

FORM B - BUILDING

Area	Form no.
A	9

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108 DHA



Reading (#33)

71 Franklin Street

Owner Name Nathaniel Batchelder House

Original dwelling

Present dwelling

Property: ☒ Private individual
Private organization

Public

Original owner Nathaniel Batchelder

DESCRIPTION:

Date c. 1756-1765

Source 1756 will; 1765 map

Style vernacular Georgian

Architect --

Exterior wall fabric clapboards

Outbuildings barn extension

Major alterations (with dates) new
chimneys, in same place; sidelights
added, probably in 1968

Moved no Date

Approx. acreage 1.5 acres

Setting Faces south on hill above
road



Recorded by Architectural Preservation Associates

Organization Reading Historical Commission

Date November 1980

REVISED

Date 6/82

UTM: 19/327520/4713220

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This is a typical, largely intact example of the ample Reading dwelling erected from the mid- 18th-century through the first four decades of the 19th century. The 18th-century vernacular features are the high-placed second-story windows; the generous, tall doorway surround with its high, simple entablature; and its setting, facing south and sitting on a granite foundation. The shed extension is a commonly used local method of gaining enclosed space.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history [and how the building relates to the development of the community)

The Batchelder family owned land in this area, possible since the first decade of the 18th century. This homestead was built as a result of the 1763 division of the family farm. In his will of 1756, Nathaniel Batchelder bequeathed his "old" house (an early structure on the site of 607 Pearl Street, form no. A-14) to his son David, and his barn to his son Nathaniel. The elder Batchelder died in 1763, and it is thought that his son Nathaniel built this house shortly thereafter, in time for it to appear on the 1765 map. The younger Nathaniel's wife continued to live in one end of the house after their son, John, inherited the house in 1788. When John left the house to his son, Herrick, in 1846, he made provisions for his daughter Sarah to occupy one end of the house, as her grandmother had done. This illustrates living and inheritance patterns in a tightly knit farming community where housing was limited.

Another of John's sons was "Master John" Batchelder, who was not a farmer like his forebears. He graduated from Harvard in 1823 at the age of 31. In 1827 a splinter group from the South Parish Church founded a new church of Unitarian leanings and an academy on land donated by the dismissed Rev. Peter Sanborn. John was preceptor of the academy from 1827 to 1843. When the academy became a seminary school under the jurisdiction of the Universalists, he remained as a teacher until it closed in 1847. John continued to be a significant force in Reading education, serving on the school committee for 30 years. He was a town selectman for eight years, and a representative to the state legislature for three years.

In 1887, the property was purchased by Adelbert Batchelder, a farmer, who was still living here 41 years later with his wife and two daughters -- Miss Amy, who worked in the Damon necktie factory, and Miss Bernice, BIBLIOGRAPHY and/or REFERENCES

(con't.)

1765 map Nathaniel Batchelder
1830 map yes
1854 map H. Batchelder (Herrick)
1875 map Mrs. H. Batchelder and Steam Sawmill (Herrick)
Bishop, Rooftrees, Chapter 34
Eaton, Memorial Volume, p. 326.
Pitkin, Vignettes, p. 65

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Reading	Form No: A-9
Property Name: 71 Franklin St.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE

who -- like her great-great-uncle John, taught school. The house remained in the Batchelder family until 1971.

CRITERIA FOR EVALUATION

The Nathaniel Batchelder house is significant (1) for its role as an early farm homestead; (2) for its connection with the locally important Batchelder family, and Master John Batchelder, in particular; and (3) as a largely intact example of local Georgian-Federal architecture. It retains integrity of location, design, setting, materials, workmanship, and feeling, and meets Criteria A, B, and C of the National Register.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 6/14/84

date entered

Continuation sheet

Item number

Page 2 of 9

Multiple Resource Area
Thematic Group

Name Reading Multiple Resource Area
State MASSACHUSETTS

Nomination/Type of Review

Determined Eligible Date/Signature

11. Pratt, Joseph L., House
DOE/OWNER OBJECTION

Keeper

Attest

2/5/85

12. Bancroft, Joseph, House
Entered in the
National Register

Keeper

Attest

7-19-84

13. Bancroft, Samuel, House
Entered in the
National Register

Keeper

Attest

7-19-84

14. Bancroft, Wendell, House
Entered in the
National Register

Keeper

Attest

7-19-84

15. Bassett, Edwin, House
Entered in the
National Register

Keeper

Attest

7-19-84

16. Batchelder, Alden, House
Entered in the
National Register

Keeper

Attest

7/19/84

17. Batchelder, George, House
Entered in the
National Register

Keeper

Attest

7/19/84

18. Batchelder House
Entered in the
National Register

Keeper

Attest

7/19/84

19. Batchelder, Nathaniel, House
Entered in the
National Register

Keeper

Attest

7/19/84

20. Battell House
Entered in the
National Register

Keeper

Attest

7/19/84

Ref. # 84002503

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Batchelder, Nathaniel, House (Reading MRA)

Middlesex County

MASSACHUSETTS

Working No. JUN 4 1984
Fed. Reg. Date: 2/5/85
Date Due: 7-5-84 7-19-84
Action: ☒ ACCEPT 7-19-84
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Batchelder, Nathaniel, House
Reading MRA, Ma.



71 Franklin St.

D 4A



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000290