

# FORM B – BUILDING

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

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

74/324/1	Billerica		CLM.22
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**Town/City:** Chelmsford

**Place:** (*neighborhood or village*): Chelmsford

## Photograph



**Address:** 109 Billerica Road

**Historic Name:** Joseph Manning Tavern

**Uses:** Present: single-family residence

Original: single-family residence

**Date of Construction:** early 19<sup>th</sup> century

**Source:** *History of Chelmsford*

**Style/Form:** Federal

**Architect/Builder:** unknown

### Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard/wood

Roof: asphalt shingle

### Outbuildings/Secondary Structures:

Ca. 2005 rear building

### Major Alterations (*with dates*):

Early 20<sup>th</sup> c. rear addition

**Condition:** Fair

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

**Acreage:** less than one acre

**Setting:** The house is located at the south intersection of Billerica and Turnpike rds. The building is approximately 15' from the road with gravel between the building and road. A drive on the west of the house leads to the new building in the rear of the lot. The surrounding area includes 19<sup>th</sup> and 20<sup>th</sup> c. residential developments.

## Locus Map



**Recorded by:** Jennifer Burden, Gray & Pape, Inc.

**Organization:** Chelmsford Historical Commission

**Date** (*month / year*): June 2016

# INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD

109 BILLERICA ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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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:

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

The 2.5-story house has a stone foundation, walls clad in wood clapboard with wood trim including cornerboards, and an asphalt-shingled side gable roof with gable returns. Two internal brick chimneys are located along the rear slope of the roof. A third chimney is located at the rear of the ell, but interior survey in the 1970s showed that it is no longer functional. Fenestration throughout the building consists of six-over-six double-hung windows. When the building was originally surveyed in 1972, the window openings included shutters. Currently, it does not appear the house retains any historic shutter hardware. The primary (north) façade is five symmetrical bays wide. The outer four bays of both stories include single windows that are spaced closely together. A single window is also located in the center bay of the second story. The main entry is in the center bay of the first story and features a solid paneled door flanked by sidelights. The entry is sheltered by a porch hood that is supported by round columns. The main mass of the house is two bays deep with windows in each bay of the first and second stories and a single window on the half story below the gable peak. A 2.5-story wing is on the east half of the rear of the house. The wing is three bays deep with a secondary entry at the south end of the first story on the east wall. A one-story, shed addition is located on the west half of the rear wall. The addition is one-bay deep and appears to have been constructed in the early twentieth century to add a bathroom and extra living space.

In ca. 2005 a second dwelling was constructed on the parcel. The new dwelling is connected to the southwest corner of the ell of the original house. The barn documented in the original inventory form is no longer extant.

The house was noted in the *History of Chelmsford* as one of the oldest in the Town. Interior inspection in the 1970s found evidence of its age from the purlin roof in the ell and cellar stairs that are half log and granite slab. The roof in the main portion of the house is of peg construction.

The house is an early example of residential architecture in Chelmsford that retains historic integrity of location, feeling, and association.

## 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.*

As noted above, the 1917 history of the area claims this is one of the oldest houses in Chelmsford, but does not provide a date of construction. Waters also notes the property was known as the "Lovering place," but this is in reference to the then owner of the property, Minot Lovering. The early history of the property is not clear. The Turnpike was incorporated in 1805 and began operations in 1807, and therefore, this building may have been constructed to serve travelers on the Turnpike. Waters says that Joseph Manning (1795-1876) operated a tavern at this location and his father or brother Jonathan operated a tavern across the street at 110 Billerica Road (CLM.21) during the nineteenth century. Further research is needed to clarify the early Manning family ownership history, the use of this property as a tavern, and its relationship to the Manning-owned property at 110 Billerica Road.

Taverns were well-situated in this location because they were on the Middlesex Turnpike that travelled between Boston and New Hampshire. The taverns suffered in the mid-nineteenth century because the Boston and Lowell Railroad, which opened in 1835, provided travelers with a quicker and more reliable transport along the route, thus decreasing road traffic. While the tavern across the street closed in 1838, it appears this tavern remained open much longer. The *History of Chelmsford* notes that Benjamin Chamberlain (ca. 1763-1871) succeeded Manning in the tavern operation and "supplied entertainment for man and beast at this place." Deed research did not reveal when Chamberlain purchased the property from Manning, but it did show that

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Chamberlain retained the property until 1855. Since Chamberlain married Jonathan Manning, Sr.'s daughter, Aseneth (1781-1828) in 1819, the property was likely transferred to them from Joseph Manning. In 1855 Chamberlain sold the approximate 23-acre property to Lydia B. Hunt. Hunt retained the property for less than two years, selling in 1857 to Samuel Harvey (born ca. 1822 in New Hampshire).

The 1860 U.S. Agriculture Census lists Harvey with 22 acres of improved land in Chelmsford, which was on the lower end for the area. Harvey had one horse and four milch cows worth \$225. That year he produced 60 bushels of Indian corn, 40 bushels of oats, 3 bushels of peas and beans, 90 bushels of Irish potatoes, \$150 worth of orchard products, 100 pounds of butter, 15 tons of hay, and made \$30 worth of homemade manufactures. The 1860 U.S. Population Census lists Harvey working as a milk man and living in Chelmsford with wife Mary (born ca. 1825 in Massachusetts), their five children, and Philander Crocker (born ca. 1809 in Maine), a farm laborer. In 1863 Harvey sold the property to Jacob Spaulding (1809-1899), who already had land in the area as he too was listed in the 1860 Agriculture Census. The 1875 map of Chelmsford shows J.S. Spaulding as the owner of his property. The 1880 census lists Jacob living with Mary, son Leonard, and widowed daughter Mary Lovering and her son Minot. At this date Jacob was listed as a farmer and Leonard as a milk man. In 1892 he transferred the property to Mary Lovering. The 1900 census lists Lovering (1833-1910) living in Chelmsford with son Minot (1869-1942) and his wife Sarah (born 1866), and their young children Abbie, Ida, and Asa (born between 1889 and 1894). Minot was listed as a day laborer. After Mary's death in 1910, the property transferred to Minot. The 1910 census lists Minot on Billerica Road with daughter Ida and son Louis; his wife Sarah had passed by this date. Minot was then a driver for a milk company. In 1921 Minot Lovering sold the property to Meurle Worthen, thus marking the end of the 58-year ownership history of the Spaulding-Lovering family.

Worthen (1885-1967) is listed in Lowell city directories of the 1920s working as a manager in that city and living in Chelmsford. The 1940 census lists Worthen in Waterbury, CT; therefore, he did not reside on Billerica Road at this date. In 1946 he sold the property to Walter and Priscilla Bedell, who retained the property for almost two years. Interestingly, the Bedells sold the property in October 1948, and then purchased the former Town Farm (CLM.21) across the street in November 1948. This property experienced a number of quick changes in ownership during the 1940s through early 1960s. In 1962 Constance and Benjamin Gaieski purchased the property and it remained in the family until 2003.

**BIBLIOGRAPHY and/or REFERENCES**

Beers, F.W. *County Atlas of Middlesex, Massachusetts*. J.B. Beers & Co., New York. 1875.

Drury, Jane. Massachusetts Historical Commission Inventory Form "J.S. Spaulding House." CLM.22. 1972.

Genealogical research, including U.S. and Massachusetts census records; birth, marriage, and death records; and city directory records from ancestry.com.

Middlesex North Registry of Deeds. [www.lowelldeeds.com](http://www.lowelldeeds.com).

Waters, Wilson. *History of Chelmsford, Massachusetts*. Courier-Citizen Company, Lowell, MA. 1917.

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**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

The property is eligible for inclusion in the National Register of Historic Places at the local level under Criterion A for its association with 19<sup>th</sup> century development in Chelmsford and under Criterion C as a good example of an early Town residence that retains historic integrity.