

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.1529
Historic Name:	Batchelder, Carrol W. House
Common Name:	Mason, Roger R. House
Address:	12 Derby St
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	
Year Constructed:	1908
Architect(s):	
Architectural Style(s):	No style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	CON.F: Derby Addition CON.DF: Derby Streetscape
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Stone, Uncut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, October 22, 2020 at 2:45: PM

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

2603	Maynard	F,DF	CON.1529
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Town/City: Concord

Place: (neighborhood or village):
West Concord

Photograph



Address: 12 Derby St.

Historic Name: Carrol and Mabel Batchelder House

Uses: Present: Single-family Residential

Original: Single-family Residential

Date of Construction: 1908

Source: Middlesex County Deeds and Street Directories

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: Rubble Stone

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (with dates):

Vinyl Siding - 1999

Chimney removed - 2001

Replacement Windows - Late-Twentieth Century

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: .08 Acres

Setting: Located on a small lot in a dense residential area adjacent to the village of Concord Junction, the business center of West Concord.

Locus Map



Recorded by: Geoffrey Melhuish

Organization: ttl-architects

Date (month / year): July 2013

RECEIVED
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MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

12 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF

CON.1529

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

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

12 Derby Street (CON.1529) is a two-and one-half story wood-frame Colonial Revival residence. The two-by-two bay building faces northeast and adopts a rectangular plan on a rubble stone foundation. The residence is setback approximately fifteen feet from the street on a level lot. The building terminates in a jerkinhead roof sheathed with asphalt shingles. The building is clad with vinyl siding. A one-story, full-width porch is located on the facade. The porch terminates in a hipped roof sheathed with asphalt shingles. The roof of the porch is supported by wood posts resting on a raised wood deck. A granite block stair provides access to the porch. Access to the residence is provided by an entry located at the south end of the porch. The door is replacement. A paired 1/1 double-hung vinyl replacement window is located to the north. The full-width porch and paired window opening are typical characteristics of a Colonial Revival residence. Although altered by replacement doors and windows, 12 Derby Street maintains the form and fenestration of an early twentieth century Colonial Revival residence.

HISTORICAL NARRATIVE

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.

In 1874 the "Derby Addition" was laid out to the south of Concord Junction on approximately 35 acres of land owned by Benjamin Derby. Benjamin Derby's farmstead was originally located northeast of Main Street until the late 1960s.¹ It appears that Benjamin Derby "anticipated the demand for housing heralded by the 1874 act of the Massachusetts legislature that authorized the building of a new State Prison, just north of Concord Junction."²

Derby Street and the easternmost area of Central Street were the earliest areas heavily developed in the "Derby Addition". The area contains single family and double houses built between 1890 and 1910 as speculative housing by Reformatory Officers and local residents for resale and rental to employees of the Reformatory, nearby factories including the Boston Harness Company, the 1906 Allen Chair Company or the Fitchburg Railroad.

The residence at 12 Derby Street (CON.1529) was built in 1908 by Carrol W. Batchelder (b 1855) and his wife Mabel (b 1874) after purchasing the property from Abbie E. Haynes (1837-1908).³ Carrol worked as a general laborer at a harness factory and at a machine and steel company. The Batchelders continued to reside in the home in the 1930s. In 1935, the property was purchased by Roger R. and Mary E. Mason.⁴ The Masons maintained the property until 1976 when it was sold to Harold D. Hanna and his wife Florence G. Hanna.⁵ The current owner, Ronald C. Holsinger, purchased the property in 2005.⁶

¹ Anne Forbes, Massachusetts Historical Commission. The "Derby Addition" (CON.F) *Concord Massachusetts*. Concord, Mass: Concord Historical Commission, 1988. [CFPL]

² Ibid

³ Middlesex South Registry of Deeds, Book 3368 Page 536.

⁴ Middlesex South Registry of Deeds, Book 6009 Page 240.

⁵ Middlesex South Registry of Deeds, Book 11426 Page 663.

⁶ Middlesex South Registry of Deeds, Book 44710 Page 193.

INVENTORY FORM B CONTINUATION SHEET

CONCORD

12 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF

CON.1529

BIBLIOGRAPHY and/or REFERENCES

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Forbes, Anne McCarthy. *West Concord: Survey of historical and architectural resources, Concord Massachusetts*. Concord, Mass: Concord Historical Commission, 1989. [Concord Free Public Library]

Middlesex South Registry of Deeds. <http://www.sec.state.ma.us/rod/rodmidsth/midsthidx.htm>. Accessed May 7- May 17, 2013.

Sanborn Fire Insurance Maps. August 1887; September 1892; May 1897 January 1903; December 1909; August 1918; May 1927; May 1927-August 1947. [State Library of Massachusetts]

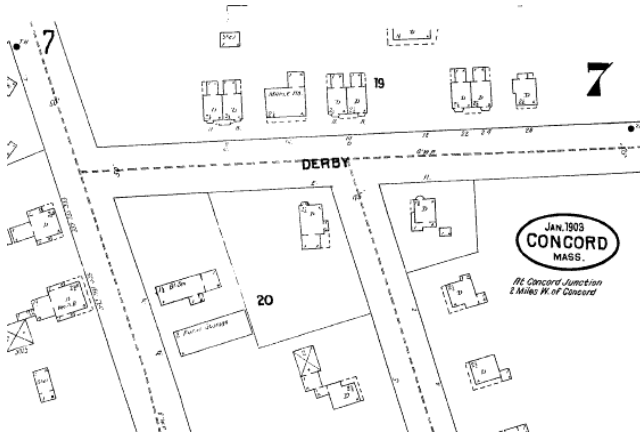
_____. Middlesex County. Boston: Geo. H Walker & Co, 1889. [online at <http://www.historicmapworks.com>]

_____. Concord Junction, Massachusetts. George E Norris, 1893. [online at <http://www.historicmapworks.com>]

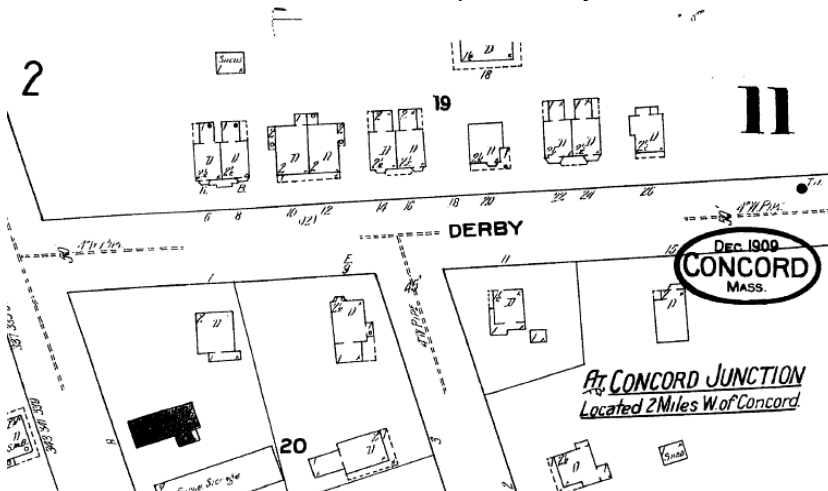
_____. *Middlesex County*. Boston: Geo. H Walker & Co, 1906. [online at <http://www.historicmapworks.com>]

Street Directories: 1886, 1892, 1896, 1901, 1905/06, 1909/10, 1913, 1917, 1921, 1925, 1929, 1934, 1937, 1941, 1947, and 1950. [State Library of Massachusetts and online at <http://www.ancestry.com>.]

_____. Survey of historical and architectural resources, Concord Massachusetts. Concord, Mass: Concord Historical Commission, 2002. [Concord Free Public Library]



From the 1903 Sanborn Insurance Map, 12 Derby Street not shown.



From the 1909 Sanborn Insurance Map, 12 Derby Street was numbered 7 Derby Street

INVENTORY FORM B CONTINUATION SHEET

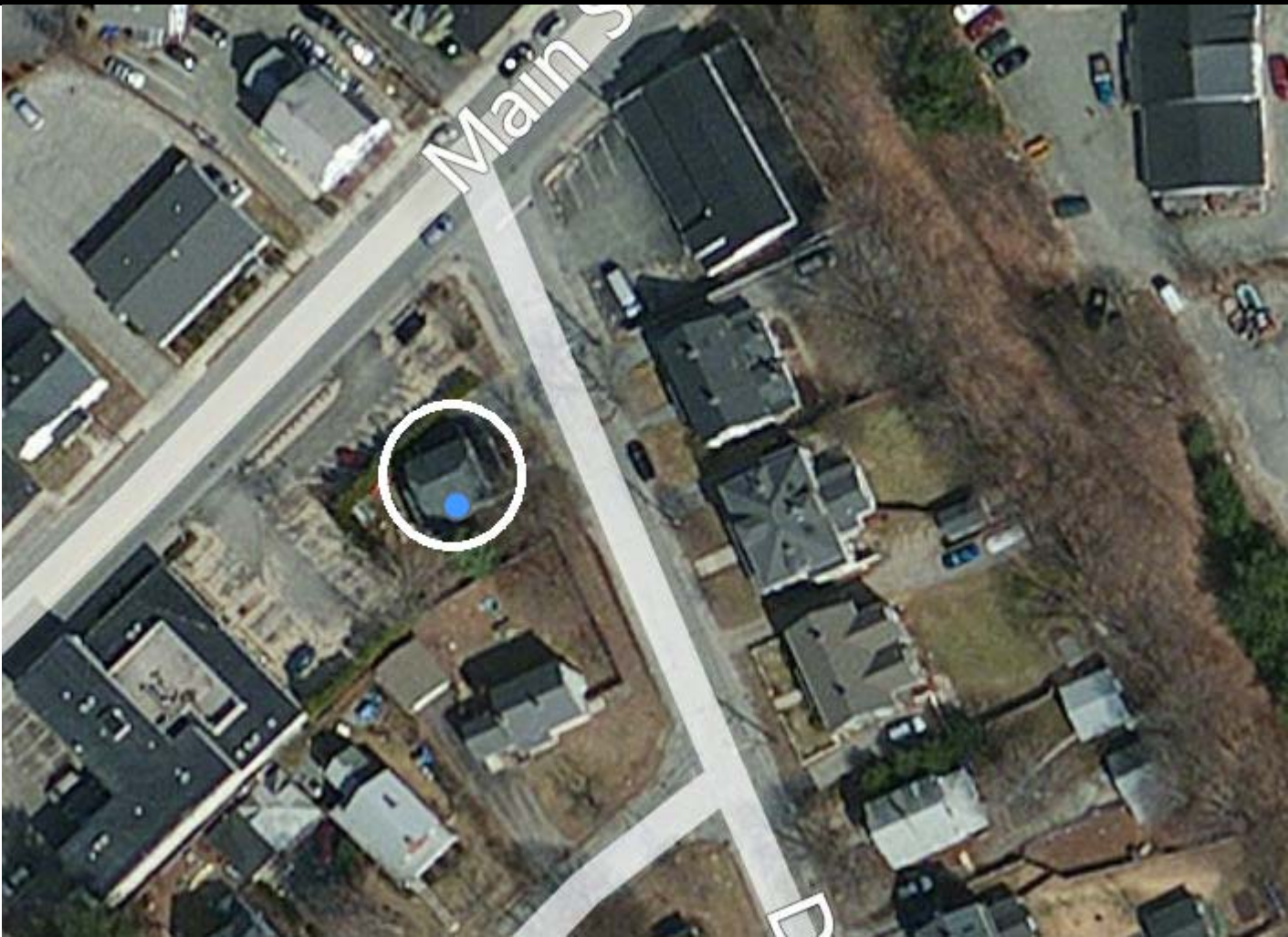
CONCORD

12 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

CONCORD

12 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF

CON.1529

[Delete this page if no Criteria Statement is prepared]

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 Geoffrey Melhuish

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

Although modified by replacement windows, 12 Derby Street maintains the form, fenestration and details of a modest Colonial Revival styled residence constructed in West Concord during the early twentieth century. The residence possesses a high degree of integrity of design, setting and workmanship. The property meets criterion A and C at the local level and would be a contributing property in a potential Historic District. Many of the homes along Derby Street and Central Street maintain a high degree of architectural integrity. Most of the buildings were constructed during the second half of the nineteenth century and the first quarter of the twentieth century and are historically significant for their association with the industrial and residential growth of Concord Junction in the last quarter of the nineteenth century and early twentieth century. Exact boundaries of a potential National Register District within this area remain to be determined; however the boundaries of a potential district might include the area defined by Main Street to the north, Derby Street to the east, Riverside Avenue and Pleasant Street to the south, West Street to the west and the section of Central Street within.