

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.1531
<b>Historic Name:</b>	Howard, James House
<b>Common Name:</b>	Benson, Leonard House
<b>Address:</b>	22 Derby St
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	West Concord
<b>Local No:</b>	
<b>Year Constructed:</b>	c 1890
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	No style
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	CON.F: Derby Addition CON.DF: Derby Streetscape
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard 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](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, October 22, 2020 at 2:46: PM

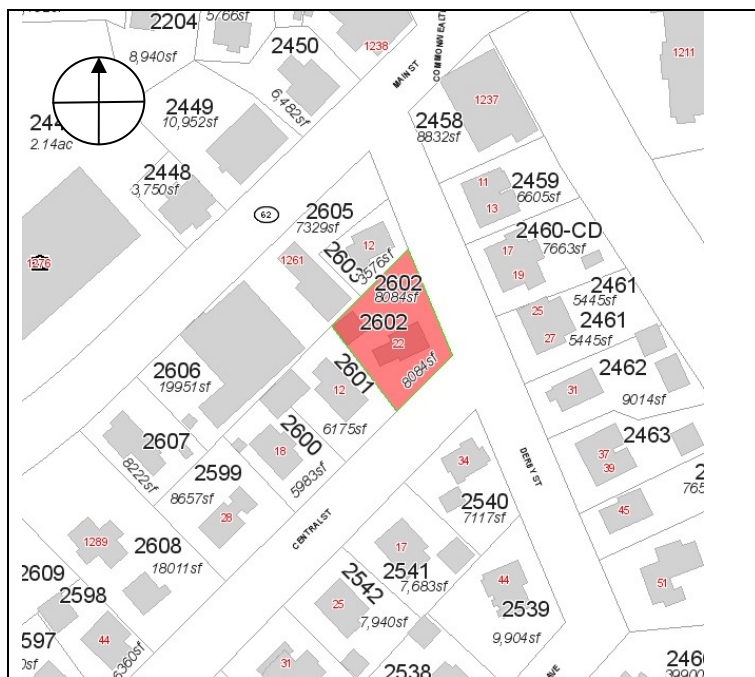
# FORM B – BUILDING

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

## Photograph



## Locus Map



**Recorded by:** Geoffrey Melhuish

**Organization:** ttl-architects

**Date (month / year):** July 2013

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

2602

Maynard

F,DF

CON.1531

**Town/City:** Concord

**Place:** (*neighborhood or village*):  
West Concord

**Address:** 22 Derby St.

**Historic Name:** James and Helen Howard House

**Uses:** Present: Single-family Residential

Original: Single-family Residential

**Date of Construction:** ca. 1890

**Source:** Historic Maps and Street Directories

**Style/Form:** No style

**Architect/Builder:**

**Exterior Material:**

Foundation: Granite

Wall/Trim: Wood Clapboards

Roof: Asphalt Shingles

**Outbuildings/Secondary Structures:**

A mid-twentieth century, one-story, one-car garage is located northwest of the residence.

**Major Alterations (with dates):**

Replacement doors and windows - Late Twentieth Century

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** .19 Acres

**Setting:** Located on a corner lot in a dense residential area adjacent to the village of Concord Junction, the business center of West Concord. A wood fence divides the northern part of the property.

RECEIVED

SEP 17 2013

MASS. HIST. COMM.

# INVENTORY FORM B CONTINUATION SHEET

CONCORD

22 DERBY STREET

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF

CON.1531

☒ 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.*

22 Derby Street (CON.1531) is a two-and-one-half story wood frame residence. The projecting bay and the 2/2 double-hung wood sash window found in the front gable are typically found on properties constructed during the late nineteenth century. The two -by-one bay residence faces northeast and is setback approximately twenty feet back from the edge of the street. The building is constructed on a stone foundation. The building terminates in a front gable roof sheathed with asphalt shingles. Two interior brick chimneys pierce the south roof plane of the residence. The residence is clad with wood clapboards. Access to the residence is provided by an entry at the south end of the east elevation. A one-story bay window is located to the north of the entry. Windows are all vinyl replacements. A one-story bay projects from the south elevations. The bay is capped by a shed roof sheathed with asphalt shingles. Although altered by replacement windows, 22 Derby Street maintains the form and details of a late-nineteenth century residence constructed in West Concord.

### 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.<sup>1</sup> 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."<sup>2</sup>

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 James Howard House at 22 Derby Street (CON.1531) was constructed ca. 1890 for James Howard (1828-1898), Fitchburg Railroad employee and his wife, Helen M. Howard (b 1838). After James' death in 1898, Helen continued to reside on Derby Street into the 1920s. George Bickerton is listed in the 1910 and 1920 census as a boarder in the house. George was employed as a fitter in a harness factory. In the 1940s, the property was the residence of Leonard Benson (b 1894), a manager of a grocery store and his wife, Millicent (b 1896). The property was maintained by the Benson's until 1978 when it was purchased by Kenneth W. Erickson.<sup>3</sup> The current owners, Taissir Alani and Karkilie Atkins purchased the property in 1992.<sup>4</sup>

### BIBLIOGRAPHY and/or REFERENCES

Ancestry.com. <http://www.ancestry.com>. Accessed May 7- May 17, 2013.

Concord Building Inspection and Zoning Enforcement Division Records. [Town of Concord]

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

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

<sup>2</sup> Ibid

<sup>3</sup> Middlesex South Registry of Deeds, Book 6544 Page 582.

<sup>4</sup> Middlesex South Registry of Deeds, Book 21994 Page 411.

# INVENTORY FORM B CONTINUATION SHEET

CONCORD

22 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF

CON.1531

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

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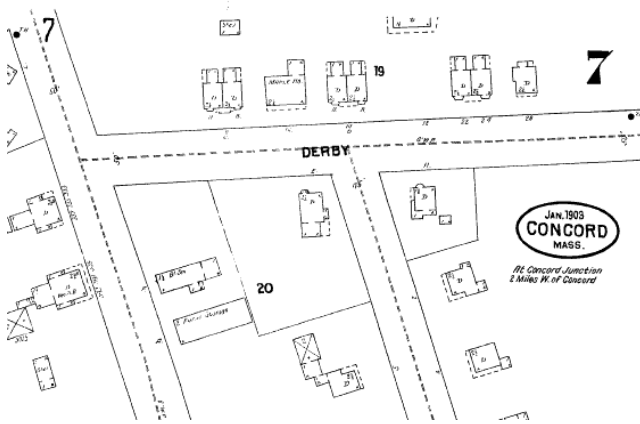
\_\_\_\_\_. Middlesex County. Boston: Geo. H Walker & Co, 1889. [online at <http://www.historicmapworks.com>]

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

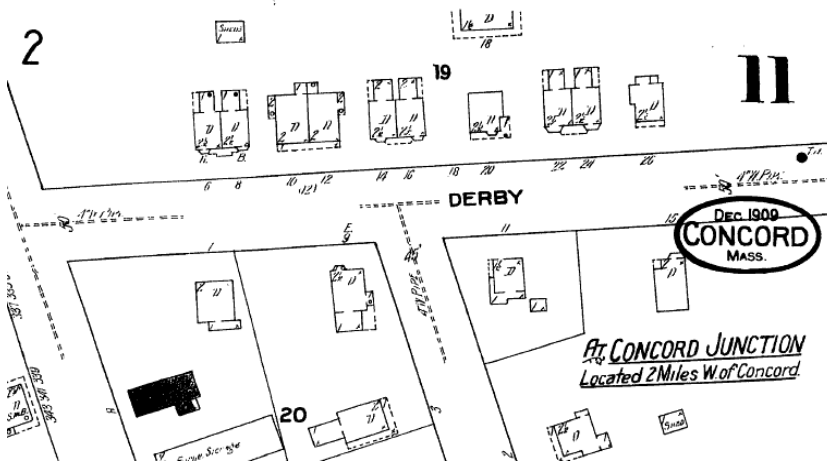
\_\_\_\_\_. *Middlesex County*. Boston: Geo. H Walker & Co, 1906. [online at <http://www.historicmapworks.com>]

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, 22 Derby Street was numbered 9 Derby Street



From the 1909 Sanborn Insurance Map, 22 Derby Street was numbered 9 Derby Street



INVENTORY FORM B CONTINUATION SHEET

CONCORD

22 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF	CON.1531
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# INVENTORY FORM B CONTINUATION SHEET

CONCORD

22 DERBY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F,DF

CON.1531

*[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, 22 Derby Street maintains the form and a few details of a modest Italianate style residence constructed in West Concord during the late nineteenth 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.