

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.126
Historic Name:	Moody, Benjamin House
Common Name:	
Address:	131 Hubbard St
City/Town:	Concord
Village/Neighborhood:	Concord Center; Hubbard Estate Improvement
Local No:	H9-159
Year Constructed:	1889
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: Glass; Synthetic Other; Wood 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

H9-159

CONCORD

126

Town CONCORD

(neighborhood or village) _____

Hubbard Estate ImprovementAddress 131 Hubbard StreetHistoric Name Benjamin Moody HousePresent dwellingOriginal dwellingYear of Construction 1889Source Concord ChronicleStyle/Form Queen AnneArchitect/Builder unknown

Exterior Material:

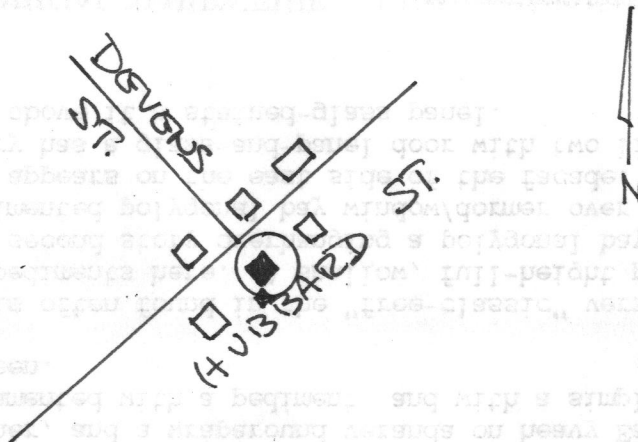
Foundation brickWall/Trim synthetic sidingRoof asphalt shingle

Outbuildings/Secondary Structures _____

modern garage/shed.Major Alterations (with dates) Late 20the.g.: some trim lost to siding.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. 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.

Although somewhat altered by synthetic siding, this house is significant as one of Hubbard Street's few examples of the "free-classic" Queen Anne style. In keeping with the style, it is a large, complex house under a hipped roof. Two-stories high, three-by-three bays with a rear wing, it has a polygonal turret in the northwest facade corner, and a wraparound veranda on heavy Eastlavian turned posts. The veranda is also ornamented with a pediment, and with a simple straight-stick balustrade and frieze screen.

As is often found in the "free-classic" version of the Queen Anne, there is a profusion of pediments here. A shallow, full-height pedimented bay projects from the west side, its second story overhanging a polygonal bay window on the first, and there is a large pedimented polygonal bay window/dormer over the center facade. A wide 1-story polygonal bay appears on the east side of the facade. Other windows are 2-over-1-sash. The main entry has a glass-and-panel door with two lights--one a horizontal beveled-glass pane, and above it a stained-glass panel.

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 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.

One reason for the increased housing demand late in the nineteenth century was the number of city workers who wanted to live in the country. Hubbard Street's proximity to the Fitchburg Railroad depot made it a desirable neighborhood for commuters, as this house illustrates. It belonged to Benjamin Moody, secretary, and later superintendent, of the Bowker Fertilizer Company in Boston, and was built for him in 1889.

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Maps and atlases: 1893, 1906. Sanborns from 1903.
Lot #21 on "Hubbard Estate Improvement" Plan, 1872.
Town Directories.
Keyes/Tolman. "Houses in Concord," 1885/revised 1915.
Richardson. Concord Chronicle, p. 79.

☐ 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 131 Hubbard Street

Area(s)	Form No.
	126

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		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