

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SBR.307
<b>Historic Name:</b>	
<b>Common Name:</b>	Banfield, Herbert House
<b>Address:</b>	10 Middle Rd
<b>City/Town:</b>	Southborough
<b>Village/Neighborhood:</b>	Southborough
<b>Local No:</b>	54-16
<b>Year Constructed:</b>	c 1900
<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>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Vinyl Siding; 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](http://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

54-16

Marlborough

307, 308

Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, MA 02125

Town Southborough

Place (neighborhood or village) \_\_\_\_\_

Southborough centerAddress 10 Middle Road

Historic Name \_\_\_\_\_

Uses: Present dwellingOriginal dwellingDate of Construction ca. 1900Source visual assessmentStyle/Form 2 1/2-story gable-front houseArchitect/Builder unknown

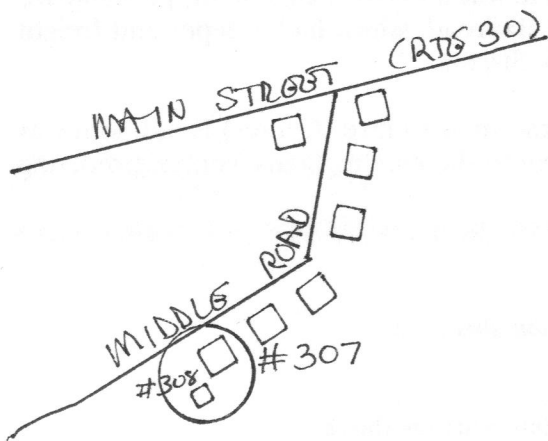
## Exterior Material:

Foundation brickWall/Trim vinyl sidingRoof asphaltOutbuildings/Secondary Structures 2-car
concrete-block hip-roofed garage: ca. 1920s, with  
later overhead panel-and-glass doors (#308)

Major Alterations (with dates) Windows replaced;  
vinyl shutters; porch enclosed-late 20th C.
Condition fair/goodMoved [x] no [ ] yes Date N/AAcreage less than one acre
Setting Near upper end of Middle Road, in line  
of gable-front, mid-19th- to early-20th-C. houses.
Close to street on small lot.

## 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 Forbes/Schuler, consultantsOrganization Southborough Historical Commission

JUL 03 2000

Date February, 2000

MASS. HIST. COMM

ARCHITECTURAL DESCRIPTION [ ] *see continuation sheet*

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

10 Middle Road is the third in line of a group of three tall 2 1/2-story, ca. 1900 gable-front houses of similar design that stand close to the road on small lots. This is the largest of the three, with a long 3 1/2- by 1-bay south side wing fronted by a hip-roofed porch, now enclosed. The main body of the house is three- by two bays. A hip-roofed hood on turned posts shelters the sidehall entry, located in the southernmost bay of the main facade. The door, typical of the turn of the century, is a glass-and-panel type with a large square light. The windows of the house are replacement 1-over-1-sash, with modern vinyl shutters; their trim has been lost to the present siding, as have the cornerboards of the house. The molded, boxed cornice at the roof line, however, appears to be intact under its vinyl cladding. The characteristic cornice returns have been preserved, as well.

HISTORICAL NARRATIVE [ ] *see continuation sheet*

*Explain 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.*

This house, along with the the two houses just north at 6 and 8 Middle Road, illustrates some of the small-scale development that was being done just after the turn of the twentieth century by some local residents on parcels of former farmland at or close to Southborough center. Map evidence indicates that as late as 1898 the property on which the three houses stand was part of the land associated with the new house of Charles Fairbanks at 34 Main Street (see Form #271). At that time his land extended east and southeast to Cordaville Road (Rte 85) for quite some distance, and southwest behind two other Main Street houses to Middle Road. It had about 300 feet of frontage on Middle Road, where these three houses were constructed a few years later.

10 Middle Road is thus an early example of a trend which continues today in this former agricultural community--the subdividing of farmland into house lots for the building of single-family dwellings. On roads at or near Southborough center, where the farms were relatively small, this type of development tended to be limited to the building of only two or three houses at a time, as was the case here.

While the first owners of this house and the one just north at 8 Middle Road are uncertain, it is likely that one of them was owned by 1913 by **Herbert Banfield**. He was a railroad conductor, probably for what was by then the New York, New Haven, & Hartford Railroad, which had a depot and freight house at Southborough center just south of Main and Park Streets.

Until the turn of the twentieth century, Middle Road was known as Centre (Center) Road, as it was the primary route that cut north through the middle of town to the meetinghouse center, predating both Cordaville and Parkerville Roads.

BIBLIOGRAPHY and/or REFERENCES [ ] *see continuation sheet*

Southborough Directory. 1913.

The Marlborough Directory. Various dates and publishers.

Town of Southborough: Annual Reports and Tax Valuations, various dates.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National Register Criteria Statement form is attached.*

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community  
Southborough

Property Address  
10 Middle Road

Area(s)

Form No(s).  
307; 308

## 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 Forbes/Schuler, Consultants

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

This house is eligible for the National Register as a contributing property in a district encompassing the historic residential and institutional meetinghouse center of the town. Under Criterion A, it is significant of the later residential development of the center south of Main Street opposite the meetinghouse and common at the turn of the century, when small landowners were beginning to break up the small farms which had existed there to build houses on small lots. It meets Criterion C as an example of the large side-hall-entry house type which was still being built by local carpenters and builders at the turn of the twentieth century.

The property retains integrity of location, design, workmanship, feeling, setting and association.