

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.BZ
Historic Name:	Barrett - Hutchins Farm
Common Name:	
Address:	
City/Town:	Concord
Village/Neighborhood:	Punkatasset Hill
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	
Significance:	Agriculture; Architecture
Area(s):	
Designation(s):	
Building Materials(s):	



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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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CON. BZ

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission
100 Boylston Street
Boston, Massachusetts 02116

H5, H6

CONCORD

BZ

1133-1139
947, 953

CONCORD



Neighborhood or village) Punkatasset Hill

of Area Barrett/Hutchins Farm
Punkatasset Farm

Use residential,
agricultural

Construction Dates or Period 17th- through
early 20th centuries

Condition good

Intrusions and Alterations modern
houses at #s 754 and 790 Monument St.

Sketch Map 775 Monument St (CON. 1133)

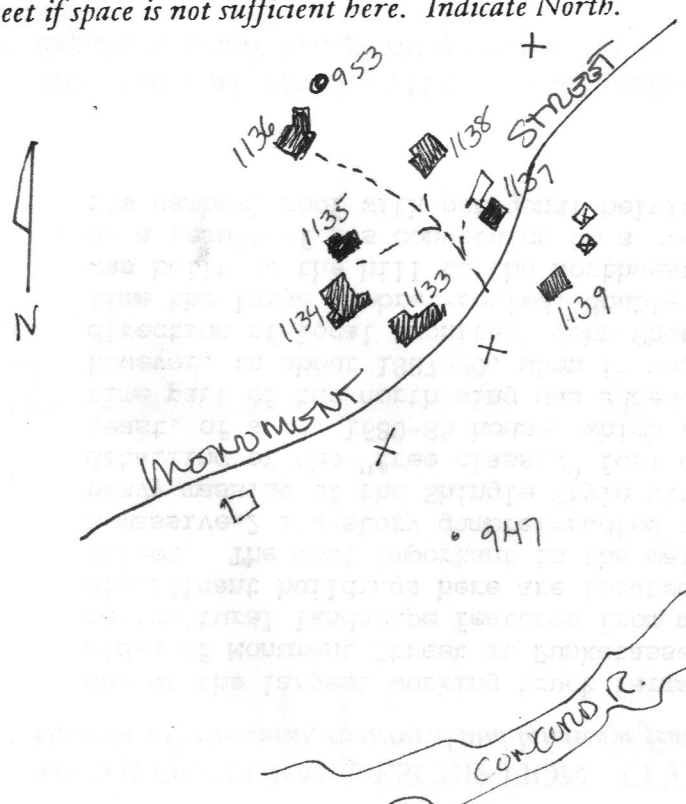
Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Acreage ca. 80 acres

Recorded by A. Forbes
research by Joanna Askey
for Concord Histor. Comm.

Organization

Date (month/day/year) July, 1992



ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet**Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

One of the largest working truck farms in Concord, the Barrett/Hutchins Farm on both sides of Monument Street at Punkatasset Hill is a complex blend of architecture and agricultural landscape features from many periods of Concord's history. Most of the significant buildings here are located on the hillside on the west side of the street. The most important is the main farmhouse at #775 Monument Street. It is a massive 2 1/2-story gambrel-roofed structure which, though clapboarded, blends the heavy massing of the Shingle Style with the complex window forms and Classical detailing of the "free classic" form of the Queen Anne. Inside it is the frame, at least, of a ca. 1680-85 house, which was greatly expanded in about 1868-70, at which time part of the north wing was added. The house achieved its present form, however, in about 1887-90, when it was again expanded and remodeled under the direction of local architect John Chapman (see #350 Main Street.) At about the same time the large gambrel-roofed, double-ended clapboard barn (825 Monument Street) was built up the hill to the northwest. Although its fenestration has been changed as a result of its conversion to a dwelling and garage, it is still distinguished by its gambrel roof with octagonal belvedere. (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 former farm that today covers most of the east slope of Punkatasset Hill has a centuries-long significance in Concord's social and agricultural history. In the late eighteenth century it was the farm of **Nathan Barrett** (b. 1735) who in 1760 married Miriam Hunt, and whose father, Col. James Barrett, purchased it from members of the Hunt family for his son and his new wife.

Nathan Barrett, who later became Captain of a company of the militia that fought on April 19, 1775, built or enlarged the existing farmhouse here in about 1760-62, creating a 2 1/2-story three-bay building with paired chimneys and a two-story projecting lobby entrance. (The building is generally understood to contain at least two rooms, or possibly only the frame, of a former Hunt house dating to 1680.) Of Nathan and Miriam's fifteen children, the farm was left in 1791 to **Nathan Barrett, Jr.** (1763-1829), who greatly improved the farm and prospered. He was one of the first in Concord to grow apples for eating instead of cider, and had large orchards on the hill, beginning in 1818. He also built a cooper shop on the property, and probably used the small mill on Saw Mill Brook to saw the barrel staves. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Maps, atlases: 1830, 1852, 1856. ca. 1871. 1875. 1889, 1906.
 Keyes/Tolman. "Houses in Concord." 1885; rev. 1915 and 1920's.
 Town Directories and tax lists.
Concord Chronicle.
 Wheeler House File #Mo 15. (Cont.)

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

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDBarrett/Hutchins Farm

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.
B2 1133-1139;
947, 953

DESCRIPTION, cont.

On the hill directly behind the main farmhouse are several other significant buildings: a two-part clapboarded horse- and hay-barn, a small gambrel-roofed cottage of ca. 1900 with recessed corner entry (#763 Monument Street), and an early-twentieth-century log cabin (now with shingled siding) at #755. A rare surviving wooden water tank, of stave and wire construction, stands beside #755.

North of the main farmhouse in front of #825 is an altered ca. 1890's cottage at #819, now a small gambrel-roofed house with a large modern stucco wing on the rear. Another early-twentieth-century gambrel-roofed Colonial Revival house stands across the road at #806 Monument Street.

This farm, with its magnificent view from Punkatasset Hill, has long been considered one of the most picturesque in Concord. This is no less true today. Nearly 70 acres of cultivated land, including a small orchard and a large patchwork of fields and meadows stretch from the farmstead and Monument Street down to the wooded banks of the Concord River.

HISTORICAL NARRATIVE, cont.

The property passed after his sudden death to his son, a third Nathan Barrett (1797-1868). He increased the size of the farm to 500 acres. After the railroad was built in 1844, he transported milk from all the farms in the area to the Fitchburg depot. During his ownership this was the first of the two Monument Street farms where young George William Curtis and his brother Burrill stayed after leaving Brook Farm in 1844.

After the last Nathan Barrett died, his widow, Lucy, moved with their son Sidney to #42 Monument Street, and sold the farm to Edward T. Hornblower. He greatly altered and enlarged the house, spending a great sum on the farm buildings as well. He changed the general farming operations here to an even greater concentration on dairy products. Hornblower, an Englishman, had relocated to New York and had a background in business and manufacturing. He had been agent for the CB and Q Railroad in Boston. He moved to Arlington in 1874, and later established the brokerage house of Hornblower & Page.

The property was acquired by John B. Tileston and his wife, Mary. Maps show Hornblower still here in 1875; Wheeler, however, says Mary Wilder Tileston became the owner as early as 1874. Mary Tileston was the compiler of a popular collection of prose and poetry called Daily Strength for Daily Needs, which even Miss Ellen Emerson turned to each day. John Tileston, who had been on the School Committee representing the North Quarter district, was Superintendent of Schools from 1878 to 1881. He was greatly influential in the process of changing the old district school system to a centralized, graded system, and in the associated construction of the Emerson School, which opened in 1881. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDBarrett/Hutchins Farm

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.
B2 1133-1139,
947, 953

HISTORICAL NARRATIVE, cont.

In 1883 the farm was sold to Peverill C. Meigs of New York. Little is known about him; he owned the farm for only a few years before moving to California and selling it, with 200 acres, to the Rev. Charles L. Hutchins of Medford in 1887. The Rev. Hutchins (1837-1920) was an Episcopal minister, and the author of many well-known hymns. He retired two years after he purchased the farm, and set to work expanding his Jersey herd to over 70 head, built a dairy, and delivered milk to the local area into the next century. He further expanded and remodeled the house, turning it 90 degrees, tearing down an ell, raising it to a third story, and adding a hall and large parlor on the north end. The designer for the renovations was local architect John Chapman. In 1901-1902 the Rev. Hutchins paid the town to move the road sixty feet further away from the house. Other improvements he made over the years included building two new barns to replace the two older ones, remodeling the cottage into a house for the farm foreman, (this is probably today's #819,) and removing the old William Hunt barn south of the house. He installed a private well-fed water system that included a fire hydrant, and built an observatory at the top of the hill. Early in this century he and his neighbor Russell Robb (see #709 Monument Street,) purchased the old Daniel Hunt and Nehemiah Hunt houses on the hill and tore them down. Under the Rev. Hutchins the farm eventually expanded to 500 acres, including 67 in Carlisle. According to Hutchins family members the little cabin (#755) was built, possibly for a study, in ca. 1900-1902. In 1914-15 the Rev. Hutchins had the house at #806 built for his son, Gordon, and his bride, where they established their own farm, "Punkatasset Farm" on the land across the road.

Today the farmstead on the north side of the road is split into two independent parcels, and 92 acres of the hill behind it, along with Hutchins' Pond to the north, is Concord conservation land. 63 acres on the south side of the road, however, is owned and operated by five Hutchins descendants as "Hutchins Farm," an organic farm that raises fruit and vegetables.

BIBLIOGRAPHY, cont.

Wheeler. Climate for Freedom.
_____. "The Barrett-Hutchins House". Undated newspaper article.
Social Circle Memoirs, II.
Interviews with owners and former owners, 6 and 7/92.
Gross. The Minutemen and Their World.
Concord, by Way of Bedford.
Memoirs and papers of Charles Hutchins.
Architectural plans by John Chapman.
Pamphlet by Edward Emerson, 1869.
Concord Library Obituary file.

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDBarrett/Hutchins Farm

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.

BZ 1133-1139;
947, 953

AREA DATA SHEET

MHC #/ Parcel #	Address	name/description	date	condition
1136 H5-1436-1-2	755 Monument Street	1-story astylistic cottage Wood shingle over logs; concrete foundation.	ca. 1900-1902	fair
953 H5-1436-1-2	beside 755 Monument Street	wooden stave water tank on fieldstone base.	early 20th C.	good
1135 H5-1436-1-2	763 Monument Street	Gambrel-roofed 2-story cottage Clapboard and shingle, rubble foundation.	ca. 1900	good
1133 H6-1436-1-2	775 Monument Street	Barrett/Hornblower/Hutchins House Clapboard; fieldstone, granite, and rubble foundation. Queen Anne/Shingle house with oriel and bay windows, pedimented dormers, Tuscan-columned entry porches.	part ca. 1680/ 1760/1870/1890	good
1134 H5-1436-1-2	at 775 Monument Street	gambrel-roofed barn end to road, with recent wing. Clapboard.	19th century	good
1139 H6-1365-1-2	806 Monument Street	Gambrel-roofed Colonial Revival house Clapboard; wood shingle roof. Large, complex rear wing.	ca. 1915	good
1137 H5-1435	819 Monument Street	Gambrel-roofed 1 1/2-story cottage Clapboard; rubble foundation. Pair of shed- roofed dormers and end bay window. Large stucco addition on rear.	ca. 1910	fair
1138 H5-1435	825 Monument Street	Hutchins Barn/dwelling Large, high, gambrel barn with octagonal belvidere. Clapboard	ca. 1890	fair
947	Monument Street	agricultural landscape cultivated fields, orchard, meadows		

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2012

MACRIS No. CON. BZAREA - BZ

USGS - CONCORD

SECTION - C

PL - PUNKATASETT

1136 - 755 MONUMENT ST

1135 - 763 MONUMENT ST

953 - 755 MONUMENT ST

1133 - 775 MONUMENT ST

1134 - 775 MONUMENT ST

1139 - 806 MONUMENT ST

1137 - 819 MONUMENT ST

1138 - 825 MONUMENT ST

947 - MONUMENT ST



755 Monument Street (CON. 1136)



775 Monument Street (CON. 1133)



763 Monument Street (CON. 1135)



806 Monument Street (CON. 1139)



819 Monument Street (CON. 1137)



Monument Street - Fields (CON. 947)
(Hitchins Farm)



Monument Street: Water Tank (CON. 953)

CON: BZ

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community

Property Address

CONCORD

Monument Street

~~Barrett/Hutchins Farm~~

Area(s) FormNo.

BZ

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 area meets the criteria for listing on the National Register as an eighteenth-through early twentieth-century farm district, (Criterion A.) The main building also meets Criterion C as a well-preserved example of the work of architect John Chapman, and an outstanding representation of the hybrid Queen Anne/Shingle Style of ca. 1890. It possesses integrity of design, location, setting, materials, workmanship, feeling and association.