

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received APR 28 1982
date entered JUN 9 1982

1. Name

historic

ISAAC HOBBS HOUSE

and/or common

ISAAC HOBBS HOUSE

2. Location

street & number

87 North Avenue

NA not for publication

city, town

Weston

NA vicinity of

congressional district

4th

state

Massachusetts

code

025

county

Middlesex

code

017

3. Classification

Category

☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

☐ public
☒ private
☐ both
Public Acquisition
☒ in process
☐ being considered

Status

☒ occupied
☐ unoccupied
☐ work in progress
Accessible
☒ yes: restricted
☐ yes: unrestricted
☐ no

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military
☐ museum
☐ park
☒ private residence
☐ religious
☐ scientific
☐ transportation
☐ other:

4. Owner of Property

name

William D. Modahl and Charlotte Modahl

street & number

87 North Avenue

city, town

Weston

NA vicinity of

state

Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc.

Middlesex County Courthouse

street & number

Thorndike Street

city, town

Cambridge

state

Massachusetts

6. Representation in Existing Surveys

title

Inventory of the Historic Assets
of the Commonwealth #27

has this property been determined eligible? ☐ yes ☒ no

date

1973

☐ federal ☒ state ☐ county ☐ local

depository for survey records

Massachusetts Historical Commission

city, town

Boston

state

Massachusetts

02108

7. Description

Isaac Hobbs House, 87 North Avenue, Weston

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date NA

Describe the present and original (if known) physical appearance

The Isaac Hobbs House is located at the prominent intersection of North Avenue and Church Street in the Kendal Green section of Weston. The large Georgian building is placed close to the street but sits on a $2\frac{1}{4}$ acre site, which also includes part of a large pond formed by the Hobbs Tannery dam. The area north of this property is wooded; that to the east -- including the tannery site--has been formally preserved as conservation land by the Town of Weston.

The $2\frac{1}{2}$ story frame structure is sheathed in clapboards and has broad gable roofs, four asymmetrical chimneys, and six over six window sash throughout. The basic T-plan of the Hobbs House has a large main block (ca. 1758) with a transverse gable, and a small ell on the north thought to be of earlier construction (ca. 1729?). Although this ell retains the scale and character of the original colonial house, the main section has been altered to present more of the atmosphere of the late nineteenth century. The large transverse gable on the west facade and a small 2-story addition on the south were added ca. 1889.

The facade of the main section, looking west, has five bays with a center entrance portico and cross gable. The pedimented portico has Tuscan columns and shelters a doorway with full-length sidelights. The attached four-bay ell has an asymmetrical doorway with a small portico featuring a hip roof and chamfered posts. The other elevations of the building have asymmetrical fenestration. A small gabled wing on the south side and a 2-story bay window of the east side were added simultaneously with the facade's transverse gable, ca. 1889. Just northwest of the ell is a small L-shaped out-building consisting of two $1\frac{1}{2}$ story gabled structures (a shop and barn) connected by a short transverse gabled section of one story (used as a garage). The shop has an unornamented offset doorway on its gable end and six over six windows. The connecting garage and barn have arched openings.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☒ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☒ education	☐ military	☐ social/humanitarian
☒ 1700–1799	☐ art	☐ engineering	☐ music	☐ theater
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ transportation
☒ 1900–	☐ communications	☒ industry	☐ politics/government	☐ other (specify)
		☐ invention		

Specific dates	Before 1749, 1758, 1889	Builder/Architect	Addition 1758 Isaac Hobbs, alteration 1889 Gen. J.F.B. Marshall
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Statement of Significance (in one paragraph)

The Isaac Hobbs House retains integrity of location, setting, materials, and (to a lesser extent) design and is historically significant as the home of the locally prominent Hobbs family. It thus meets criterion B of the National Register of Historic Places.

For nearly two centuries the building was the home of the Hobbs family and its descendants. In the mid-eighteenth century the Hobbs established a tannery which served the town for over a century, and which figured highly in developing Weston's industrial base, shoe manufacturing. From the beginning, the Isaac Hobbs House was the center of activities for the tannery located to the east on Hobbs Brook. The house was shared by various members of the family, each of whom took part in some aspect of the business. The family operated a slaughter house to provide the leather for the shoes, harnesses, belts, whips, and cartridge boxes which they manufactured. The extensive shoe business conducted by the Hobbs was essentially a home industry, the parts of the shoes being cut by the Hobbs for distribution to local residents who assembled the completed product. The Hobbs Tannery closed in 1860, but Weston continued as a center for leather goods until the turn of this century.

The property on which the Isaac Hobbs House now stands was first acquired by the family in 1729, with Josiah Hobbs's purchase of 122 acres. Later generations of the family were distinguished as participants in the Boston Tea Party, soldiers in the Revolutionary War, selectmen of the town, and Representatives to the General Court. Isaac Hobbs, for whom the house was named, was deacon of the First Parish Church for 35 years, was Town Clerk, selectman, and representative to the General Court, and participated in the Battle of Bunker Hill. Isaac's grandson Samuel was married to Abigail Kendal, daughter of the minister of the First Parish Church, who established the first Sunday School in the parish.

Samuel and Abigail Kendal Hobbs's nephew, General J. F. Baldwin Marshall, acquired the house in the late nineteenth century. General Marshall served as Paymaster General for Massachusetts in the Civil War. He is also distinguished as co-founder of the Hampton Normal and Agricultural Institute for Negroes and Indians, a school founded in Virginia in 1868 by the American Missionary Association. The Kendal Green area was named by General Marshall in honor of his maternal grandfather, Rev. Samuel Kendal, minister of the First Parish Church.

Architecturally, the Isaac Hobbs House represents the evolution of an early to mid-Georgian structure with Victorian remodeling. The north wing of the present house may have been standing as early as 1729, when Josiah Hobbs purchased the land with several houses included. In 1749 he gave to his son Ebenezer 70 acres, including the dwelling which Ebenezer already occupied.

9. Major Bibliographical References

Barber, John Warner, Historical Collections, 1839
Bond, Henry M.D., Genealogies, 1855
Dowse, Leonard, Interview, 3/24/73
Hurd, D. Hamilton, History of Middlesex Co., 1890

Lamson Col. Daniel S. History of Weston, 1913
Nason, Elias, Gazetteer of Mass, 1890
Registry of Probate, Middlesex Co.

10. Geographical Data

Registry of Deeds, Mid. Co.
Town of Weston Records, Pierce, 1894-1897

Acreage of nominated property 2.25
Concord, MA

Quadrangle name _____

Quadrangle scale 1:24000

UMT References

A 1 9 3 1 2 1 5 0 4 6 9 4 2 7 0
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

See attached sketch map.

List all states and counties for properties overlapping state or county boundaries

state MA code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Wendy Frontiero, Preservation Planner with Frances Marshall, Weston Historical Com.

organization Massachusetts Historical Commission date May 1980

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts 02108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia L. Weslowski

title Executive Director, Massachusetts Historical Commission date 4/21/82

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 6/1/82

for Shelous Byers
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
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received

date entered

Continuation sheet

Item number

8

Page 2

The older wing may be this dwelling. In 1758, Ebenezer gave his son Isaac one-third part of the dwelling house and an interest in the tannery. Isaac built a large addition to the south by 1761, and from then on it was always called the "double house." In 1889, General Marshall enlarged the main part toward the west (including the large transverse gable and the classical entrance porch), added a small wing to the south, and added a terrace at the southwest corner. Although stylistically rather simple, the Isaac Hobbs House occupies an important place in the development of Weston and is a visual landmark of the Kendal Green area.

As a site occupied since the early years of the 18th century, the Isaac Hobbs property undoubtedly contains accumulated material remains which can provide a perspective on early American domestic life not available in period documents. Archaeological remains relating to the tanning operation carried out during the 18th century on the Hobbs homestead may also be extant.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet MAJOR BIBLIOGRAPHICAL
REFERENCES

Item number 9

Page 1

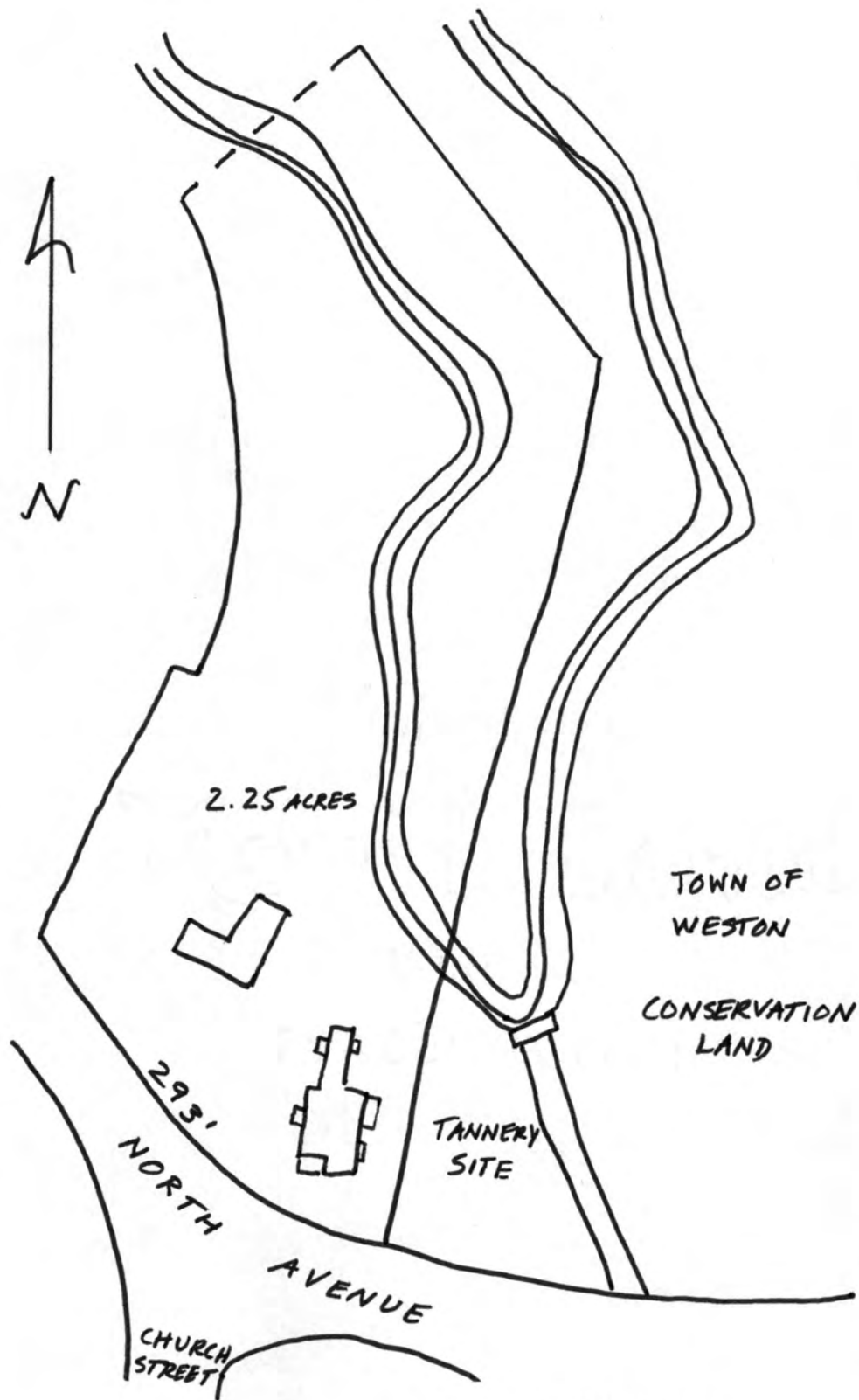
Lamson, Col. Daniel S., History of Weston, 1913

Nason, Elias, Gazetteer of Mass. 1890

Registry of Deeds, Middlesex County

Registry of Probate, Middlesex County

Town of Weston Records, Pierce 1894-1897



Isaac Hobbs House
Weston
Middlesex County, MA

Source: Town Engineer's Map
Scale: 1" = 100'

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

Property: Hobbs, Isaac, House
State, County: MA, Middlesex
Federal Agency: _____

Working No. 4/29/82-1274
Fed. Reg. Date: FEB 1 1983
Date Due: 5/27/82 / 6-12-82

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Entered in the
National Register ☒
photos ☐
maps ☒

☒ ACCEPT 6/1/82
☐ RETURN
☐ REJECT

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UNIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____

date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-35

Comments for any item may be continued on an attached sheet



Photo #1

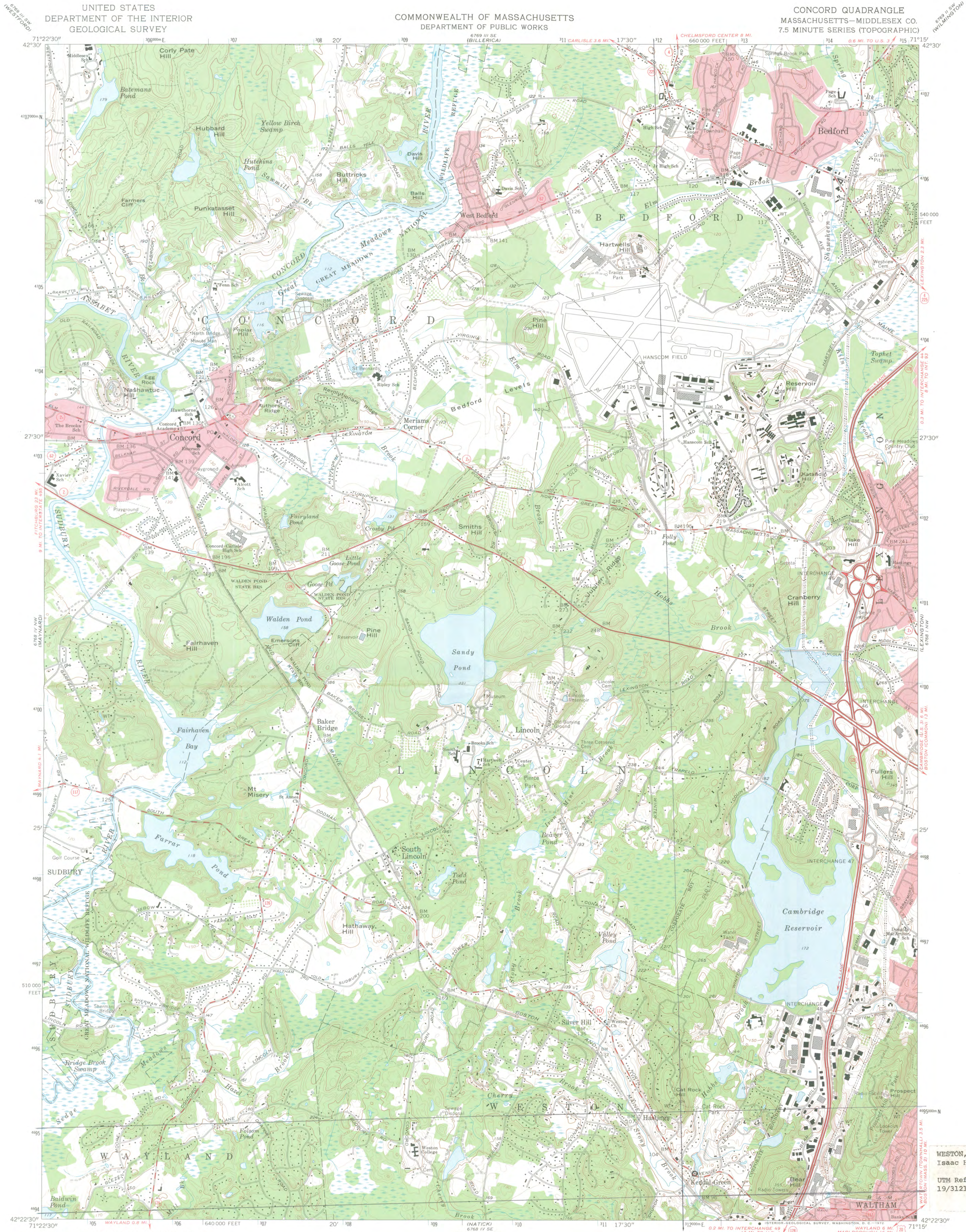
Isaac Hobbs House 87 North Ave, Weston

View: looking east showing front elevation and a bit of north side of house; also outbuilding

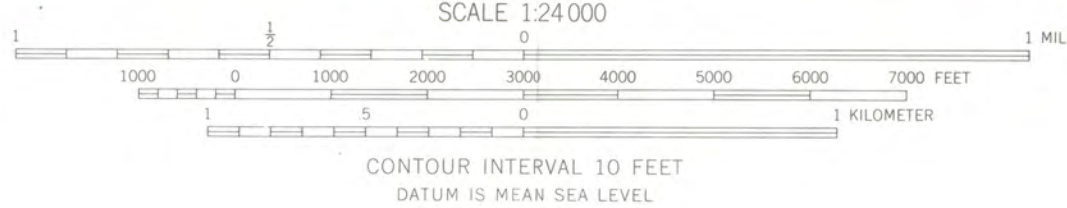
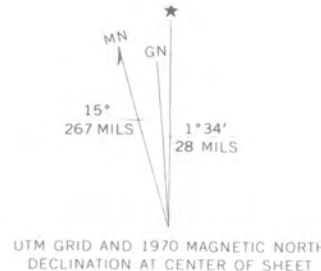
Isaac Hobbs House
Weston
Middlesex County, MA

Photographer: Frances V. Marshall
Date: December 1979
Negative filed at Weston Historical Commission
Looking East, showing front (west) elevation
and some of north side of house; also
outbuilding

PHOTO 1 OF 1



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1940. Revised from
aerial photographs taken 1969. Field checked 1970
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Interstate Route
Light-duty road, hard or improved surface
Unimproved road
U. S. Route
State Route

CONCORD, MASS.
N4222.5—W7115/7.5

1970

AMS 6768 IV NE—SERIES V814

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WESTON, MA
Isaac Hobbs House
UTM Reference:
19/312150/4694270



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

April 22, 1982

Ms. Carol Shull, Acting Keeper
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20243



Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Boston - Adams Nervine Asylum (state)
Boyalston - Keyes - Dakin House (local)
Grafton - Willard House and Clock Museum (state)
Hatfield - The Old Mill Site Historical District (local)
Holden - Rogers House (local)
Needham - Tolman - Gay House (local)
Newton - Slade - Hovey House (local) owner objects
Sturbridge - Oliver Wight House (state)
Upton - Knowlton Hat Factory (local)
Weston - Isaac Hobbs House (local)

All have been voted eligible by the State Review Board and have 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. Comments received to date are attached to the nomination forms.

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director
Massachusetts Historical Commission

CJ/amf