

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Chubbuck, Thomas Jr., House

other names/site number _____

2. Location

street & number 1191 Main Street N/A not for publication

city or town Hingham N/A vicinity

state Massachusetts code MA county Plymouth code 023 zip code 02043

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Judith B. McDonough 6/19/92
Signature of certifying official/Title Judith B. McDonough Date Executive Director

Massachusetts Historical Commission, State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper:

Date of Action

Beth S. Sarge

8/07/92

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwellings

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwellings

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL

OTHER: cape cod

Materials

(Enter categories from instructions)

foundation STONE: granite

walls WOOD: weatherboard

roof WOOD: shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

National Register of Historic Places
Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 7 Page 1

DESCRIPTION

The Thomas Chubbuck, Jr. House is a three-quarter Cape Cod house located on a rise above historic seventeenth-century Main Street near the southern boundary of Hingham. It was constructed in 1778 by Thomas Chubbuck, Jr., a Hingham farmer, as a residence. It remained a single residence until 1986; today (1992) it is rental property. In massing, plan and architectural details, it is an archetypal Cape Cod house, a type of residence that was prevalent in Hingham and Cape Cod (Schuler, p. 5), in the 18th and 19th centuries. This compact style of house, well suited to a harsh environment, is one of the best known, appreciated and most frequently imitated in New England. "It is one of the most rational, functional designs for a house in the history of architecture" (Walker, p. 88).

The original house measures 30 feet by 20 feet (the average full Cape Cod house was roughly 34 to 40 feet long and 28 feet wide, Schuler, p. 9). The plan consists of a parlor to the north, lit by two six-over-six sash windows at the facade and one window at the north elevation, a hall (the communal living area) to the south fenestrated with one sash window facing the street and two windows at the south elevation. The orientation of the main room to the south was influenced by the climatic factors of New England where winters were rigorous. Numerous houses in Hingham exhibit this orientation towards the sun. To the rear of the house was probably one large room and a small bedroom. A large central brick chimney, slightly off center due to the asymmetrical three-window front, provided the house with two fireplaces, the largest being in the hall to the south as it was used for cooking and heating. Characteristic eighteenth century architectural elements of the Thomas Chubbuck, Jr. House include a typical low foundation of granite stones, walling material of painted wood clapboards, sash windows tightly set under the eaves (indicating low ceilings, another factor engendered by the climate) and a ridge roof covered with wood shingles. Plain boards articulate the corners and the door surround. In 1992, this low compact single-story house presents to the street the same simple asymmetrical facade that it did in 1778 with its regular six-over-six sash windows plainly enframed and a simple entrance devoid of ornamentation. Its unpretentious architectural beauty derives from its pleasing scale, simplicity and practicality. The additions built to the rear do not endanger the architectural integrity of the original house for they were built so as to be unobtrusive and to respect the eighteenth century structure. They include a shed dormer on the west slope of the roof, a wide (which includes a dining room/kitchen, bedroom and bath), dormered wing attached to the west elevation (rear), a 14 feet by 18 feet family room with a large fieldstone chimney (see photograph), and two small rooms to the rear. The ensemble is a typical New England additive type of house, particularly prevalent in farming areas (Hubka, p. 5).

(continued)

National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 7 Page 2

The interior of the Thomas Chubbuck, Jr. House is not as austere and plain as the exterior. The fine parlor (northeast room), the formal room of the house, exhibits fine woodwork characteristic of the 18th century. Its ceiling cornice is composed of cyma recta molding, a fillet, a cyma reverse molding and a final fillet. The fireplace surround and the over mantel are both mitered, indications that the builder either had access to pattern books or was an expert housewright. The walls of the parlor have a chair rail with plaster above and below. It is a well proportioned room which has retained its original identity and original materials; only the surface color has been changed. The southeast room, the kitchen/hall, separated from the parlor by a small entrance hall off the front door, has a fireplace all totally paneled with raised field paneling. One unusual feature is the flat arch seen at the fireplace opening, a feature more often found in the south than in New England. To the right of the fireplace is a beehive oven and a cavity for ashes. The other walls have the same dado and plaster as the parlor. The second floor, lit by a large shed dormer to the west, is reached by narrow stairs located west of the fireplace.

In 1940, there existed two other buildings on the site, a garage and a stable. The stable burned sometime before 1981, and the garage was demolished in 1986. Currently there is one noncontributing structure on the site, a pool constructed in 1986.

The Thomas Chubbuck, Jr. House is sited on a drumlin, a sedimentary glacial moraine. There was a kettle hole located just to the southwest of the drumlin until 1986. Situated in Liberty Plain at the southern boundary of Hingham, the house overlooks seventeenth century Main Street. Liberty Plain is the fourth and highest of the glacial surface in Hingham. The first is the harbor, the second, the following Main Street south, is Lower or Little Plain, followed by Glad Tiddings Plain and finally, Liberty Plain, which stretches from Liberty Pole Hill to Queen Ann's corner where Main and Whiting (Route 53) Streets meet at the Hingham/Norwell Line.

The Accord Pond Brook runs not far from the rear of the property. The brook originates at Accord Pond, "the only considerable collection of fresh water" (Solomon Lincoln, History of Hingham, 1827, p. 7) and Hingham's largest and only natural pond. It is situated in a southern corner of Hingham as well as in Rockland and Norwell and since 1880 has been Hingham's main water supply. Accord Pond Brook, also known as "Mill River," winds its way northeasterly, crossing Main Street between #1108 and #1120 Main Street, then turning north to Triphammer Pond and the Weir River.

Archaeological Description

While no prehistoric sites are currently recorded on the property or in the general area (within one mile), it is possible that sites are present. The

(continued)

National Register of Historic Places
Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 7 Page 3

physical characteristics of the property, well drained soils on a glacial drumlin in close proximity to Accord Pond Brook, indicate favorable locational criteria for native subsistence and settlement activities. In general, however, the small size of the lot (less than 1 acre) and building construction on it indicate a moderate potential for locating significant prehistoric remains.

There is a high potential for locating significant historic archaeological remains within the property. Controlled testing and excavation can determine the location of outbuildings and occupational related features (trash pits, privies, wells) thus far unknown but expected for the property. Other types of archaeological features may also survive which could aid in reconstructing the house and the evolution of the sites from the 18th century to the present.

(end)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested 11222 MA
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1778-1900

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Massachusetts Historical Commission
Hingham Historical Commission
New England Historic Genealogical Society

10 Geographical DataAcreage of Property Less than one acre**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 9	3 4 4 2 4 0	4 6 7 0 9 4 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

 See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Fannin-Lehner Preservation Consultants, with Betsy Friedberg NR Director MHCorganization Massachusetts Historical Commission date June 1992street & number 80 Boylston Street telephone (617) 727-8470city or town Boston state MA zip code 02116**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Linda and Michael Kutschstreet & number 700 Main Street telephone (508) 749-7361city or town Hingham state MA zip code 02043**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

The 1778 Thomas Chubbuck, Jr. House possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets National Register Criterion C. The Thomas Chubbuck, Jr. House is significant on the local level.

Local History

The Thomas Chubbuck, Jr. House, located in the historic Liberty Plain area of Hingham, is associated with two of Hingham's oldest families, the Chubbucks and the Gardners. The period of significance runs from 1778 when the house was built until 1900 when the Gardner family ownership ceased. Thomas Chubbuck, Jr. (1757-1787), a dedicated soldier of the Revolution, acquired the land for 1191 Main Street from his father, farmer Thomas Chubbuck (1732/33-1802), in 1778 and built his house the same year. He was a descendant of the first Thomas Chubbuck (d. 1676) a large Hingham land owner and one of the first planters to arrive in Hingham in 1634. The Samuel Gardner family purchased 1191 Main Street in 1850; they were descended from original settler John Gardner (d. 1688) and nearby Gardner Street, laid out in 1742, is named after this family. The property has an interesting site history as well; the Thomas Chubbuck, Jr. House is built on land granted by the Town to clergyman Robert Peck (1580-1656) in 1640. Under Criteria C, the Thomas Chubbuck, Jr. House is a fine example of a three quarter Cape Cod cottage. Although the house has grown in increments with several ells and a shed dormer, it has maintained its architectural integrity as all the alterations and additions are architecturally compatible and are sited to the rear of the residence.

On September 2, 1635 the Great and General Court in Boston recognized the settlement of the coastal Bare Cove, changed its name to Hingham and incorporated it as the twelfth town in the Massachusetts Bay Colony. Settled in the seventeenth century, Hingham's agricultural and maritime development occurred in the eighteenth century while commerce and manufacturing came to the town in the early nineteenth century. The Liberty Plain area of Hingham was first settled about the time of King Philip's War (1675-1676); the first residents were the Whiton, Dunbar, Chubbuck and Gardner families. The name Liberty Plain probably dates from the Revolution as many of its families furnished soldiers for this war. The area's old name, Great Plain, was used before that time (Hingham Journal, Sept. 3, 1928). The Enoch Whiton House (1680), 1083 Main Street, is the oldest extant residence in the area. Two landmarks in Liberty Plain, both of which are close to 1191 Main Street, are Accord Pond and Queen Ann's Corner. The Hingham Land Conservation Trust in its "Parklands for the Public" (1982) describes the origin of Accord Pond's name: "Soon after Hingham was established, there was a heated land dispute with Plymouth and in 1639-1640 commissioners, including Pilgrim Gov. William

(continued)

National Register of Historic Places Continuation Sheet

Thopmas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 8 Page 2

Bradford and Puritan Gov. John Endicott, agreed that the line between Plymouth Colony and Massachusetts Bay Colony should run to "ye middle of a great ponde ... which was formerly named (and still we desire may be called) Accord pond." The 1885 address of 1191 Main Street was "Main N. Queen Anne." Located on the old stagecoach route between Boston and Plymouth, Queen Ann's Corner, at the junction of Main and Whiting (Route 53) Streets, was always the locus of a store and a taven. The name "Queen Ann" derives not from any passing royalty but from the shrewd and lively Ann Whiton/Whiting (1711-1799), daughter of John Whiton (b. 1679/80) and Mary Tower Whiton (b. 1677), who operated a tavern near the intersection from approximately 1730 to 1780 (Julian C. Loring, research notes to 1242 Main Street).

The residence at 1191 Main Street is significant to the local historic context as the only known extant Hingham house to have been built by a descendant of Thomas Chubbuck (d. 1676), one of Hingham's earliest settlers. Thomas Chubbuck and Alice Hubbart (1607-1674) were married in 1631 in Hardingham, England but moved to the adjoining parish of Hingham by 1633 as their daughter, Rebecka, was baptized in that town. They sailed from Hingham, England in 1634 and resided for about a year in Charlestown, Massachusetts before moving to Hingham, Massachusetts. Thomas received a grant of a house-lot at Broad Cove (Lincoln Street) in 1635. The couple, part of a band of English "God-fearing Puritans" seeking the freedom to worship and govern themselves (Foley, Hingham Old and New, p. 5), was represented in the 300th Anniversary of the Town. Like many of the early inhabitants of Liberty Plain, the Chubbucks were thrifty and industrious farmers. Indian corn, wheat, rye, oats, barley, beans, apples, hay, hemp and flax were cited by Donald Robinson as the most important crops of South Hingham (Two Hundred Years in South Hingham, p. 9-10). A survey of mid-eighteenth century rateable farming lands in the entire town was done by Solomon Lincoln who listed "six hundred and sixty three acres of tillage land, one hundred and fifty one acres of orchard, two thousand and forty three acres mowing land" (History of Hingham, 1827, p. 90).

Although their home was at Broad Bridge, the original Chubbucks were early landowners in Liberty Plain. Thomas Chubbuck, according to his will of April 16, 1675, proved December 27, 1676, acquired considerable acreage at what is now 1006 Main Street, not far from 1191 Main Street. He left "two great lots at the Great Plain [Liberty Plain], next the country way [Main Street], containing twelve acres each, one given him by the town [in 1638], the other purchased of John Garnet [aka Gardner, in 1667]" (History of the Town of Hingham, Massachusetts; The Genealogies, 1893, reprint 1982, Vol II, p. 122).

The land for 1191 Main Street as well as the house and land at the adjoining 1175 Main Street (note: after 1937 the two properties were separated by 1187 Main Street) was purchased by Thomas Chubbuck, Jr.'s great-grandfather, Thomas Chubbuck (1674-1753), a farmer and original member of the Church in the Third

(continued)

National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 8 Page 3

Parish. His son, Jeremiah Chubbuck (1704-1774), inherited both properties in 1753. Jeremiah graduated from Harvard College in 1725, was an original officer in the Third Precinct (1746), taught in a grammar school in Hingham (ca. 1752/1753) and served as a lieutenant in the French and Indian War (1762-1763). He is buried in Liberty Plain Cemetery (first burial, 1739; establishment, 1755) which contains the graves of so many of the descendants of Liberty Plain's original settlers.

Thomas Chubbuck (1732/33-1802), Thomas Chubbuck, Jr.'s father, came into possession of 1175 Main Street in 1774 and the land at 1191 Main Street in 1775. A veteran of the French and Indian War, in 1755 he served under Captain Samuel Thaxter (1723-1771), Colonel Richard Gridley's regiment, and participated in the taking of the French fort at Crown Point, Lake Champlain. He deeded 1191 Main Street to his son, Thomas Chubbuck, Jr., in 1778 and young Thomas built his house the same year.

The military career of Thomas Chubbuck, Jr. is illustrative of the relatively short enlistment periods and frequent enlistments characteristic of the Revolutionary War. At age eighteen, Thomas Chubbuck, Jr. enlisted as a private in Captain Jothan Loring's (1740-1820) company, Colonel John Greaton's regiment, from April 17, 1775 to August 1, 1775. With this beginning, Thomas Chubbuck, Jr. embarked on four more years of determined soldiering, serving under many of the illustrious military names of Hingham. He signed on to Captain Charles Cushing's (1744-1809) company, Colonel Greaton's 36th regiment, in October and December 1775. He entered into Captain Theophilus Wilder's (1740-1821) company, Colonel Benjamin Gill's regiment, in 1777, the Lineage Book of the National Society of the Daughters of the American Revolution noting: "Thomas Chubbuck was a patriot, rendering material aid by transporting soldiers' baggage to Bennington." He enlisted with Captain Elias Whiton's (1743-1778) company of guards, Colonel Lyman's regiment, in 1778. A Thomas Chubbuck, probably the same man, was a private in Captain Thomas Vinson's company, Colonel Garrish's regiment, and was discharged on November 23, 1779 (Massachusetts Soldiers and Sailors of the Revolutionary War, Boston: Secretary of the Commonwealth, 1897).

Thomas Chubbuck, Jr. married his first wife, Margaret Stodder (1757-1785), the daughter of Hezekiah Stodder (b. 1722) and Abigail Whiton Stodder (d. 1805) on August 9, 1780. After her death, he married his second wife, Joanna Whiton (1758-1850), on June 11, 1787. Unfortunately, as a deed of 1788 described Joanna as a widow, Thomas must have died almost immediately. Joanna, however, lived another sixty-two years, retaining 1191 Main Street until her death in 1850. She is buried in Liberty Plain Cemetery.

The property at 1191 Main Street passed into the Gardner family when Nancy Whiton Gardner, the widow of farmer Samuel Gardner (1774-1843), acquired it in 1850. She lived there until her death in 1870. Two of her sons retained the

(continued)

National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 8 Page 4

property, Howard Gardner (1798-1885), a mason, living there until his death in 1885 and Tobias Oakman Gardner (1821-1895), keeping his share of the property until 1895. Tobias, a partner in Gardner, Ford & Co., a dry goods firm located at 39 Kingston Street, Boston, was a deacon in the Evangelical Church and devoted much of his energies to temperance reform. Nancy and Samuel Gardner, as well as their son, Howard Gardner, and Samuel's mother, Althea Gardner (d. 1788), are buried in Liberty Plain Cemetery.

All the Gardners were descendants of John Gardner (d. 1668), the name also being written "Garne," "Garnet" and "Garnett," who came to Hingham about 1650 and received a grant of land in "the south part of town" in 1656. Gardners were scattered over Liberty Plain on both sides of Main Street. Gardner Street, laid out in 1742, is named after the Gardner family and some the specific houses lived in by Gardners in the Liberty Plain area are located at 962, 982, 995, 1006, 1029, 1030 and 1088 Main Street.

Lydia G. Gardner, Tobias Gardner's wife, retained 1191 Main Street until 1900, selling it in that year to the Queen Ann's Corner postmaster and grocer, Arthur T. Bryant, partner in the Linscott and Bryant store, 1237 Main Street. Arthur Bryant stayed in residence at 1191 Main Street until 1920 when he sold the property to dentist Frederick T. Sherry.

The site of 1191 Main Street also has an interesting history. In 1640 this land was granted by the Town of Hingham to the influential Robert Peck (1580-1656). Peck was a prominent clergyman in Hingham, England who arrived in Hingham in 1638, fleeing with many of his parishioners from the persecutions of the English church (M. E. Lonsdale, "The Heyday of Their Strength," p. 30-31). On November 28, 1638 Robert Peck was ordained a teacher of the Hingham, Massachusetts church, sharing the ministry with Reverend Peter Hobart (1604-1679). Although Peck promised to stay with his fellow emigrants, when the persecutions in England ceased, he returned there in 1641 and resumed his Hingham, England rectorship in 1646. Louis C. Cornish notes that "except for the return of the Reverend Robert Peck from new to Old Hingham in 1641, no New Hingham People so far as is known went back to Old Hingham for two hundred years or more." ("A Pilgrimage to Old Hingham," 1915, p. 7) Peck's ownership of the 1191 Main Street land was followed by that of the distinguished Captain John (1626-1686/87) and Colonel Samuel (1665-1740) Thaxter, descendants of original settler Thomas Thaxter (d. 1653/54). Farmer, selectman and representative Theophilus Cushing (1657-1717/18) was the next owner followed by his sons, constable David Cushing (1694-1723) and Seth Cushing (b. 1705), all descendants of Matthew Cushing (d. 1660) who emigrated to Hingham in 1638. Thomas (1674-1753) and Jeremiah Chubbuck (1704-1774) acquired the property from Seth Cushing in 1743.

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National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 8 Page 5

Architectural Significance

The 1778 Thomas Chubbuck, Jr. House is architecturally significant as a fine example of an unaltered Colonial three-quarter Cape Cod house in Hingham. The term "Cape Cod Cottage" was first recorded "by a president of Yale College, Timothy Dwight (1751-1817), who in 1800 visited the Cape where he found the houses so specialized in character ... and pattern that they could be called with propriety, Cape Cod Houses" (Conally, p. 1, quoting from Timothy Dwight, Travels in New England and New York, 4 vols, New Haven, 1812, III, 97). This observance of Dwight indicates that by the end of the eighteenth century, the Cape Cod House was a type, fully mature and identifiable. It is numerous today in southern Massachusetts, and in particular, Hingham. "Hingham has as many if not more ancient Cape Cod houses per square mile than the entire Cape ever boasted." (Schuler, p. 5). Numbers were not given in the Schuler Cape Cod House book, but statistics from the Comprehensive Architectural and Historical Survey of the Town of Hingham (July 1991) reveal the following: the Town of Hingham boasts of the existence of 151 Cape Cod houses of which four are in the Lincoln National Register Historic District, seventy-seven are located in local historic districts and seventy are individual listings in the inventory. The Thomas Chubbuck, Jr. House, 1191 Main Street, is in the latter category. All manifestations of the Cape Cod House are to be found in Hingham; the seventeenth century cottage (the 1696 Benjamin Gardner House, 962 Main Street, Survey #664), the half Cape (the 1813 Blossom Sprague House, 19 Pleasant Street, Survey #A-1072), the full Cape (the 1756 Samuel Wilder House, 963 Main Street, Survey #665), the double Cape (the 1761 Nathaniel Lincoln House, 79 Fort Hill Street, Survey #C-175), the Cape with a bowed roof (the 1761 Jabez Wilder House, 557 Main Street, Survey #570), and the Greek Revival Cape (the 1838 Edward Wilder House, 720 Main Street, Survey #D-631). Many have been added to, rarely as felicitously as at 1191 Main Street where post-1778 construction was built at the rear thus conserving the original compact, one story massing of the house. There is one other three-quarter Cape Cod House in Hingham, the 1755 Ephraim Sprague House, 40 Middle Street, Survey #A-720, but its integrity has been jeopardized by the presence of a large full width shed dormer in the front which compromises the original low profile, so characteristic of Cape Cod houses.

For over two hundred years, the Thomas Chubbuck, Jr. House has overlooked historic seventeenth century Main Street, presenting an unchanged asymmetrical facade composed of three sash windows tightly set under the eaves, a simple enframed entrance, a wood shingled gable roof, plain boards articulating the corners and a single window at the side gables. The residence still retains its pastoral setting for it is fronted by a wide expanse of lawn, a wooded area is to the north and suburban type landscaping frames the south and the west elevations. The construction of the Thomas Chubbuck, Jr. House was similar to the other Cape Cod houses; it was built with huge timbers supported on granite rocks. The framing for the front and back walls consisted of sills

(continued)

National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 8 Page 6

supporting the vertical posts which were placed at the corners (still visible in the front of the house). The present blinds were probably not original to the house, but might well have been added early on, after the initial construction, in the late eighteenth century when they came into widespread use. In 1989, the house underwent renovation to convert it from a single residence to a multiple residence (four singles). Great care was given to the retention of the original walls, original moldings and fireplaces. The plan of the parlor (now a bedroom) to the northeast, and the hall/kitchen to the southeast separated by a small entrance hall has remained intact.

The architectural integrity of the Thomas Chubbuck, Jr. House, its unchanging facade, its retention of original plans and materials, its rural setting, its importance in the lives of early settlers in South Hingham make it worthy of nomination to the National Register of Historic Places.

Archaeological Significance

Since patterns of prehistoric occupation in Hingham are poorly understood, any surviving sites would be significant. Sites in this area can be important by contributing to knowledge of more inland settlement on the coastal plain. Sites in this area can also be important by further defining the extent of native social/political relationships with native people in core acres to the north and west in the greater Boston locale or to the south in the Plymouth area.

Historic archaeological remains described above have the potential for providing detailed information on the social, cultural, and economic patterns that characterized segments of two of Hingham's oldest families from 1778 when the house was built by Thomas Chubbuck Jr., to 1900 when it was sold by the Gardner family. Detailed analysis of occupational related features can provide information pertaining to specific periods of occupation at the house and its relationship to larger social, cultural and economic developments in the Liberty Plain area and Hingham as a whole. Archaeological features related to house construction can help document alterations and additions to the house since construction.

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National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

BOOKS

- Burr, Fearing and George Lincoln, The Town of Hingham in the Late Civil War, Hingham: Pub. by order of the Town, 1876.
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National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 9 Page 2

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National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 9 Page 3

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National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 9 Page 4

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Previous Documentation on file (NPS)

Preservation Restriction in perpetuity (M.G.L., Chapter 184, Sections 31-34). It is held by the Hingham Historical Society, Box 434, Hingham, MA 02043. May 6, 1988.

Tax Act Certification Application - Pat One and Two. Currently in progress (January 1992).

(end)

National Register of Historic Places Continuation Sheet

Thomas Chubbuck Jr. House
Hingham (Plymouth County)
Massachusetts

Section number 10 Page 1

10. VERBAL BOUNDARY DESCRIPTION

Boundaries as recorded in Book 8436, page 124, Plymouth County Registry of Deeds, May 6, 1988:

NORTHEASTERLY: by Main Street 173.45 feet;

NORTHEASTERLY: by land of Hingham Commons II Condominium 220.18 feet;

SOUTHWESTERLY: by land of Hingham Commons II Condominium 119.0 feet;

SOUTHEASTERLY: by land of Hingham Commons II Condominium 93.65 feet;

SOUTHEASTERLY: by land of Hingham Commons II Condominium 100.98 feet.

Containing 31,238 square feet more or less.

BOUNDARY JUSTIFICATION

The boundaries selected take in the parcel of land upon which the Thomas Chubbuck, Jr. house is located. The surrounding area, including approximately five acres historically associated with the resource, has been excluded due to its development as a condominium complex. Because of the topography, with the structure sited on a drumlin (glacial moraine hill) above historic Main Street, the construction of the neighboring buildings has not compromised the integrity of the house's setting.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000954 Date Listed: 08/07/92

Chubbuck, Thomas, Jr., House Plymouth MA
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

8/7/92
Date of Action

Amended Items in Nomination:

8. Statement of Significance: Period(s) and Criteria

The property is only significant for Architecture under Criterion C for its initial construction date. Thus, only 1778 is the applicable period of significance.

This information was discussed with MASHPO staff by telephone.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Chubbuck, Thomas, Jr., House

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Plymouth

DATE RECEIVED: 6/24/92 DATE OF PENDING LIST: 7/07/92
DATE OF 16TH DAY: 7/23/92 DATE OF 45TH DAY: 8/08/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000954

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: Y PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/7/92 DATE

ABSTRACT/SUMMARY COMMENTS:

*Locally significant first
period 3/4 Cape Cod residence.*

RECOM./CRITERIA Accept C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 8/07/92

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

PROBLEM DESCRIPTION SHEET

State Name MA County Name Plymouth

Resource Name Chubbuck, Thomas, House

Data Collector's Surname McKie Today's Date 7/2/92

Federal Register List 1/1/ Cert. Date 1/1/

Reference No. 92000954

Describe Problem:

Entered "10/80 Three-quarter Cape Cod" for arch. style
(from text)

Added wood & stone to other materials (from text)

Team Leader _____ Date / / N R Staff _____ Date / /

Problem Team _____ Date / /



1. Thomas Chubbuck, Jr. House
1191 Main Street
2. Hingham, MA
3. Monique B. Lehner
4. Dec. 13, 1991
5. Negatives with photographer
72 South Pleasant Street
Hingham, MA
6. Facade, east elevation, looking west
7. # 1 of 4



1. Thomas Chubbuck, Jr. House
1191 Main Street
2. Hingham, MA
3. Monique B. Lehner
4. Dec. 13, 1991
5. Negatives with photographer
72 South Pleasant Street
Hingham, MA
6. South elevation with later additions,
looking northwest
7. # 2 of 4



1. Thomas Chubbuck, Jr. House
1191 Main Street
2. Hingham, MA
3. Monique B. Lehner
4. Dec. 13, 1991
5. Negatives with Photographer
72 South Pleasant Street
Hingham, MA
6. Rear, west elevation, later additions,
looking east
7. # 3 of 4



1. Thomas Chubbuck, Jr. House
1191 Main Street
2. Hingham, MA
3. Monique B. Lehner
4. Dec. 13, 1991
5. Negatives with photographer
72 South Pleasant Street
Hingham, MA
6. North elevation of original house,
looking south
7. # 4 of 4

Weymouth MASSACHUSETTS

1:25 000-scale metric topographic map



THOMAS CHUBBUCK, JR.
HOUSE - 1191 MAIN ST.
HINGHAM MA

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



1984

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1984
Supersedes Weymouth and Cohasset 1:25 000-scale maps dated 1971 and 1974
Selected hydrographic data compiled from NOS charts 13269 (1980) and 13270 (1982). This information is not intended for navigational purposes
Projection and 1000-meter grid, zone 19; Universal Transverse Mercator
10 000-foot grid ticks based on Massachusetts coordinate system, mainland zone
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 4 meters south and 42 meter west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
DEPTH CLIKES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.7 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	Diagram		1	2	3
1	3.2808			1	2	3
2	6.5617			4	5	6
3	9.8425			7	8	9
4	13.1234					
5	16.4042					
6	19.6850					
7	22.9659					
8	26.2467					
9	29.5275					
10	32.8084					

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

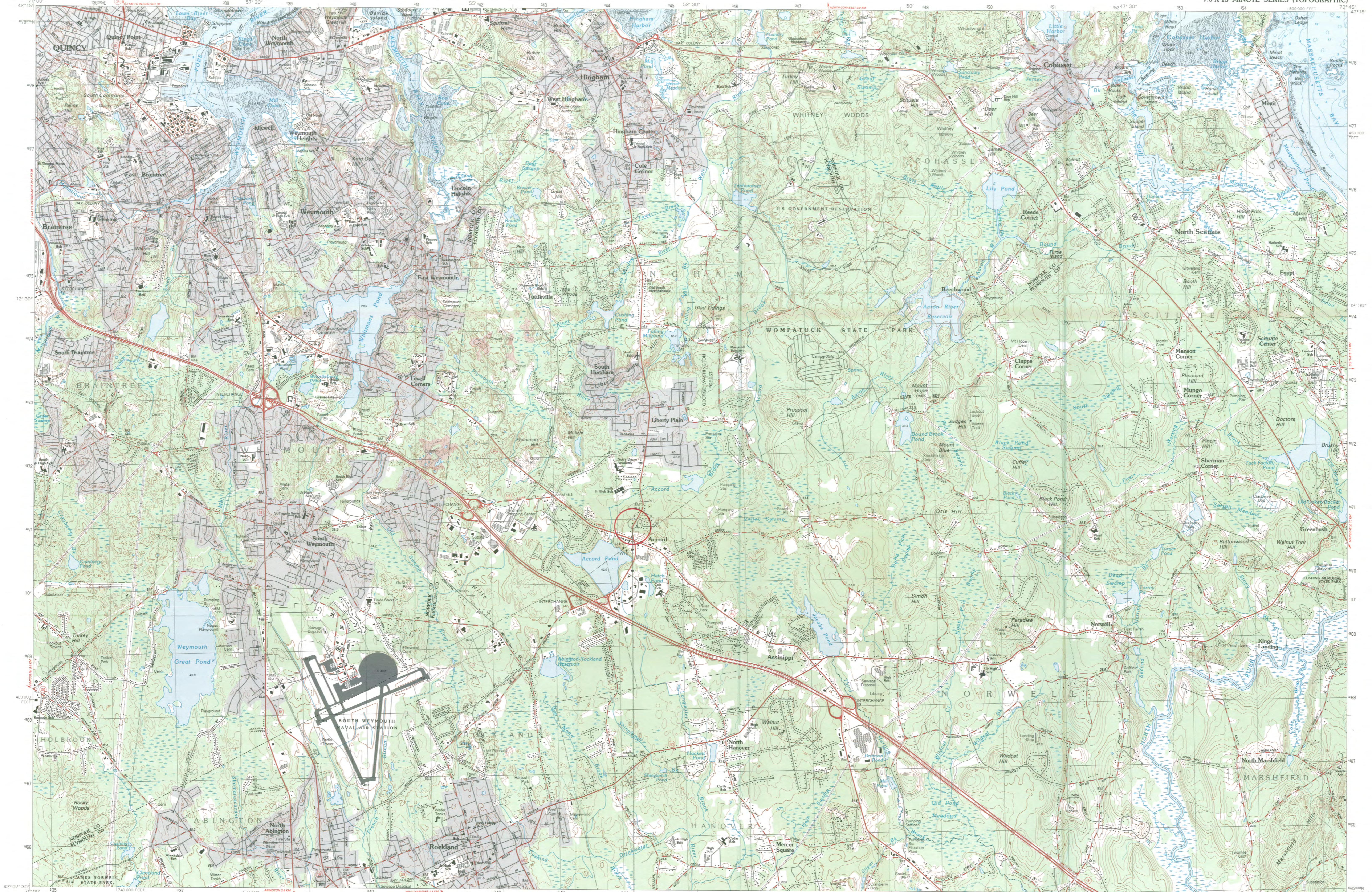
UTM grid convergence (from 1984 magnetic declination (MD) at center of map)
Diagram is approximate

110191 1537
DENY Weymouth 2.50
MA-00335

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road, trail
- Route marker: interstate; U. S.; State
- Railroad: standard gage; narrow gage
- Bridge, drawbridge
- Footbridge, overpass, underpass
- Railroad: area; only selected buildings shown
- House; barn; church; school; large structure
- Boundary: National, with monument; State; County, parish; Civil township, precinct, district; Incorporated city, village, town; National or State reservation; well; location approximate; Land grant with monument; found section corner; U. S. public lands survey; range, township; section; Range, township; section line; location approximate
- Fence or field line
- Power transmission line, located tower
- Dam; dam with lock
- Cemetery; grave
- Compass; picnic area; U. S. location approximate
- Windmill; water well; spring
- Mine shaft; prospect; adit or cave
- Control: horizontal station; vertical station; spot elevation
- Contours: index; intermediate; supplementary; depression
- Distorted surface: strip mine, levee, sand
- Bathymetric contours: index; intermediate
- Perennial lake and stream; intermittent lake and stream
- Rapids, large and small; tide, large and small
- Submerged marsh; marsh, swamp
- Land subject to controlled inundation; woodland
- Scrub; mangrove
- Orchard; vineyard

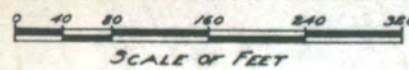
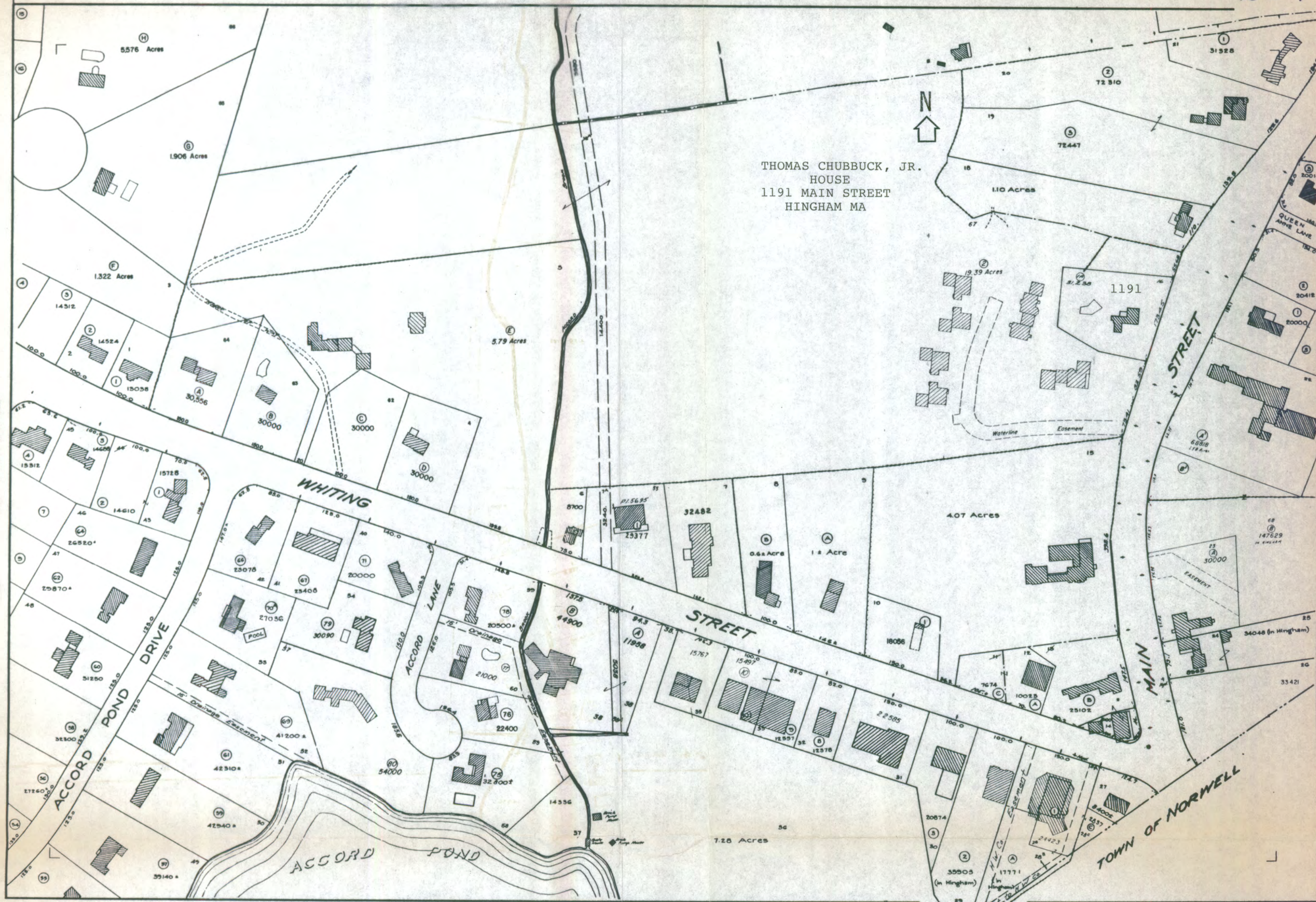
A pamphlet describing topographic maps is available on request



THOMAS CHUBBUCK, JR.
HOUSE
1191 MAIN STREET
HINGHAM MA

See sheet No. 203

See sheet No. 205



See sheet No. 210

From the office of LEWIS W. PERKINS, ENGR.
August 1936. HINGHAM, MASS.



RECEIVED
JUN 24 1992
NATIONAL
REGISTER

June 15, 1992

Carol Shull
National Register of Historic Places
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the following nomination form:

Thomas Chubbuck Jr. House, 1191 Main Street, Hingham (Plymouth County),
Massachusetts 02043.

The nomination was voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Linda and Michael Kutsch
Fannin-Lehner Preservation Consultants
Alexander Macmillan, Chairman, Hingham Historical Commission
Edna S. English, Chairperson, Hingham Board of Selectmen