

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.128
Historic Name:	Daniels, Nathan S. House
Common Name:	
Address:	121 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-158
Year Constructed:	c 1880
Architect(s):	
Architectural Style(s):	Queen Anne
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

H9-158

CONCORD

128

Town CONCORD

SECT B

(neighborhood or village) _____

Hubbard Estate ImprovementAddress 121 Hubbard StreetHistoric Name Nathan Daniels HousePresent dwellingOriginal dwellingDate of Construction early 1880'sSource Maps; visual assessmentForm Queen AnneArchitect/Builder unknown

Exterior Material: _____

Foundation brickWall/Trim wood clapboardRoof asphalt shingle

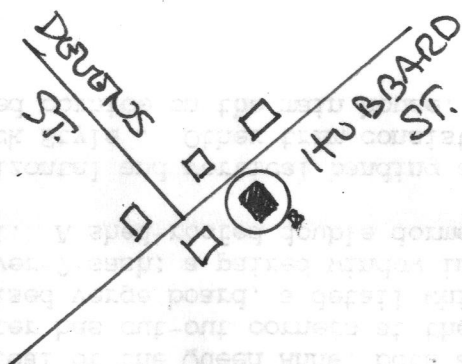
Outbuildings/Secondary Structures _____

1-car garageMajor Alterations (with dates) Early20th c.: shed dormer on W. side;rear sunporch added; porches encl.Condition goodMoved ☒ no ☐ yes Date N/AAcreage less than one acreSetting on residential street of housesbuilt 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. ForbesOrganization research by Ann and Dick FerraroDate (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.

#121 Hubbard Street, one of Hubbard Street's earlier Queen Anne houses, also shows some lingering "Eastlavian" or Stick Style details. It is a high, 2-story house with a pyramidal roof and two cross-gabled bays--one on the facade and one on the west side. Typical of the Queen Anne, both are clad in scalloped shingles at attic level, and the latter has cut-out corners at the first story. Both are trimmed with a pierced and incised verge board, a detail which is repeated at the facade porch. The windows are 2-over-2-sash; a paired window in the facade gable has an S-curved decoration below the sill. A shed-roofed double dormer pierces the roof on the east side of the house.

Horizontal and vertical banding above the first story windows is reminiscent of the Stick Style. Other trim consists of a sill board, narrow corner boards, and a molded boxed cornice on the main house.

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.

#121 was probably built during the early 1880's, on a lot formerly belonging to William H. Benjamin. Map evidence is somewhat contradictory as to the owner and location of this house, but according to Keyes and Tolman it was the home of Nathan S. Daniels, a jeweler and watchmaker on the milldam. His Main Street business was eventually sold to Hollis Howe, who established a jewelry shop that was in operation at that location until 1990.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Maps and atlases: 1889, 1893, 1906. Sanborns from 1903.
Lot #19 on "Hubbard Estate Improvement" Plan, 1872.
Town Directories.
Keyes/Tolman. "Houses in Concord." 1885, rev. 1915.

☐ 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
121 Hubbard Street

Area(s)	Form No.
	128

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		ca. 1876
34/36 Hubbard Street	Hatch House	ca. 1873
45 Hubbard Street	Black Horse Tavern	ca. 1740
46 Hubbard Street	F. Holden House	1885-1890's
52/54 Hubbard Street	William Bass House	1895-1900
53 Hubbard Street	Frederic Parker House	ca. 1873
60 Hubbard Street		ca. 1876
71 Hubbard Street	Cyrus W. Benjamin House	ca. 1874
94 Hubbard Street	Penniman/Thorpe House	ca. 1876
95/97 Hubbard Street	Martha Barrett House	ca. 1888
103/105 Hubbard Street		ca. 1888
104 Hubbard Street	Cyrus Cook House	1876-80
121 Hubbard Street	Nathan Daniels House	early 1880's
131 Hubbard Street	Benjamin Moody House	1889