

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

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|--------------------------------|----------------------------------|
| Inventory No: | CON.Y |
| Historic Name: | Hubbard Street Area V |
| Common Name: | |
| Address: | |
| City/Town: | Concord |
| Village/Neighborhood: | Concord Center |
| Local No: | |
| Year Constructed: | |
| Architect(s): | |
| Architectural Style(s): | |
| Use(s): | Residential District |
| Significance: | Architecture; Community Planning |
| 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.Y

FORM G - STREETSCAPE

AREA

FORM NO.

X;Y

553-555

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Town

CONCORD

RECEIVED

Street Name Hubbard StreetAddresses (inclusive) 204, 212, 220

Description

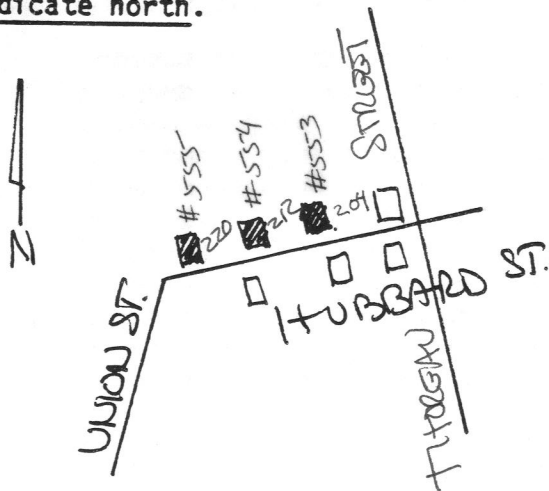
Approximate Date or Period ca. 1885-8Dominant Architectural Styles vernacular Queen AnneIntrusions noneReferences see p. 3

220, 212 Hubbard Street (CON. 555)

Sketch Map: Draw map of street, clearly and (CON. 554) Acreage less than one acre

showing all buildings; indicate street
addresses for all buildings; identify
intrusions.

Indicate north.



UTM REFERENCE

USGS QUADRANGLE

SCALE

Recorded by A. ForbesOrganization Research by Ted Shidler
for Concord Hist. Comm.Date July, 1990

CON.Y

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other streetscapes within the community.

The north side of the end of Hubbard Street is one of Concord center's most charming streetscapes of 1880's cottages. All three are two-bay, 2 1/2-story, "gable-and-ell" houses with side-hall entries and polygonal bay windows on the facade. This is a vernacular Italianate house type common at that time, but the houses are similar enough in detail to suggest that they were all built by the same hand--probably that of Andrew S. Lowden. (A house of the same type at #196 Thoreau Street, just east, is probably part of the group, as well.) All are in good to excellent condition. Architectural trim, consistent with the type, includes narrow corner- and rake boards and unboxed cornices. Many identical details appear here--all three have identical elaborately-bracketed door canopies; #s 204 and 220 have the same wide, projecting lintels at the windows, and identical bracketing on the bay window. A curious foundation material appears at #s 204 and 212--a tan, imitation-brick veneer. (Cont.)

HISTORICAL SIGNIFICANCE Explain historical importance of streetscape and how the streetscape relates to the development of the community.

These houses are significant as some of the earliest constructed in the "Herringville" neighborhood. They all stand on "lot 33," the westernmost lot laid out by the developers of the Hubbard Estate subdivision on the north side of the street in 1872. The lot was subsequently re-divided, and these three buildings, along with the adjacent house at 196 Thoreau Street, were all standing by 1889. (A signature on a wall at #204 indicates that that house may be as early as 1874, although no buildings are shown here on the 1875 map.) The earliest map evidence from two maps of 1889, is somewhat confusing as to the early ownership of this streetscape. Two houses, including #204, are shown under the name of Ball, (one "Mrs. H. Ball,") but it is not clear whether the other is #212 or 220. One map shows #212 as belonging to carriage and harness-manufacturer Arthur B. Black. In any case, by 1906 the ownership of all three houses had changed, and A. Clark was the owner of #204, CP Howe of #212, and M. Murphy of #220. (The fact that none of the three are listed in the directory of that year may indicate that these were rental houses at that time.)

It is likely that these three buildings, all said to have been constructed by the same carpenter, were built by Andrew S. Lowden, who later joined with Richard Wilson to build several more houses in the neighborhood. (See Area Form.) Lowden may have had his first carpentry shop on his property at #211 Hubbard, just northwest of the house; the shop of Lowden & Wilson, later (by 1918,) R. L. Wilson, was located in several small buildings just west of the end of Willow Street, adjacent to the tracks.

BIBLIOGRAPHY and/or REFERENCES

Town directories.
Maps, plans, and atlases: 1889, 1893, 1906.
Interviews with owners, 1990.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|---|------------------------------|
| Community: CONCORD | Form No: X; Y: 553-555 |
| Property Name: 204, 212, 220 Hubbard St. | |

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

ARCHITECTURAL SIGNIFICANCE, cont.

Some differences do appear among the houses, however. 212 and 220 have 6-over-6-sash windows; those at #204 are 4-over-4. The ell at #204 also has a facade veranda, on openwork posts with sawcut brackets. Those at the other two houses have been altered or removed.

| MHC# Map/parcel # | Wall fabric, alterations, and outbuildings |
|----------------------|--|
| 553 G10-352 | 204 Hubbard St. - clapboard. Garage. |
| 554 G10-351 | 212 Hubbard St. - clapboard. Carriage house. |
| 555 G10-349 | 220 Hubbard St. - clapboard. Later oriel bay on ell. |