

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.AS
<b>Historic Name:</b>	White Pond Area
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	South Quarter
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Other Recreational; Residential District; Secondary Dwelling House
<b>Significance:</b>	Architecture; Recreation
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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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)

This file was accessed on: Thursday, October 22, 2020 at 11:25 AM

# FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

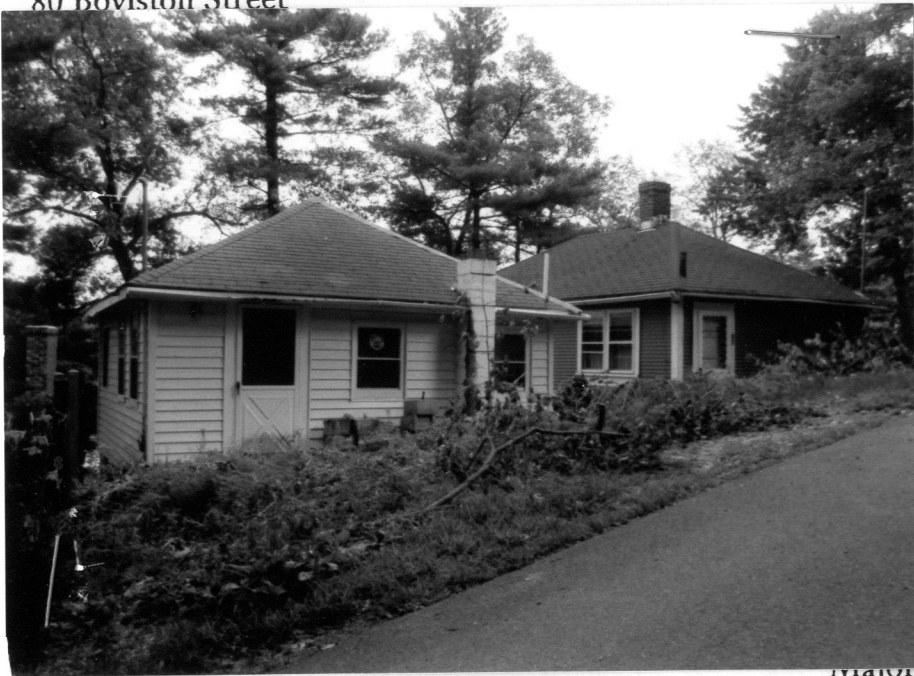
Massachusetts Historical Commission  
80 Boylston Street

D14, E14, E15

MAYNARD

AS

CON. AS  
768-779  
~~416-427~~



CONCORD

(neighborhood or village)

South Quarter

of Area White Pond Area

Use residential;  
recreational

Construction Dates or Period 1931-1940

Overall Condition fair to good

Major Intrusions and Alterations many  
modern houses interspersed

Acreage ca. 50 acres

Recorded by A. Forbes

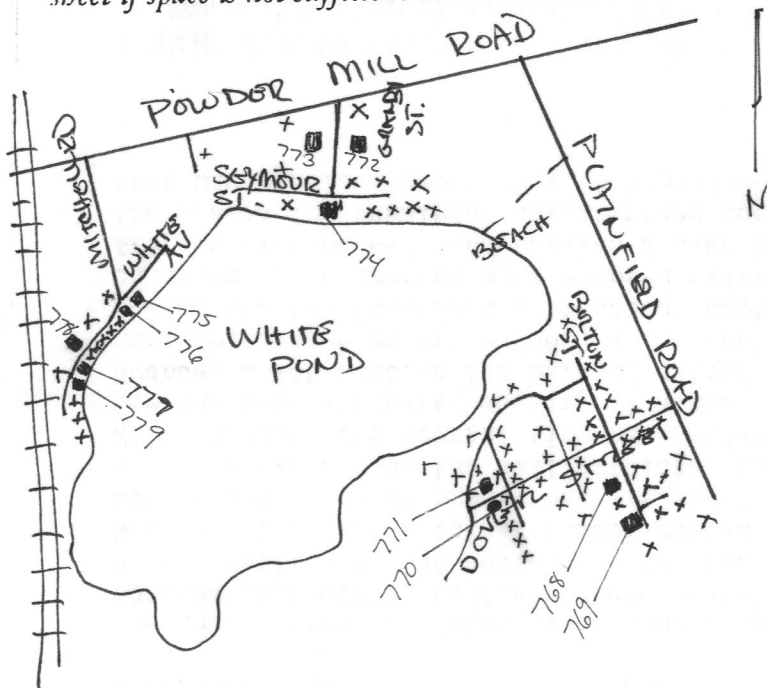
Organization for Concord Histor. Comm.

Date (month/day/year) June, 1992

60+ 63 White Avenue  
(CON. 777 + CON. 779)

## 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.



AREA FORM

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The small "camp" or lakeside cottage community around White Pond has changed considerably since its first houses were built in the early 1930's, and only a few of the small pre-1940 cottages here remain in relatively unaltered condition. Nearly all of the original summer cottages, for instance, have at least been winterized. Among those that are still fairly well-preserved are a range of building types. On the smallest lots, especially those along the shore side of White Avenue, are several tiny hip-roofed cottages, probably one of the Hodgson Company pre-fabricated models. The most well-preserved appears to be #63 White Avenue, which retains its exposed rafter ends, paired 6-over-6-sash windows, horizontal-paneled entry door, and a center chimney. On the eastern end of White Avenue are two identical cottages of another type, a small one-story three-bay building, also adorned with exposed rafter-ends at the roof lines. One of the pair, #25, is clapboarded, and retains 2-over-2-sash windows; the other, #29, (one of the area's few remaining unwinterized cottages,) has the beveled or "drop" siding that was popular, especially in bungalows and cottages, during the 1930's. (Cont.)

HISTORICAL NARRATIVE ☐ *see continuation sheet*

*Explain historical development of the area. Discuss how this area relates to the historical development of the community.*

The neighborhood clustered along the northern and eastern shores of White Pond in southwest Concord is significant as an illustration of a rapidly vanishing type of residential area unique to the 1920's through 1940's in Massachusetts' towns--the lakeside cottage community. Soon after World War I entrepreneurs and realty companies began dividing lake-front land in interior towns into tiny lots to sell to low- or middle-income families for small cottages or "camps." The buyers were often city dwellers looking for affordable summer homes. In Concord, many of the initial owners here were year-round residents.

41-acre White Pond is a natural spring-fed pond that is noted for the purity of its cold, clear water. Valued for its fishing and the beauty of its white sand shores, in the middle of the nineteenth century it was visited frequently by Emerson, Channing, and Thoreau; the latter used his surveying skills to sound its depths. At the end of the 1920's much of the land bordering the pond was purchased for development, and in 1930 local residents formed the White Pond Association to save the beach at the northeast corner for public swimming. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Carolou, Margaret. "History and Legend of White Pond and the Nine Acre Corner Area." Unpublished manuscript. 1973.  
Interview with George Simms. 7/92.  
Town directories.

☐ Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*



CON. AS

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORD

White Pond Area

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form No.  
AS 768-779

ARCHITECTURAL SIGNIFICANCE, cont.

On the west side of White Avenue, at #56, is the neighborhood's only example of a house with "clipped" gable-ends. Further east, the little clapboard cabin at #39 Seymour Street is said to be the "Revere" model manufactured by the Hodgson Company.

Other house designs typical of this type of lakeside community include several variations on the gable-end Craftsman Bungalow, such as that with a pair of polygonal bay windows at #6 Granby Street, and the little former "camp" across from it at #22, with prominent exposed rafter ends and an open porch recessed under a corner of the main roof. The recessed corner porch appears again in another bungalow type at #108 Dover Street. Across from it is one of the area's tiniest houses, a little three-bay drop-sided cottage with a 5-panel door and exposed rafter ends. On Bolton Street is another drop-sided bungalow, here with 6-over-1-sash windows and an enclosed front porch (#104,) and another popular 1930's house-type, the Cape Cod Cottage, at #76.

HISTORICAL NARRATIVE, cont.

When in 1931 Thomas Reilly was dividing land into 2,500-square-foot lots, an additional effort, aided by the fact that Concord had begun to establish local zoning, resulted in requiring a minimum lot size of 5,000 square feet. (This apparently succeeded for the eastern sections only; the western shore front lots on White Avenue today still range from 1685 to 4502 square feet.) Mr. Reilly called his real estate development "Pine Knoll Shores," and like many developments of its type, the lots were offered for under a hundred dollars; some were even given away as contest prizes.

Many of the cottages were handcrafted by their owners or put up by local builders. Others were obtained from one of the national companies which marketed affordable houses of pre-fabricated parts. In the case of the White Pond area, several buildings are believed to have been pre-fabricated models by Hodgson Homes, which produced so-called "mail-order" houses from at least the 1920's through the early 1950's. Likely examples of Hodgson houses are the little hip-roofed cottages found on both the east and west shores, and the gable-roofed bungalows on White Avenue.

The three earliest houses here were built in 1931-32 on White Avenue, and on Seymour and Bolton Streets. Typically, all their owners came from the city--Boston, Cambridge, Watertown, and Worcester.

## INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDWhite Pond Area

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form No.

AS

768-779

MHC #/ Parcel #	Address	AREA DATA SHEET description	date	condition
768 E14-3343	76 Bolton Street	Cape Cod cottage Wood shakes; vertical-board shutters.	ca. mid-1930's	good
769 E14-3392	104 Bolton Street	Craftsman bungalow Drop-siding. Enclosed front porch.	ca. 1932	good
770 E14-3347	107 Dover Street	tiny three-bay cottage Drop-siding; exposed rafter-ends.	ca. 1930's	good
771 E14-3318	108 Dover Street	Craftsman bungalow Synthetic siding. Porch recessed under facade corner.	ca. 1930's	fair
772 E14-3257	<sup>PRESTON</sup> 6 Granby Street	vernacular cottage Asbestos siding.	ca. 1930's	good
773 E14-3243	<sup>30 (29)</sup> 23 Granby Street	long Craftsman Bungalow	ca. 1930's	good
774 E14-3254	39 Seymour Street	bungalow Wood clapboard.	ca. 1940	good
775 D14-3208	25 White Avenue	gable-end 1-story cottage Clapboard.	ca. 1930's	good
776 D14-3207	29 White Avenue	gable-end 1-story cottage Drop-sided; (not winterized.)	ca. 1930's (DEMOLISHED)	good
777 D14-3198	<sup>63</sup> 59 White Avenue	tiny hip-roofed cottage Synthetic siding.	ca. 1930's	fair
778 D14-3191	56 (60) White Avenue	2-story cottage with "clipped" gables. Wood shakes	ca. 1930's	fair
779 D14-3197	63 White Avenue	tiny hip-roofed cottage with center chimney. Clapboard.	ca. 1930's	good



76 Bolton Street (CON. 768)



107 Dover Street (CON. 770)



104 Bolton Street (CON. 769)



108 Dover Street (CON. 771)





30 Granby Street (CON. 773)



39 Seymour Street (CON. 774)



6 Preston Street (CON. 772)



25 and 29 White Avenue  
(CON. 775 and CON. 776)

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2012

MACRIS No. CON. AS



600 White Avenue (CON.778)