Alterations (with dates)

20th century: sidelights replaced at

one main entry door, transoms

filled in with wood.

Condition

excellent

Moved ☒ no ☐ yes

Date N/A

Acreage

1.1 acre

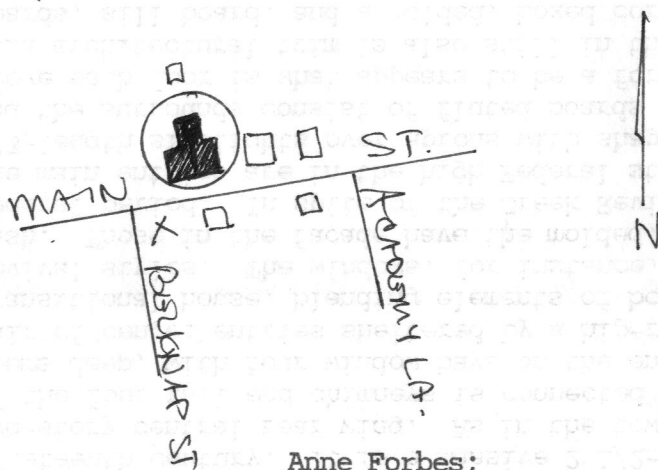
Setting

In line of large Georgian,

Federal, and Greek Revival residences on
north side of Main St. School buildings
to rear. Deciduous hedge at front;
parking to rear.

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

Anne Forbes;

research by Anne Donoghue
for Concord Hist. Commission

Organization

June, 1992

Date (month/day/year)

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

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

#204/206 Main Street is Concord's largest, and apparently the last, example of several brick-ended residences built at the center in the first quarter of the nineteenth century. It is a massive 2 1/2-story gable-roofed building with a two-story central rear wing. As in the town's other brick-ended houses, each pair of the four tall end chimneys is connected by a parapet wall. The building is two rooms deep, with four window bays on the ends. The facade is six bays wide, with a pair of center entries sheltered by a hip-roofed Ionic porch. This is a transitional house, blending elements of both the waning Federal and incipient Greek Revival styles. The windows, for instance, include both 8-over-12 and 6-over-6-sash. Those in the facade have the molded, projecting frames characteristic of the Federal period. In spite of the Greek Revival porch, (possibly a later addition,) the main entries are in the high Federal style, with louvered fanlights and 2/3-length sidelights over aprons with shaped field panels. The doors are 6-panel, and the surrounds consist of fluted boards with small decorative cornerblocks. Above each door is what appears to be a former transom, filled in with wood. The main architectural trim is also still in the Federal idiom, with narrow cornerboards, sill board, and a molded, boxed cornice with prominent molding below.

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.

This house is a classic illustration of one type of social, economic, and architectural phenomenon of the nineteenth century--the large "double-house" of which the two halves were the property of separate owners. Further research will be necessary to determine when the ownership of the property was split, but maps show that by 1875 the property line for two of the long, narrow, lots on the north side of Main Street ran back from the street through the middle of the house, jogged around a small shed or carriage house, and proceeded back to the river.

Although at least one source places the date of this building to 1832, it is clearly shown on the map of 1830, and the retention of its Federal period construction and stylistic features suggest it was built, at the latest, sometime in the 1820's. It was built by Col. William Whiting (see #169 Main Street), probably for rental purposes. Brick for the chimneys and end walls was shipped up the Middlesex Canal and Concord River from Charlestown to Concord. In 1831 Col. Whiting bought some adjoining property. This widened the lot and extended it to the river, where he planted a grove fifty rock maple trees. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Maps, atlases: 1830, 1852, 1856, ca. 1871, 1875, 1889, 1893, 1906.
Sanborns from 1909.

Keyes/Tolman.

Town directories and tax files.

Richardson, Concord Chronicle.

Social Circle Memoirs: II, IV.

Fenn, Mary. Old Houses of Concord. 1974.

Fondiler and Robinson. "Vernacular Carpenters."

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

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORD

Whiting Double-House

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.

47

HISTORICAL SIGNIFICANCE, cont.

Over the years the house had an illustrious series of both owners and tenants. Among the earliest were the Rev. **Hersey Goodwin** (from 1830-1836 assistant minister to Dr. Ripley), and **John Milton Cheney** (1797-1869). The two halves of the house apparently changed hands at an early date, because by 1830 both men are shown as owners. According to Keyes, Goodwin's section, on the east, underwent a series of owners through the middle of the nineteenth century, including the Rev. **Barzillai Frost** (see #235 Main Street), a family named **Mackay**, and for many years Judge **Ebenezer Rockwood Hoar** (see #194, next door.) Under his ownership the tenants included George M. Brooks (see #1 Sudbury Road,) Moorfield Storey, Arthur Mills, and the judge's son, Samuel Hoar, who was still there in 1885.

The west side of the house, however, remained under John Cheney's ownership until his death in 1869. From 1832 until he died he was the cashier of the Concord Bank, which suffered a notorious robbery in 1865 while he was in charge. He was a valued member of several town building committees, including chairing the ones for the town hall and the high school, which was completed just after he died. He also served on the building committee of the Unitarian Church, of the Soldiers' Monument, and the committee in charge of laying out Sleepy Hollow Cemetery.

His part of the property was inherited by his widow, **Louisa**, and subsequently by their daughter, **Caroline**, who apparently rented out her portion. Among her tenants were Dr. Henry Braley, Frank Shepley, and Percy W. Brown.

Samuel Hoar, who had moved to #186 Main Street in 1888, apparently inherited the east section from his father. Edward Damon of the Damon Mills in West Concord and his wife Ann lived in the east side for eight years after Samuel Hoar moved out, moving in 1896 to Stow Street.

At some point the east half was purchased by **Stedman Buttrick**, who lived here in about 1911 while completing his mansion on the Buttrick Farm on Liberty Street. In 1913 Henry Lawrence and Frederick and William Tilton are all shown living in the east half; by 1915 the tenant was Mrs. Frederick Rustin, and from at least 1925 until the mid-1930's the occupant was William Buttrick (see #712 Monument Street.)

In 1959 Concord Academy purchased the east half of the property from Stedman Buttrick, and acquired the west part from **William King** of Lincoln in 1963. It became the home of Mrs. William Phelps, assistant headmistress; today it is named "Phelps House," after her.

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community
CONCORD

Property Address
204/206 Main Street

Area(s) FormNo.
47

National Register of Historic Places Criteria Statement Form



Check all that apply:

- ☒ Individually eligible ☐ Eligible only in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Anne McCarthy Forbes

Statement of Significance by _____

The criteria that are checked in the above sections must be justified here.

This house meets the criteria for individual listing on the National Register and as part of a district of large well-preserved buildings of the late eighteenth- to early nineteenth-centuries at Concord center. For its role in the development of Concord center as a double-house associated with many prominent citizens, as well as the home of bank cashier and town activist John Cheney, it qualifies under Criterion A. As a well-preserved example of a high-style "brick-ended" Federal period house, it meets Criterion C. It possesses integrity of design, ^{location} setting, materials, and workmanship, feeling and association.