

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.BU
<b>Historic Name:</b>	Great Meadows Road Area
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	Concord Center
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Residential District
<b>Significance:</b>	Architecture; Community Planning; Conservation; Social History
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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](http://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](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, October 23, 2020 at 11:44 AM

Massachusetts Historical Commission

80 Bay State Street

H7

CONCORD

BU

1115-1119



CONCORD

hood or village)

Great Meadows Road  
Chase and Hoar estates

residential

Dates or Period 1910-1930

ition good

Major intrusions and Alterations a few  
modern outbuildings, modern houses  
on eastern extension of road.

40 acres

Acreage

A. Forbes

Recorded by

for Concord Histor. Comm.

Organization

July, 1992

Date (month/day/year)

41 Great Meadows Rd

Sketch Map

(CON. 1115)

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

CON. BU

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

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

Located on the lower section of Great Meadows Road are two of the most significant of the many large Colonial Revival "country estates" built overlooking Concord's rivers in the early part of the twentieth century. #68 Great Meadows Road is a massive Federal Revival brick mansion of 1913. It is a long hip-roofed two-story structure with an elaborate balconied center entry portico and keystoned windows. It sits high on the slope of a hill, overlooking an elaborate complex of terraces and landscaped grounds, the design of which was begun shortly after the house was built. A second brick house, a one-story cottage, was built on the grounds ca. 1930. A small clapboarded gambrel-roofed cottage, today #41 Great Meadows Road, is located on the riverbank across the road from the main house.

#112 Great Meadows Road, a two-story clapboarded 1927 Colonial Revival house with wood shingle roof, is extremely significant as the work of prominent local architect Andrew Hepburn (see #8 Barrett's Mill Road, [NR]). This property also has a one-story cottage on it--clapboarded, with wood shingle roof--which was also built in about 1927.

HISTORICAL NARRATIVE ☐ *see continuation sheet*

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

Several old lanes and cartpaths led into the Great Meadows and Fields, probably as far back as the eighteenth century. They were used by local residents to gain access to the many privately-owned hay lots that were located along the Concord River, and, beginning in the late 1700's, to reach the cabins that some of the town's former slaves erected on the meadows. Few maps include these paths, but the 1889 Atlas shows the main one, which followed the line of the lower section of Great Meadows Road as far as today's #112. Another old road, Simmons Landing Lane, the line of which can still be seen through the underbrush, extended a short distance east from Monument Street by the river, past an old house belonging to the Simmons family, to join Great Meadows Road opposite #68. Once the town's sewage treatment facility was built on the meadows at the turn of the twentieth century, the town's "honey wagons" traversed Great Meadows Road from Monument Street.

Today this area is significant for the presence of a pair of early-twentieth-century estates built by two of the most prominent Massachusetts lawyers of their day. The residence of Frederick H. Chase was constructed in 1913 at #68 (its caretaker/gardener's cottage also still stands across the road at #41,) and the house for the Samuel Hoar family, #112, was designed by the Hoars' good friend architect Andrew Hepburn in 1927. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Maps and atlases: 1889.  
Town Directories and tax lists.  
Interview with one of owners, 7/92.  
Joslin.  
Social Circle Memoirs, Vol. VI: Chase and Hoar.

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



INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORD

Great Meadows Road

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form No.

BU

1915-119

HISTORICAL SIGNIFICANCE, cont.

**Frederick Chase** (1870-1948), the son of Abiel Chase of West Concord, was a Justice of the Massachusetts Superior Court (1911-1919), a founder of the law firm of Stewart & Chase (later Stewart, Chase & Baldwin--dissolved 1943,) and from 1943 until his death a partner in the forerunner of today's Palmer & Dodge, at that time Palmer, Dodge, Chase & Davis.

**Samuel Hoar** (1887-1952), son of Samuel Hoar of Main Street and grandson of Judge Ebenezer Rockwood Hoar, was Assistant District Attorney for northern Middlesex County in 1916, and in 1917 joined Goodwin, Proctor, & Ballantine, which later, upon his becoming a partner, became Goodwin, Proctor, & Hoar. Shortly after he moved to his new house, Samuel Hoar began acquiring pieces of the great patchwork of hay lots in the Great Meadows. An avid hunter and outdoorsman, he had dikes constructed on the land to improve its attraction as a resting place for waterfowl. He also succeeded in having Great Meadows Road closed as a public way, and the honey wagons were consequently rerouted up Bedford Street to the filter beds. Today Samuel Hoar is remembered for his 1944 contribution of 22 parcels of land, totaling 250 acres, to the government of the United States as a wildlife sanctuary. The land formed the core of the Concord section of the Great Meadows Wildlife Refuge, which has since been expanded by the Bureau of Fish and Wildlife into six other towns, and covers a total of 3000 acres.

## INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDGreat Meadows Road

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form No.

BU

1715-119

## DATA SHEET

MHC #/ Parcel #	Address	description	date	condition
1715 H7-1262	41 Great Meadows Road	- Dutch Col. Revival cottage Clapboard, rubble foundation. Small gambrel-roofed cottage.	ca. 1913	good
1716 H7-1258	68 Great Meadows Road	- large brick Federal Revival house Slate hipped roof; with elaborate entry portico. Large west wing added--1980's.	1913	good
1717 H7-1258	68 Great Meadows Road	- Brick veneer house, 48' long. Slate roof	ca. 1930	good
1718 H7-1259-1	112 Great Meadows Road	- Colonial Revival house Clapboard; wood shingle roof.	1927	good
1719 H7-1259-1	112 Great Meadows Road	- Colonial Revival house Clapboard; wood shingle roof.	ca. 1927	

AREA 1BU  
PL - CONCORD  
USGS - CONCORD  
SECTION - C

1115 - 41 GREAT MEADOWS RD

1116 - 68 GREAT MEADOWS RD

1117 - 68 GREAT MEADOWS RD

1118 - 112 GREAT MEADOWS RD

1119 - 112 GREAT MEADOWS RD

CON.BU

Massachusetts Historical Commission  
80 Boylston Street.  
Boston, Massachusetts 02116

Community                      Property Address  
CONCORD                      112 Great Meadows Road

Area(s)	FormNo.
BU	115-1119

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 property meets the criteria for individual listing on the National Register both as an outstanding illustration of the work of architect Andrew Hepburn and for its association with one of Concord's most important early-twentieth-century citizens, Samuel Hoar. A prominent lawyer who was a founder of the firm of Goodwin, Proctor, and Hoar, he was also responsible for acquiring and donating 250 acres of land to form the core of the Concord section of the Great Meadows Wildlife Refuge. The house possesses integrity of location, design, setting, materials, and workmanship, feeling and association.