

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.130
Historic Name:	Staples, Samuel House
Common Name:	
Address:	113 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-157
Year Constructed:	1894
Architect(s):	
Architectural Style(s):	Shingle Style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Synthetic Other; Wood Foundation: Granite; Stone, Cut



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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

H9-157

CONCORD

130

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Town CONCORDSECT B

(neighborhood or village) _____

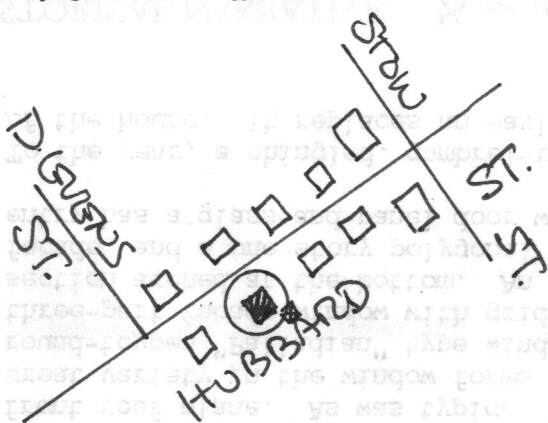
Hubbard Estate ImprovementAddress 113 Hubbard StreetHistoric Name Samuel Staples HousePresent dwellingOriginal dwellingYear of Construction 1894Source "Social Circle Memoirs"Form formerly Shingle StyleArchitect/Builder unknown

Exterior Material:

Foundation rough-cut granite blockWall/Trim synthetic sidingRoof asphalt shingleOutbuildings/Secondary Structures gambrel-roofed barn/garage.Major Alterations (with dates) Late 20thC.: new porch, deck at rear, muchtrim lost.Condition fairMoved ☒ no ☐ yes Date N/AAcreage less than one acreSetting On residential street of housesbuilt 1870's through early 20thcentury.

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. Forbesresearch by Ann and Dick FerraroOrganization 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.

One of Hubbard Street's most significant later houses, this little cottage has lost much of its original character. It appears to have been built in the simple Shingle style, and would undoubtedly have been shingled at least above the first story when it was new. It is a deep, two-story cottage with a high, steep gambrel roof, in which the second story slightly overhangs the first. A pair of pedimented dormers pierce the front roof plane. As was typical with both the Shingle and Queen Anne styles, there is great variety in the window forms here. Most are 8-over-2-sash, some paired. A large round-topped "Palladian" type window lights the stair hall on the east side, as does a three-part facade window with grid-like panes on the upper sash, its central upper section arched at the bottom. An oriel bow window projects from the west end of the facade, and a one-story polygonal bay window adorns the west end of the house. The entry has a glass-and-panel door with horizontal light over horizontal panels.

To the rear, a shingled, gambrel-roofed barn/garage with upper hay door echoes the form of the house. It replaces an earlier pattern-shingled garden shed.

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. 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 side 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.

This house is the cottage that Samuel Staples (1813-1895) had built for himself in his later years, and the one he lived in until his death. (During the 1880's he had lived at the corner of Hubbard and Devens Street.) In 1884, three years after the death of his first wife, Lucinda Wesson Staples, he had married Sarah Gillespie, a teacher from Springfield, Mass. Sarah, who was many years his junior had been growing oranges in Florida with her sister, and after their marriage the Staples' spent part of the year in Florida and part in Concord, often boarding while here. (Cont.)

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Maps and atlases: 1906. Sanborns from 1903.

Lot #17 on "Hubbard Estate Improvement" Plan, 1872.

Town Directories.

Keyes/Tolman. III/464.

Richardson. Concord Chronicle.

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

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDSaml. Staples House

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s) Form No.

130

HISTORICAL SIGNIFICANCE, cont.

(For three seasons they occupied the former Alcott family home, Orchard House, [NR] on Lexington Road across from the house Staples had owned and occupied with his first wife. Samuel and Sarah had #113 built in 1894, and lived only one summer in it before he died. Before his death he had sold much of his former real estate holdings; listed in his estate are only this cottage, a smaller house on Hubbard street, and half of another house.

"Sam" Staples is perhaps known best as the benevolent jailer who, in his younger days as town constable, offered to pay his friend Henry Thoreau's taxes rather than lock him up when Henry withheld tax payments in protest against the Mexican War. Less widely known today is his role as one of the people most responsible for the way the town of Concord developed. A self-made man and extraordinary entrepreneur, he left home at the age of seven, came to Concord in 1820, and worked his way up to become general manager of the Middlesex Hotel. He served the town not just as jailer and constable, but as tax collector, selectman, highway surveyor and Superintendent of Public Grounds. At the regional and national level, he served two terms as Special County Commissioner, and in 1847 and 1852 was a Representative in the Massachusetts legislature.

He was for many years the Concord area's primary auctioneer, and his own speculations in real estate shaped two major areas of the town. He developed the lower section of Bedford Street, moving many houses there from Monument Square in the early 1850's--an extraordinarily early date for this type of real estate activity. Twenty years later with Reuben Rice he formed the Hubbard Improvement Company, and developed Hubbard Street, Concord's first true subdivision, into 37 house lots as the "Hubbard Estate Improvement."

After Samuel's death #113 was rented for a year or two to James Terry of Hartford, Conn., a collector of book plates and china. Sarah Staples subsequently married farmer Urbane Derby (see 107 Westford Road), and they lived here for many years after their marriage.

(Some discrepancies on the maps pertain to this property--it appears to have been transposed with #121 Hubbard on both the 1893 Wood and 1906 Walker Atlas maps. Tolman places the Derbys here, however, and the name "U. Derby" is shown in 1906 on a house of the same configuration as #113. A photograph of Sam Staples gardening in the back yard confirms the fact that this, and not #121, was his house.)

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

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JUL 15 1993

Community
CONCORD

CON. 130
Property Address
113 HUBBARD ST.

MASS. HIST. COMM.

Area(s)	Form No.
	130

National Register of Historic Places Criteria Statement Form



Check all that apply:

- ☐ Individually eligible ☐ Eligible only in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☐ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Chloe McCarthy Forbes

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
113 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
Samuel Staples 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
1894