

**FORM B – BUILDING**

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

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

54/262/2 Billerica

**Town/City:** Chelmsford

**Place:** East Chelmsford

**Address:** 21 Bartlett Ave.

**Historic Name:** Albert N. Brown House

**Uses: Present:** residential

**Original:** residential

**Date of Construction:** circa 1933

**Source:** deeds

**Style/Form:** bungalow

**Architect/Builder:**

**Exterior Material:**

Foundation: cement blocks

Wall/Trim: wood

Roof: asphalt

**Outbuildings/Secondary Structures:** none

**Major Alterations (with dates):**

Addition and enclosure of a front porch, date unknown

Addition and enclosure of a back porch, date unknown

**Condition:** poor

**Moved:** no  yes  **Date:**

**Acreage:** 21,710 sq. ft.

**Setting:** Single house on the end a dirt private road. House is adjacent to Rte. 495. Immediate land is clear of vegetation lot has a few trees.



MA\_Chelmsford\_21\_BartlettAve\_\_IMG\_3815\_CHC\_2014

**See Attached Map**

**Recorded by:** Linda V. Prescott

**Organization:** Chelmsford Historical Commission

**Date:** March 27, 2014

# INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD 21 BARTLETT AVE.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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:

The 21 Bartlett Ave. is a 44 ft. by 34 ft. circa 1933 single story bungalow at the end of a dirt road adjacent to Rte. 495. It has side to side gables, low pitched asphalt shingle covered roof with a brick chimney in rear roof. The siding is clapboards wood and windows are 1/1 replacements. The foundation is cement blocks showing cracks as the building has settled over a crawl space. The original structure appears to be 34 ft. square. The foundation indicates the front of the house, south facade, was extended for an enclosed porch 10 ft. deep and 20 ft. wide with a lean-to roof. To rest of the addition is a 10 ft. by 14 ft. enclosed section with 3 windows. At a later date a 4ft. by 34 ft. porch addition was added to the north facade. The addition has a lean-to roof, 8 windows running the width of the structure with a door, one window deep and channel style horizontal siding. The sides of the house are clad in wooden clapboards with the gables having vertical boards with rounded ends creating a scalloped look. The west facade has one picture window and 2 single 1/1 windows. The east facade has a pair of windows with another single window.

## HISTORICAL NARRATIVE

In the early 1900's, a clergyman from Julesburg, Colorado, Frank W. Sadler moved his wife Cora and at that time 2 children to Newton Massachusetts. Upon arriving in New England he gave up his ministerial work to develop real estate. The Federal Census of 1910 shows Frank and his family settled in Newton, Massachusetts and was working as a manager in a real estate office. By September 1920, Frank had surveyed and a plan for "Fair-Acres 2" about 150 lots located off Riverneck Road in East Chelmsford. Records indicate Frank was busy selling the lots during the 1920's. On October 19, 1932, Albert and Mary Brown purchased 3 consecutive lots numbered 291,292 and 293, creating a parcel of land with a total of 26,760 square feet. During the late 1800's and 1900's Chelmsford experienced tremendous growth, many of the farms were developed into planned housing due to the increased value of the land and the difficulty of making a living by farming. The mills in Chelmsford and neighboring Billerica and Lowell were attracting large numbers of immigrant workers to these preplanned communities with access to public transportation. The 1930 Federal census shows Albert Brown, a shoe cutter, living in Billerica with his wife and children. In 1932 the Brown's purchased Bartlett Ave. from Frank Sadler. The Brown's lived in the house until 1941 when Bertha and Clifford Moore purchased the property. The Browns must have lived a family oriented life. Very little about the family appears in local publications. The exception is June 14, 1937, when the family celebrated 5 generations. The picture and the accompanying article have seated 5 generations from the patriarch 91 year old Jonathan Brown to the infant great grandchild Richard. When the Browns sold the house, they moved to Newfield Street in North Chelmsford and after the death of his wife Mary, Albert Brown moved to 466 Bridge Street in Lowell. He passed on January 14, 1954, the notice in the paper said he was a retired shoemaker from Phyllis Shoe Co. On April 25, 1941, Clifford and Bertha Moore, the daughter of the Browns, purchased the house. Bertha and Clifford had one daughter, Loretta. A Lowell Sun article dated October 5, 1944, named Clifford Moore as the recipient of one tire by the Ration Board. In a May 18, 1975, the Lowell Sun covered the 45th wedding anniversary gala at the Salvation Army sponsored by the Senior Citizens Club of Lowell and Loretta, the couple's daughter. The article states that Mrs. Moore was the former Bertha Brown, the couple lived on Bartlett Ave. and Clifford was currently employed as a model sample cutter for Lawrence Maid Footwear Inc. Clifford died in January 1982. The house passed into the hands of daughter Loretta Moore, office manager for the Salvation Army. In 2006, the property was sold to Steven O'Neill, by Donald Lohnes, guardian of Loretta Moore and the child of Cecil Lohnes, daughter of Albert Brown. This small bungalow style house that was popular as affordable housing for middle class America served several generations of the same family. It is a very common story in Chelmsford. Almost all of the "Fair-Acre 2" lots have been destroyed by the construction of Rte. 495.

## BIBLIOGRAPHY and/or REFERENCES

Town of Chelmsford Assessor's Data, GIS Maps  
City Directories; 1932, 1937-9, 1940-48 and 1950  
Ancestry: Federal Census 1900, 1920, 1930 and 1940, Birth, Marriage and Death Records  
Middlesex North Registry of Deeds  
Lowell Sun: June 14, 1937, pg .32, January 14, 1954, pg.3, May 18, 1975, pg. 24, October 5, 1944, pg. 20  
Fred Merriam, photographer

**INVENTORY FORM B CONTINUATION SHEET**

CHELMSFORD 21 BARTLETT AVE.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Southwest View



MA\_Chelmsford\_21\_BartlettAve\_\_\_IMG\_3826\_CHC\_2014

Northeast View



MA\_Chelmsford\_21\_BartlettAve\_\_\_IMG\_3819\_CHC\_2014

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Gable Detail



MA\_Chelmsford\_21\_BartlettAve\_\_\_IMG\_3821\_CHC\_2014

Road/ Driveway



MA\_Chelmsford\_21\_BartlettAve\_\_\_IMG\_3827\_CHC\_2014



**Property Information**

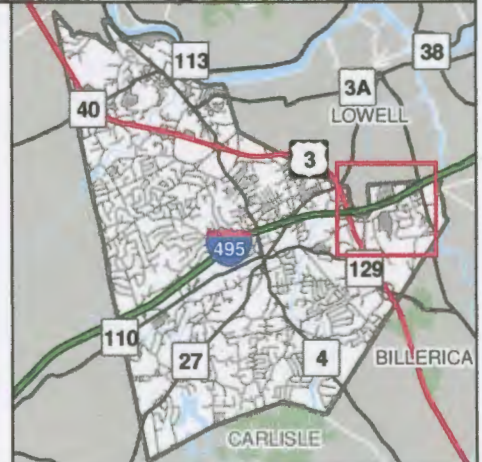
**Property ID** 54-262-2  
**Location** 21 BARTLETT AV  
**Owner** ONEILL STEVEN P TRUSTEE



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/1/2011



DATE	BOOK/PAGE	NAMES	DESCRIPTION
May 25, 2006	20120/98	Lohnes, guardian to O'Neill	Donald H. Lohnes, guardian of Loretta A. Moore, Probate Court # 05P3246G1, to Steven O'Neill, Tyngsboro the land in Chelmsford, Lots 291, 292, 293 as on plan 38/40, Fair-acres 2. All lots together contain 26,760 sq.'
Apr 5, 1941	965/535	Brown to Moore	Albert N. Brown, unmarried of Chelmsford to Clifford and Bertha A. Moore, his wife, the Lots 291, 292, and 293 of Plan 38/40, Fair-acres. All lots together contain 26,760 sq.' Restriction, no Swine.
Oct 19, 1932	861/288	Sadler to Brown	Frank W. Sadler, Newton to Albert N. and Mary A. Brown, his wife, the land being Lots 291, 292 and 293 on Plan 38/40, Fair-acres 2. All lots together contain 26,760 sq.' Restriction, no Swine. Cora G. Sadler, wife.

## 21 Bartlett Ave.

## City Directories

DATE	PAGE	LAST NAME	FIRST NAME	PRESC	AGE	PROFESSION	NOTES
1932	178	Moore	Clifton J. Bertha			shoe cutter	r 1543 Gorham Chelmsford
1937-8 1	126	Brown	Albert			waiter	Paramount Dinner r. Lowell
1939		brown	Mary A.		51	housewife	Newfield St.
1940-1		brown	Albert N.		69	retired	
1943					30		Bartlett Ave, C 1941 lived in
	28	Moore	Bertha Cliffird		30	housewife mechanic	Florida Bartlett Ave.
1945		Moore	Clifford	4	32	mechanic	Bartlett Ave. Bbartlett Ave. 1944 lived in San
			Bertha	4		housewivfe	Fransico
1946		Moore	Clifford C	4	33	shoe worker	Bartlett Ave.
			Bertha	4	33	housewife	Bartlett Ave.
1947		Moore	Clifford C.	4	34	Shoe worker	Bartlett Ave.
			Bertha	4	34	housewife	Bartlett Ave.
1948		Moore	Clifford C.	4	35	laborer	Bartlett Ave.
			Bertha	4	35	housewife	Bartlett Ave.
1950		Moore	Clifford	4	37	shoeworker	Bartlett Ave.

No Image

Map/Lot/Unit : 54/262/2/1/1  
 Location: 21 BARTLETT AV  
 Owner Name: ONEILL STEVEN P TRUSTEE  
 Account Number: 10963

**Parcel Value**

Item	Current Assessed Value	FY 2013 Assessed Value
Buildings	78,100	54,800
Xtra Bldg Features	0	0
Outbuildings	0	0
Land	151,700	174,300
<b>Total:</b>	<b>229,800</b>	<b>229,100</b>

**Owner of Record**

ONEILL STEVEN P TRUSTEE  
 OF STEVO NOMINEE TRUST  
 36 ANDERSON AVE  
 TYNGSBORO, MA 01879

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
ONEILL STEVEN P TRUSTEE	20120/ 98	5/25/2006	80,000
MOORE LORETTA	92P27/ 24A	5/29/1992	0
MOORE CLIFFORD	00965/0535	8/15/1941	0

**Land Use**

Land Use Code	Land Use Description
1010	Single Fam MDL-01

**Land Line Valuation**

Size	Frontage	Neighborhood	Assessed Value
21710 SF	0		151,700

**Construction Detail**

<b>Building # 1</b>	<b>MODEL</b> Residential	<b>Grade:</b> Average
<b>STYLE</b> Bungalow	<b>Occupancy</b> 1	<b>Exterior Wall 1</b> Vinyl Siding
<b>Stories:</b> 1 Story	<b>Roof Cover</b> Asph/F Gls/Cmp	<b>Interior Wall 1</b> Drywall/Sheet
<b>Roof Structure:</b> Gable/Hip	<b>Interior Flr 2</b> Parquet	<b>Heat Fuel</b> Gas
<b>Interior Flr 1</b> Pine/Soft Wood	<b>AC Type:</b> None	<b>Total Bedrooms:</b> 02
<b>Heat Type:</b> Forced Air-Duc	<b>Total Half Baths:</b> 0	
<b>Total Bthrms:</b> 1		

**Building Valuation**

<b>Living Area:</b> 1,296 square feet	<b>Year Built:</b> 1933	<b>Depreciation:</b> 50%
<b>Building Value:</b> 78,100		

**Extra Features**

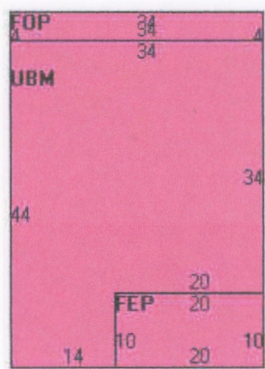
Code	Description	Units
	No Extra Building Features	

**Outbuildings**

Code	Description	Units
	No Outbuildings	

**Building Sketch**





**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	1296	1296
FEP	Porch, Enclosed, Finished	200	0
FOP	Porch, Open, Finished	136	0
UBM	Basement, Unfinished	1296	0

Town Of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824



Chelmsford Historical Commission  
Delay of Demolition  
**Determination of Applicability**

The Chelmsford Historical Commission finds the application for demolition of:

Property: 21-23 Bartlette Ave (House)  
*Address of property - description, i.e., type of structure*

as presented by: Steven O'Neil Trust  
*Owner or ~~contractor~~*

36 Anderson Tyngsboro  
*Address of owner/~~contractor~~*

on: 8 Apr 2014  
*date*

to be within the guideline of the Demolition Delay bylaw, Ch. 16, Town of Chelmsford, and has notified the Town of Chelmsford Inspector of Buildings of said determination. The Inspector of Buildings may issue a permit for demolition.

George L. Merrill

*Signature of Historical Commission Representative*

8 Apr 2014

*date*

George L. Merrill

*Print name of Historical Commission Representative*

cc: Inspector of Buildings  
Town Manager









