

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.133
Historic Name:	Benjamin, Cyrus W. House
Common Name:	
Address:	71 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-153
Year Constructed:	c 1874
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard; Wood Shingle Foundation: Brick



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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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FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

H9-153

CONCORD

133

Town CONCORD

NOV 17 1992

(neighborhood or village) _____

Hubbard Estate ImprovementAddress 71 Hubbard StreetHistoric Name Cyrus W. Benjamin HousePresent dwellingOriginal dwellingDate of Construction ca. 1874Style "Vernacular Carpenters"Form ItalianateArchitect/Builder unknown

Exterior Material:

Foundation brickWall/Trim wood clapboard withRoof shingled bay windows
asphalt shingleOutbuildings/Secondary Structures none

Major Alterations (with dates) _____

20th C:

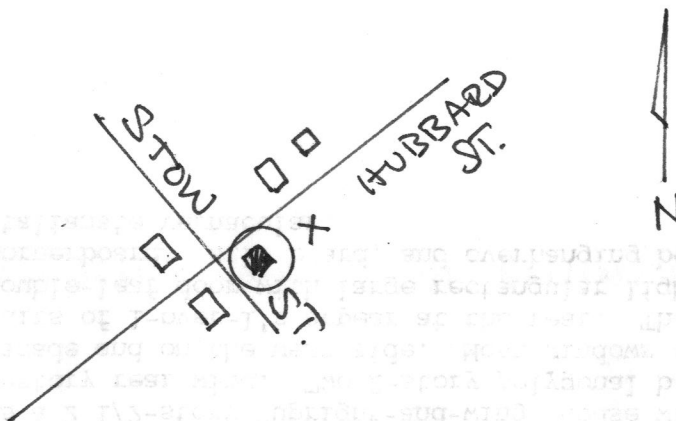
~~entry vestibule, 2 car garage in-~~
~~serted under rear; new steel doors~~
~~and veranda posts on wing.~~

Condition fairMoved ☒ no ☐ yes Date N/AAcreage less than one acreSetting on residential street of housesbuilt 1870's through early 20th

century. Picket-fenced corner lot,
two tall evergreens at front.

Sketch Map

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.



Recorded by A. Forbes
research by Ann and Dick Ferraro

Organization for Concord Hist. Commission

Date (month/day/year) May, 1991

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Like its Italianate neighbors at #s 34/36 and 53, #71 was one of the earliest houses built at the foot of Hubbard Street, between 1873 and 1875. The Italianate is shown here in a somewhat different form, however. Occupying a wider lot than the others, this is a 2 1/2-story "upright-and-wing" house with a long east wing in addition to the usual 2-story rear wing. Two 2-story polygonal bay windows appear (now shingled), on the facade and on the west side. Most windows are 2-over-2-sash, with molded surrounds. Pairs of 1-over-1's appear at the rear. The main entry has a typically Italianate double-leaf door with large rectangular lights, and the house trim, including narrow cornerboards, sill board, and overhanging boxed, bracketed cornice, is typical of the Italianate vernacular.

HISTORICAL NARRATIVE ☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Hubbard Street is highly significant as one of Concord's earliest subdivided neighborhoods, and its development is illustrative of one type of real estate speculation that began in both West Concord and Concord in the 1870's, when there was an increased demand for housing of all types. In 1872, 26 1/2 acres of Ebenezer Hubbard's former farm west of Sudbury Road was bought from his estate, and subdivided into house lots on both sides of the new Hubbard Street by auctioneer Samuel Staples as trustee and Reuben N. Rice as principal investor.

According to Keyes, #71 was built for Cyrus W. Benjamin, a mason whose father, Cyrus B. Benjamin, (b. 1807,) was also a mason and lived here with his son's family. (See his former home at #151 Main Street.) The younger Benjamin owned the property until at least 1915. This is one of the few properties in the "Hubbard Estate Improvement" for which purchase records have been researched. According to "Vernacular Carpenters," in 1874 Cyrus Benjamin paid \$727 for his lot, (#9, one of the larger lots on the original plan,) and took out a mortgage of \$2,000, presumably to build his house. (It may actually have been the elder Cyrus who made the purchase, however, as he is shown paying off the mortgage in 1875.)

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Maps and atlases: 1875, 1889, 1893, 1906. Sanborns from 1897.
Lot #9 on "Hubbard Estate Improvement" Plan, 1872.
Town Directories.
Fondiler and Meyer. "Vernacular Carpenters." p. 55.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community Property Address
CONCORD 71 Hubbard Street

Area(s) Form No.
133

National Register of Historic Places Criteria Statement Form



Recommended:

☐ Individually ☒ District ☒ Contributing to a Potential Historic District

Criteria:

A	B	C	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Anne McCarthy Forbes

Statement of Significance by _____

The criteria that are checked in the above sections must be justified here.

The following resources meet Criteria A and C of the National Register for their contribution to the **Hubbard Estate Improvement**, a late-Victorian residential neighborhood of the 1870's through ca. 1900. Under Criterion A, the district is significant, not only as one of Concord's earliest subdivided, speculative neighborhoods, but as the first to be thoroughly planned, with restrictions on the deeds, etc.

Thirty-seven house lots were divided out of the former Ebenezer Hubbard farm in 1872 to create the new Hubbard Street. Of the houses built here, nearly all those built between 1873 and 1900 on the eastern section of the street (lots 1 through 24) qualify under Criterion C as contributing to a late-nineteenth-century residential district of wood-frame houses in a variety of late-Victorian styles and types. Also contributing to the area's character is the first house to occupy a lot, the 18th-century Black Horse Tavern which was moved from Main Street in 1872.

35/37 Hubbard Street
34/36 Hubbard Street
45 Hubbard Street
46 Hubbard Street
52/54 Hubbard Street
53 Hubbard Street
60 Hubbard Street
71 Hubbard Street
94 Hubbard Street
95/97 Hubbard Street
103/105 Hubbard Street
104 Hubbard Street
121 Hubbard Street
131 Hubbard Street

	ca. 1876
Hatch House	ca. 1873
Black Horse Tavern	ca. 1740
F. Holden House	1885-1890's
William Bass House	1895-1900
Frederic Parker House	ca. 1873
	ca. 1876
Cyrus W. Benjamin House	ca. 1874
Penniman/Thorpe House	ca. 1876
Martha Barrett House	ca. 1888
	ca. 1888
Cyrus Cook House	1876-80
Nathan Daniels House	early 1880's
Benjamin Moody House	1889