

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.131
Historic Name:	Cook, Cyrus H. House
Common Name:	
Address:	104 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-807
Year Constructed:	c 1876
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Slate Wall: Wood; Wood Clapboard 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

H9-807

CONCORD

131

Town CONCORDPlace (neighborhood or village) Hubbard Estate ImprovementAddress 104 Hubbard StreetHistoric Name Cyrus Cook HousePresent dwellingOriginal dwellingDate of Construction ca. 1876-80Source Keyes; maps, visual assessmentStyle/Form Gothic Revival/ItalianateArchitect/Builder unknown

Prior Material:

Foundation brickWall/Trim wood clapboardRoof slate

Outbuildings/Secondary Structures early
2-car garage/carriage house with
vertical-board swinging doors

Major Alterations (with dates) early 20th

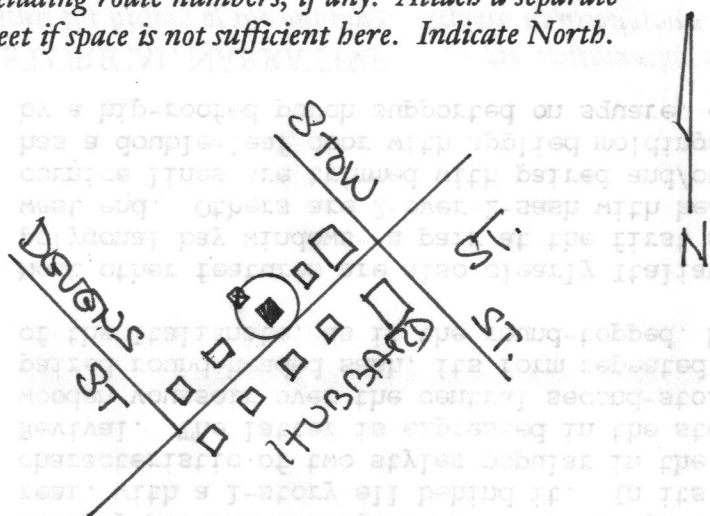
Cent. end open porch with spindle
balustrade

Condition excellentMoved ☒ no ☐ yes Date N/AAcreage less than one acre

Setting On residential street of houses
built 1870's through early 20th
century.

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. CommissionDate (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.

This house epitomizes the eclectic late Victorian spirit of Hubbard Street. The general form and much of the detail of #104 are identical to #35/37, and both houses were undoubtedly built by the same hand. It is a 2 1/2-story, three-bay building with a steeply-pitched through-cornice facade gable. A 2-story central wing extends to the rear, with a 1-story ell behind it. In its detail, #104 combines features characteristic of two styles popular in the 1870's, the Italianate and the Gothic Revival. The latter is expressed in the steep pitch of the gable and in the elaborate wooden voussoir over the central second-story facade window. The window itself, a paired round-headed sash, its form repeated in the gable window, is more characteristic of the Italianate, as is the round-topped, keystone arch form of the voussoir.

Most other features are also clearly Italianate in origin. The house has three polygonal bay windows--a pair at the first story on the facade, and two-story on the west end. Others are 2-over-2-sash with heavily molded and bracketed crowns. All cornice lines are trimmed with paired and/or continuous bracketing. The entry, which has a double-leaf door with applied moldings and large rectangular lights, is sheltered by a hip-roofed porch supported on square, chamfered posts.

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 was 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. Other local residents also invested in the development, buying and then reselling house lots. Among them were George M. Brooks, William F. Hurd, E. R. Hoar, Frederic Hudson, George Keyes, and H.F. Smith.

Most of the original investors re-sold their lots to owners who had houses built on them. #104, however, was actually put up, (probably in the late 1870's,) and rented out by Staples & Rice for a time. By 1885, it was occupied by Cyrus H. Cook, who appears to have become its owner by 1893. He was in the Customs Service, and also served as Captain of the Concord Artillery Co., Sixth Mass. Regiment. He commanded the company through the Spanish American War, when it was mustered into service as "I Company" of the Mass. 6th Infantry. He was promoted to Major after the war ended, and died in 1914.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Maps and atlases: 1889, 1893, 1906. Sanborns from 1903.

Lot #16: "Hubbard Estate Improvement," 1872; Beers 1875.

Richardson, Laurence. Concord Chronicle.

Town Directories.

Keyes/Tolman. "Houses in Concord," 1885; revised 1915.

Scudder.

☐ 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

CONCORD

Property Address

104 Hubbard Street

Area(s) FormNo.

131

National Register of Historic Places Criteria Statement Form



Recommended:

☐ Individually ☒ District ☒ Contributing to a Potential Historic District

Criteria:

A B C D

☒ ☐ ☒ ☐

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

Hatch House
Black Horse Tavern
F. Holden House
William Bass House
Frederic Parker House

Cyrus W. Benjamin House
Penniman/Thorpe House
Martha Barrett House

Cyrus Cook House
Nathan Daniels House
Benjamin Moody House

ca. 1876
ca. 1873
ca. 1740
1885-1890's
1895-1900
ca. 1873
ca. 1876
ca. 1874
ca. 1876
ca. 1888
ca. 1888
1876-80
early 1880's
1889