

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

93/380/4

Billerica

312

Town Chelmsford  
Place (neighborhood or village) Chelmsford Center

Address 94 High Street

Historic Name Daniel Lane/Gage House

Uses: Present residence, single family

Original residence

Date of Construction 1878

Source tax records

Style/Form

Architect/Builder

Exterior Material:

Foundation original house: brick

Wall/Trim clapboard

Roof ridge, front to back

Outbuildings/Secondary Structures

children's playhouse: left rear side of lot, b: 2005

storage shed: right rear side of lot

Major Alterations (with dates)

1953 addition: right of main house, 2½ stories, 2 dormers

2003 2<sup>nd</sup> story of barn renovated for rec. room/office

Condition good

Moved  no  yes Date

Acreage 2.31 acres

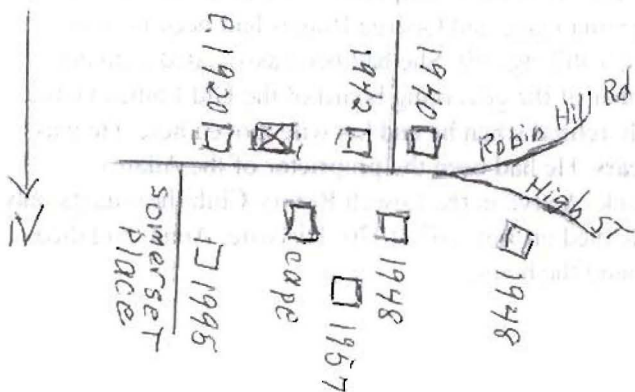
Setting The house stands on a rise overlooking High St. A paved drive leads up from the street to the left side of the house. Left of the drive are 4 good sized trees. On the right side of the house the land drops down to a lawn bisected by a small stream. In back of the house the property is relatively open & deep and continues slightly up to the rear



MA\_Chelmsford\_HighStreet\_94\_IMG\_0201\_CHC\_05

### Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Jane B. Drury

Organization for Chelmsford Historical Commission

Date (month / year) July 2007

## BUILDING FORM

### ARCHITECTURAL DESCRIPTION see continuation sheet

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

1 chimney is located on the left side of house. The dwelling is one of several on this street which were erected within 20-30 years of each other. The exceptions are two houses which were built in the 1820s - 30s and are located on the other side of the street. In 1953 a two story addition with dormers was added to the right side of the main house.

### HISTORICAL NARRATIVE see continuation sheet

*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 December, 1877 Daniel W. Lane purchased the land for \$600, and by the next year the house at 94 High Street had been erected. He and his wife Mary resided here. Five years later the property sold and was then occupied for a few years by renters. Ormand A. Whitaker and his wife did reside here from 1884 until sometime after 1905. They moved to Lowell, where he died. In 1910 his heirs sold 94 High Street to Darius M. Edwards, who was also then living in Lowell. He was a farmer and lived here with his wife Laura until his death in January 1918 of acute lobar pneumonia and his widow sold the same year to the Wentworth family. Charles Wentworth resided here until 1924, when he too moved to Lowell. In 1940 Harry and Ethel Leighton moved in as renters, having purchased the property in 1928 but sold it 1939. Harry Leighton was a registered pharmacist. They only stayed here one year, and the owners, Roger & Emma Gage, moved here from Lowell, beginning 37 years of Gage/Runels/Charlton family owner/occupancy. Roger W. Gage, a realty manager, and his wife Emma were not young when they came here, and Roger died in 1949. In Dec. 1947, 2 years before his death, the house "was badly damaged by smoke this morning at 7:15 o'clock when the oil burner flooded and oil which ran out on the cellar floor became ignited. The Center fire company, in charge of District Chief Allan Kidder, made short work of the flames but smoke damage had been done when the company arrived." Roger died in April 1949, and the "impressive funeral" was held in the residence. It was largely represented by many organizations, including the Lowell Council of Boy Scouts and the Lowell Realtors Association. His 70 year old widow continued to reside at 94 High St. In 1957 her brother, George Runels, and his wife Anna, came to live with her. Emma Gage and George Runels had been born in Lowell of parents who came there from Vermont. Emma Gage died June 30th, 1967, age 90. She had been associated with her church Women's group, the DAR, Middlesex Women's Club and was a member of the governing board of the Old Ladies Home of Lowell. George Runels had worked in the banking business but was already retired when he and his wife moved here. He was "prominently identified with the civic and business life of Lowell for many years. He had been the proprietor of the Adams Hardware Co. and later served as Vice President of the Appleton National Bank. Active in the Lowell Rotary Club, he was its only living charter member and was honored at their 50<sup>th</sup> anniversary in 1970." He died on July 16<sup>th</sup>, 1970. His wife, Anna, had died the previous year. The Gage and Runels families did a lot of landscaping around the house.

### BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Middlesex North Registry of Deeds: Bk. 127, pg. 278, Dec. 29, 1877  
Chelmsford Street Directories; Building Inspector Records; Assessors Records; Tax/Real Estate Valuation Records  
Lowell Sun: Dec. 27, 1947  
Obituaries, Chelmsford Newsweekly: April 14, 1949 Roger W. Gage; May 16, 1969 Anna Runels; July 16, 1970 George W. Runels  
Chelmsford Vital Records

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

# INVENTORY FORM CONTINUATION SHEET

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Town  
CHELMSFORD

Property Address  
94 HIGH STREET

Area(s) Form No.

	312
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## HISTORY

Jane Charlton, a social worker and daughter of Emma & Roger Gage, and her husband, Robert, a construction engineer., moved to 94 High Street from Southgate Rd. in the latter part of 1969. They resided there with their son, Anthony, a student, until 1975 or 6. Jane remarried and in Oct. 1976 she, Jane Charlton Commorant sold the property to Daniel & Carole Gillette, who had been living on Hillside Lane. At that time Dan sold real estate and Carole was a teacher's aide. Dan soon became a loan officer for a bank, and Carole took up selling real estate. They resided at 94 High Street for almost 20 years with their children, Dan Jr., David, Donna, and Jennifer. It was sold in 1995. The present owner/occupants have lived here since 2001

**INVENTORY FORM CONTINUATION SHEET**

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CHELMSFORD

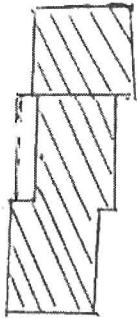
Property Address  
94 HIGH STREET

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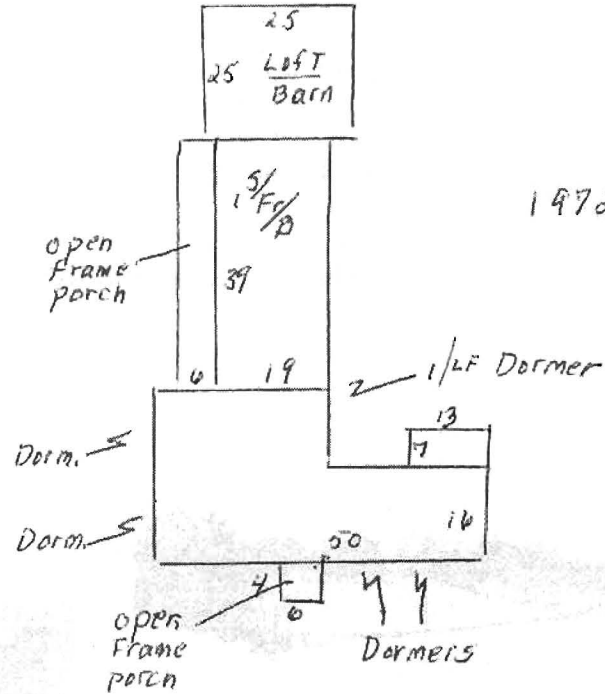
**ALTERATIONS**

1883  
Plan

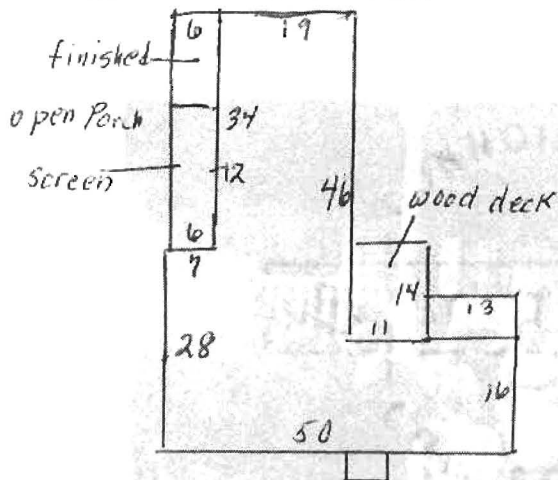


50 feet = 1 inch

High ST.



1972 Assessors' Records



2007 Assessors' Records

computer does not print barns

**INVENTORY FORM CONTINUATION SHEET**

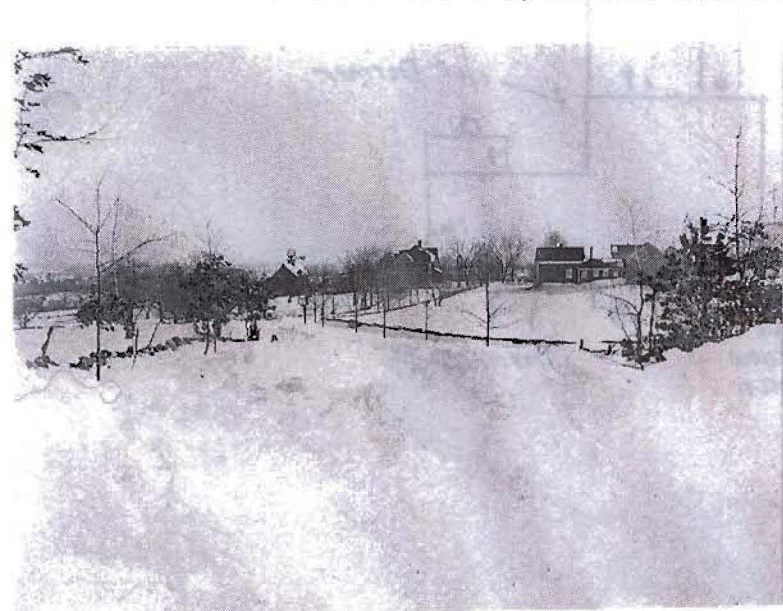
Town: CHELMSFORD Property Address: 94 HIGH STREET

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**ALTERATIONS**

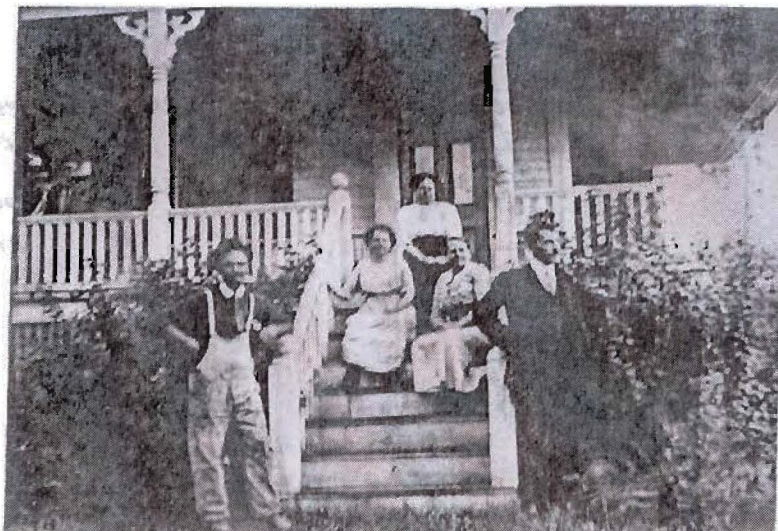
- bet. 1898-1918 barn was removed from rear end of house
- 1898 no porch. Nothing on front right corner
- 1918 porch behind right front corner
- 1939 enclosed (sunporch?) on side
- 1940, 41 no porch, just a covering over door: 1 story flat roof room on right front corner
- 1939-76 various additions, especially by Gages, according to Gillettes, later owners
- 1953/4 addition, left side; estimated cost \$4000  
architect: Arthur Inglund, 94 Central St., Lowell  
builder: George P. Picard, Lowell
- 1970 pool; estimated cost \$2100
- 2003 renovations of 2<sup>nd</sup> story of barn for rec. room/office



Feb 1, 1898



From "Parkhurst Pulpit"



undated

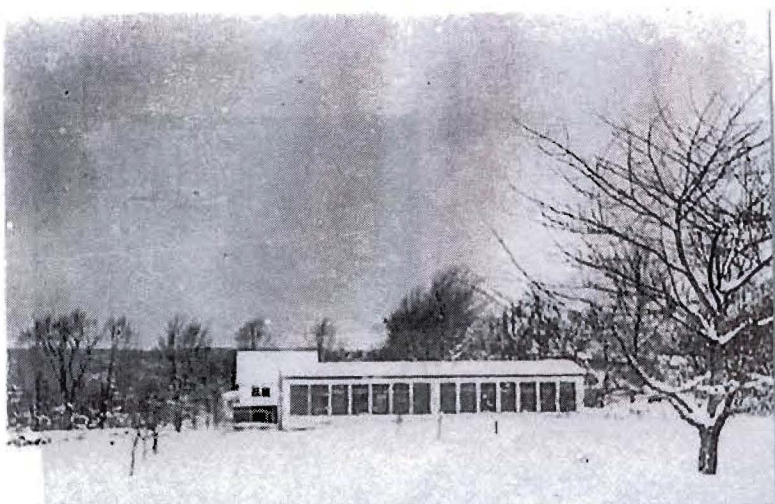
INVENTORY FORM CONTINUATION SHEET

Town CHELMSFORD Property Address 94 HIGH STREET

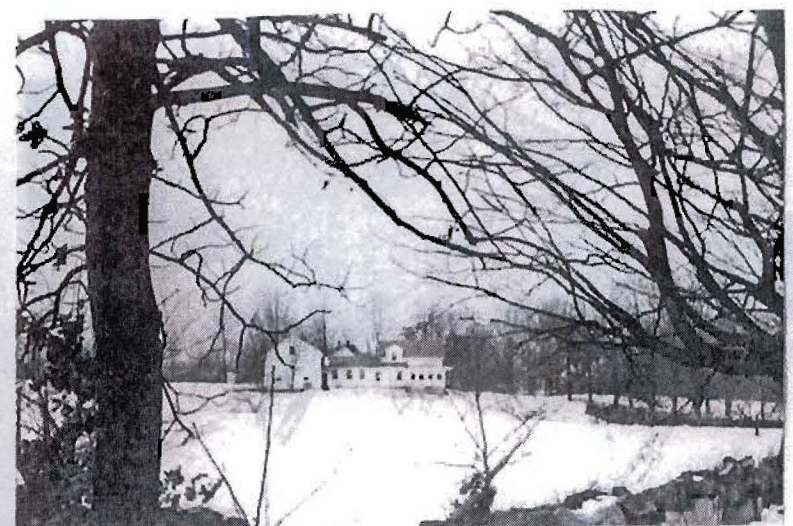
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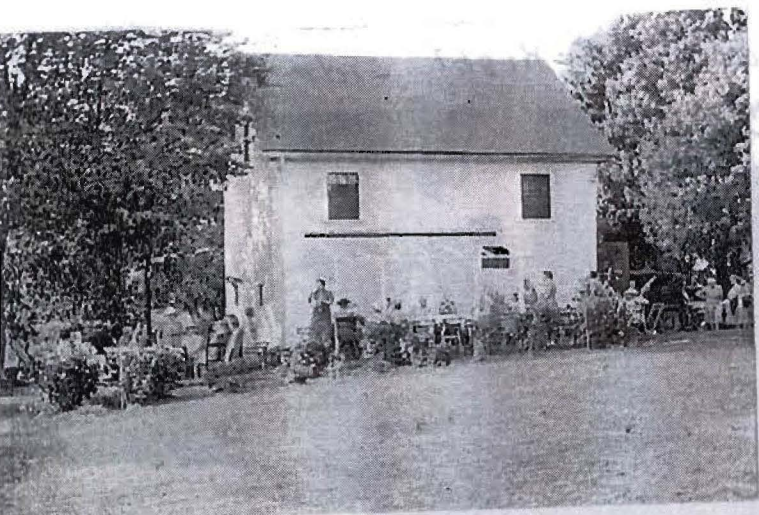
ALTERATIONS



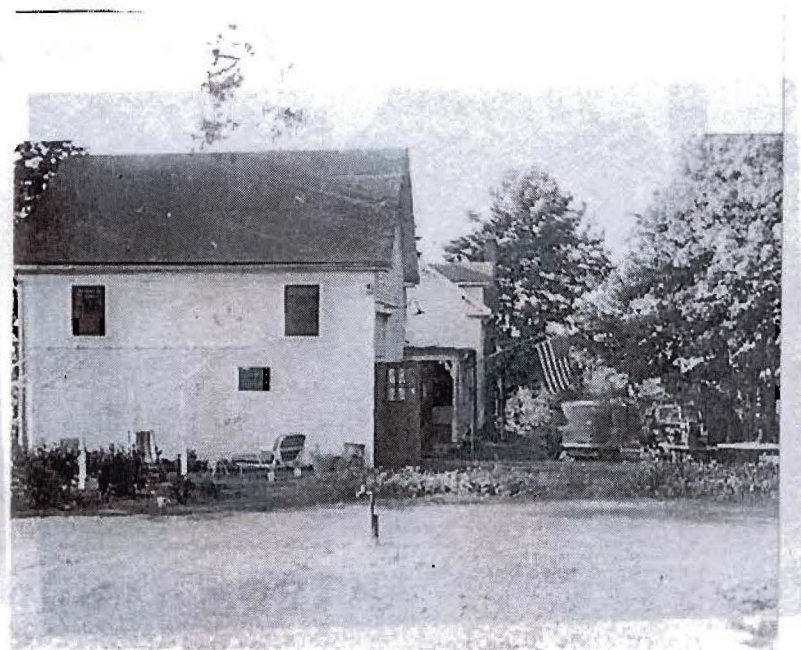
1939 ↑ henhouse



Jan. 23, 1941  
from Robin Hill Rd/High St



1946 Lawn party on Terrace



INVENTORY FORM CONTINUATION SHEET

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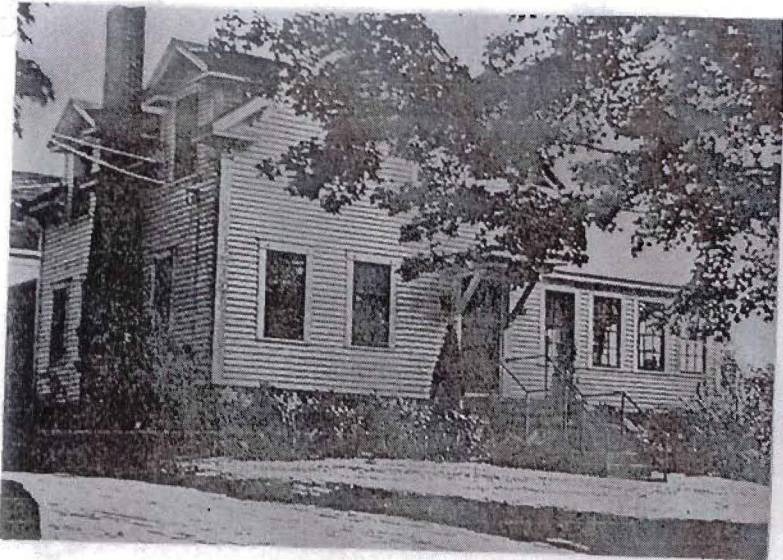


1954 rear of house

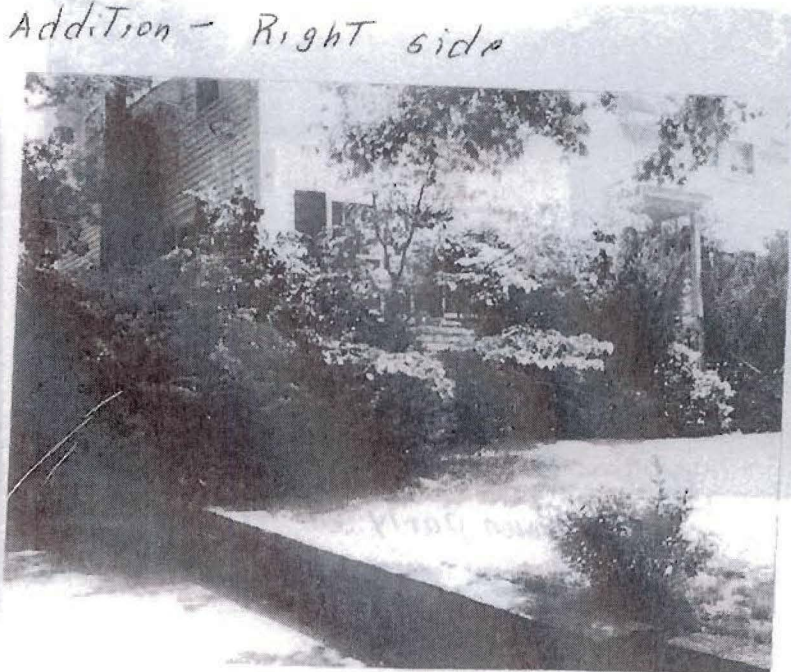


Before 1955

Before 1955 Addition - Right side



1940



INVENTORY FORM CONTINUATION SHEET

Town: CHELMSFORD Property Address: 94 HIGH STREET

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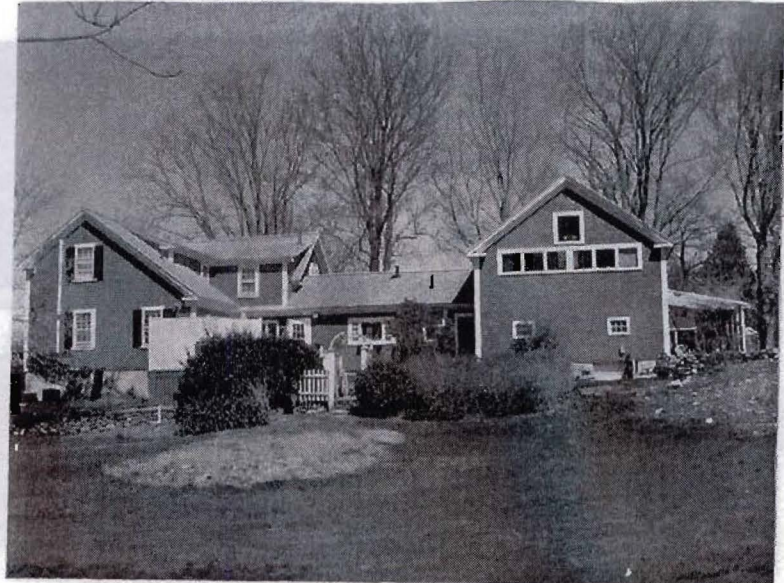
Area(s) Form No. 312

Spring 2007

ALTERATIONS



Main house Addition ↑



Right side Addition ↑



Left side



Right side



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Town Property Address  
CHELMSFORD 94 HIGH STREET

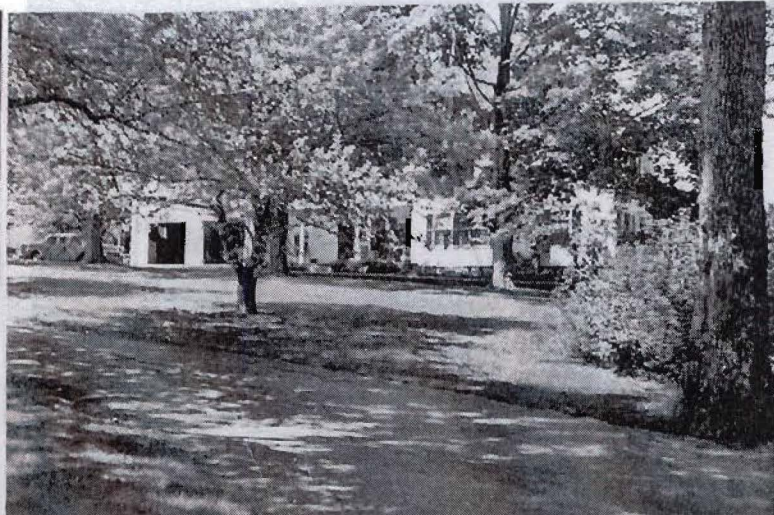
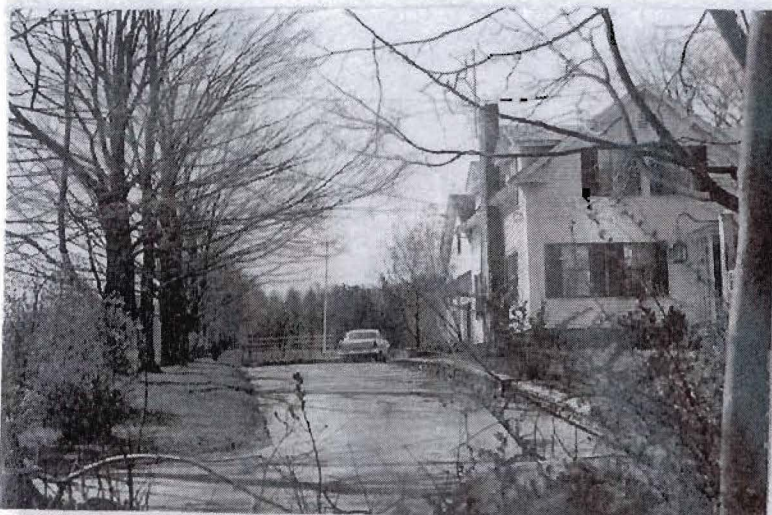
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ALTERATIONS



Spring 1956



spring 1956

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CHELMSFORD

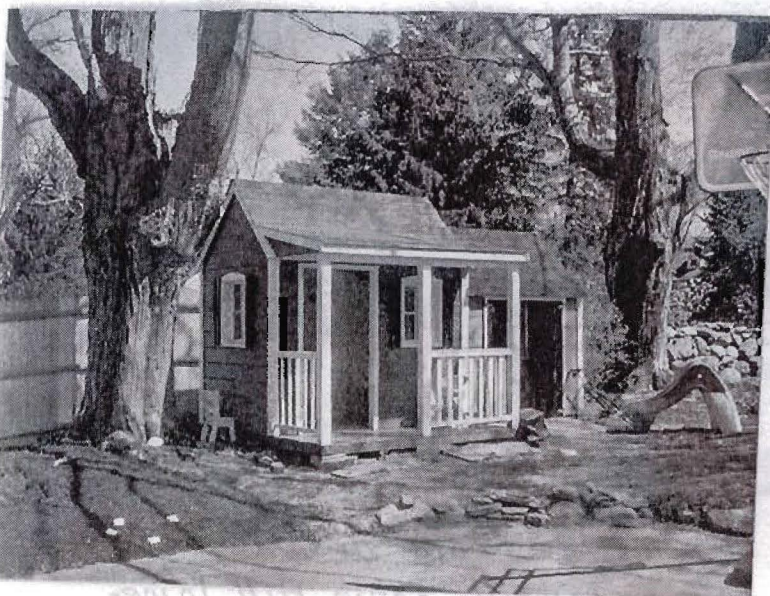
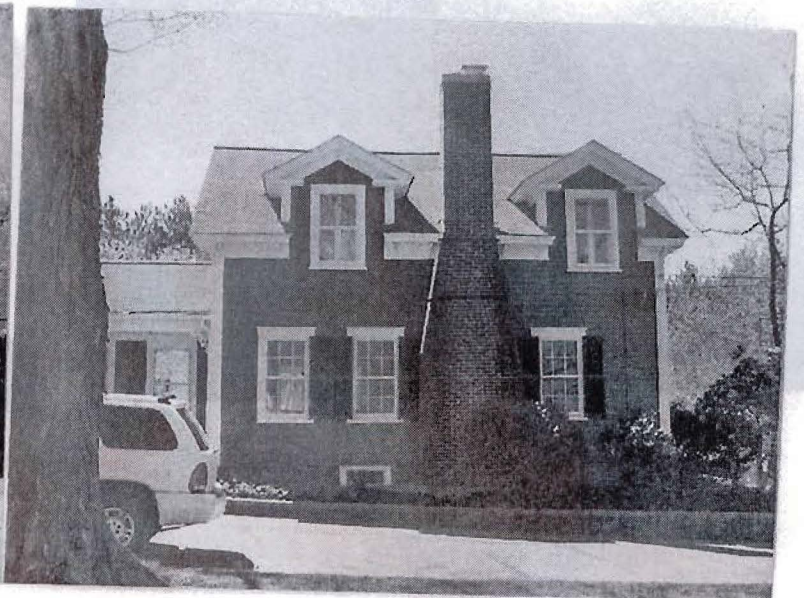
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312

Spring 2007  
Left Side

ALTERATIONS



at end of driveway



Behind house

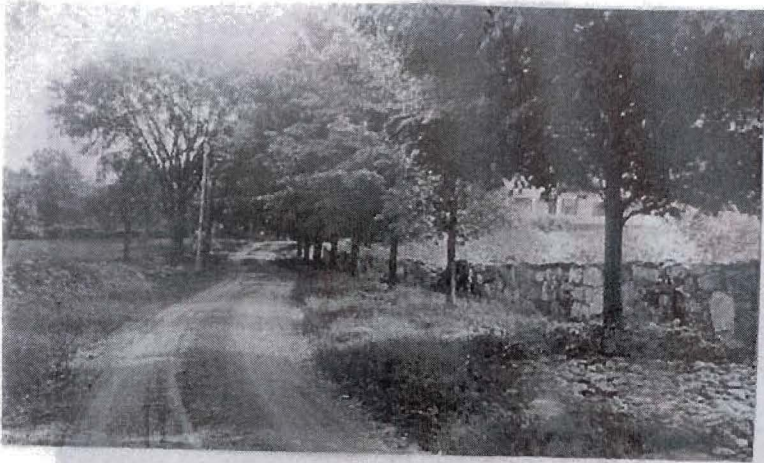
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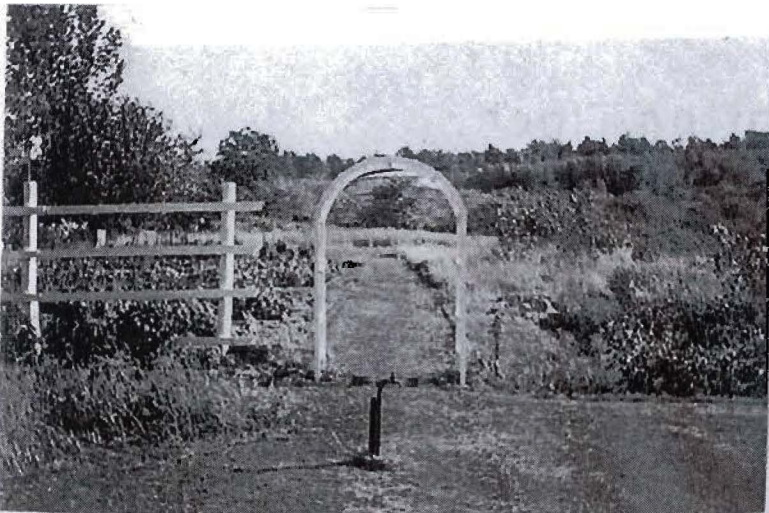
Town  
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**94 HIGH STREET**

Area(s) Form No.



*High St. 1918*



*1940*



*1942 From driveway  
Toward Robin Hill Tower*

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Town Address

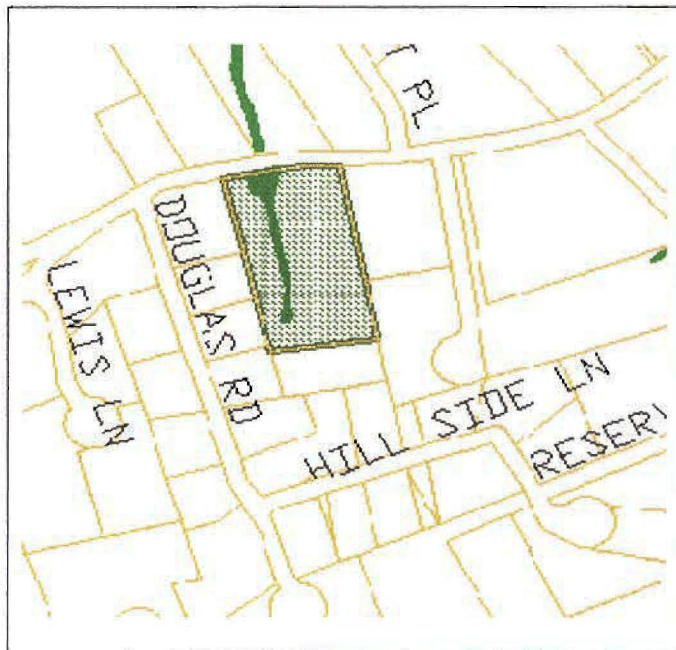
CHELMSFORD 94 HIGH ST.

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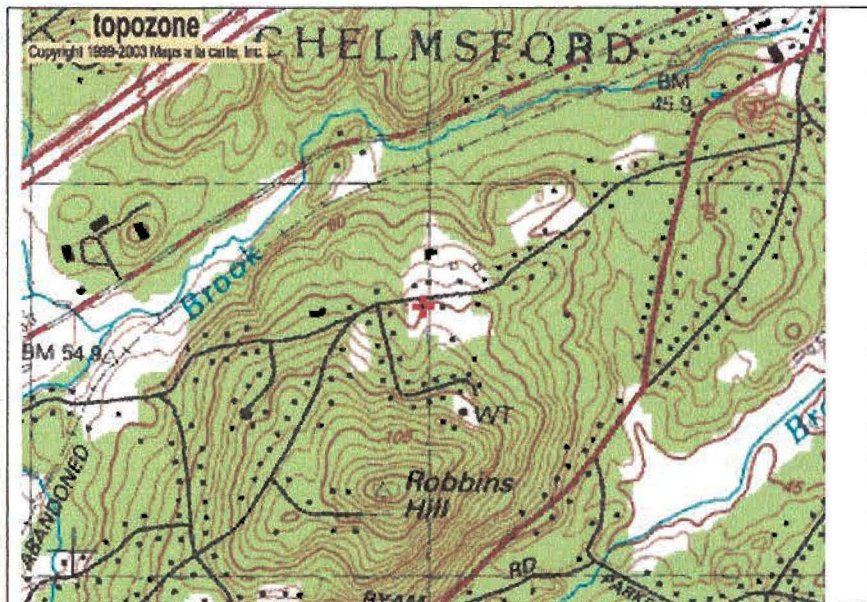
## Locational Information



94 High Street from GIS Map Town Assessor's Office



94 High Street ariel view from GIS Map Town Assessor's Office



Topozone excerpt from Billerica USGS quadrangle.

Decimal coordinates as provided by Topozone: 42°35'21" N 71°21'52" W

Chelmsford Newsweekly, April 14, 1949  
Impressive Funeral Services Tuesday For Roger Gage

Funeral services were held Tuesday afternoon for Roger W. Gage, widely known local realty manager, at his residence, 94 High Street, at 1:00 p.m. The largely attended services were conducted by Rev. Mason F. McGinness, pastor of the First Grace Universalist church. Appropriate organ prelude and postlude music was played by William Hoyle, the organist.

There were many organizations of which Mr. Gage was affiliated with, represented at the services, by delegates. The Lowell Realtors association was represented by John H. Murphy, Lewis P. Smith and M. Edward Riney of Chelmsford. The Lowell Council, Boy Scouts of America, was represented by Hal R. Kellogg, executive secretary, William D. Large.

The bearers were Robert E. Charlton, a son-in-law, and Henry M. Cooke, William M. DeMallie and Herbert W. Jones Jr., all nephews of Mr. Gage.

Burial took place in the family lot in Lowell cemetery where the committal prayers were read by Rev. McGinness. Arrangements were in charge of Funeral Director Robert T. Morse.

Chelmsford Newsweekly, July 6, 1967  
Mrs. Emma Gage

Mrs. Emma (Runels)Gage, 90, of 94 High St., Center section, died June 30. She was the widow of Roger W. Gage. Mrs. Gage was born in Lowell, the daughter of the late Henry and Martha (Morrill) Runels and had made her home in this city until establishing her residence in Chelmsford 28 years ago. She is survived by a daughter, Mrs. Robert T. Charlton (Jane), of Chelmsford; a sister, Mrs. Charles I. Cooke (Bertha) of Lowell; a brother, George Runels of Chelmsford; two grandsons, Robert T. Charlton, 111, and Anthony Gage Charlton, both of Chelmsford. Mrs. Gage was a member of the First Grace Universalist Church of Lowell and was associated with the Women's Group of that parish. She also held membership in Molly Varnum Chapter, DAR; the Middlesex Women's Club and was a member of the Governing Board of the Old Ladies Home of Lowell. Services were held at the Morse Funeral Home Monday afternoon, Interment in Lowell Cemetery, Lowell. Funeral Directors Robert T. Morse.

Chelmsford Newsweekly, May 16, 1969  
Mrs. Anna Runels

Mrs. Anna (Greenwood) Runels, wife of George H. Runels of 94 High St., Center section, formerly of Lowell, died on May 10. She was born in Lowell Sept. 28, 1878, the daughter of Randolph A. and Annie (Whitenact) Greenwood Beside her husband, she is survived by several nieces and nephews. Mrs. Runels was a member of the Women's Association of the Lowell General Hospital, the Lowell Girls Club, the Lowell Visiting Nurses Association, Lowell Chapter, American Red Cross, the Greater Lowell Council of Girl Scouts, and a former member of the Middlesex Women's Club. Services were held Monday afternoon at the Blake Memorial Funeral Home. Interment was in the Lowell Cemetery. Funeral Directors Cortlandt J. Burkinshaw and F. Warren Johnston.

Chelmsford Newsweekly, July 16, 1970  
GEORGE H. RUNELS

George H. Runels a former resident of Lowell and Clearwater, Florida, but for the past 14 years making his home in Chelmsford, died Monday evening at the Chelmsford House. Born September 3, 1875 in Lowell, the son of Henry and Martha Jane (Morrill) Runels, he was prominently identified with the civic and business life of Lowell for many years. He was the proprietor of the Adams Hardware Company and later served as Vice President of the Appleton National Bank. Active in the Lowell Rotary Club, he was the only living charter member and was honored at their 50th Anniversary on May 8, 1970. He was also a member of the Vesper Country Club, the Mt. Pleasant Golf Club and the Masonic Fraternity. He is survived by four nieces, Mrs. Francis J. Safford, of Peterborough, N.H., Mrs. William W. DeMallie of Kennebunkport, Maine, formerly of Lowell, Mrs. Robert T. Charlton of Chelmsford and Mrs. Arthur Short of Millis and a nephew, Henry M. Cook of Kennebunkport, Maine, formerly of Lowell. Services were held yesterday (Wednesday) morning at the Blake Memorial Funeral Home here. Interment was in Lowell Cemetery. Funeral Directors Cortlandt J. Burkinshaw and F. Warren Johnson.

94 High Street  
Deed Summary

- Bk. 1208, pg. 136      31 Aug. 2001      JoAnn C. Ribaldo to  
Patrick & Katrina Early, 94 High St.  
\$45,000  
2 adjoining parcels & buildings  
1. South side High St., formerly Old Road from  
Chelmsford Centre to South Chelmsford Village,  
now Robbins Hill Rd.  
2. 25,459 sq. ft.; Lot 7 on 1941 Schliebus plan  
south of & adjacent to 1<sup>st</sup> parcel  
same: 2001 deed
- Bk. 1208, pg. 134      25 April, 2001      Doreen M. Kendall & JoAnn C. Ribaldo to  
JoAnn C. Ribaldo, 94 High St.  
2 adjoining parcels & buildings  
1. South side High St., formerly Old Road from  
Chelmsford Centre to South Chelmsford Village,  
now Robbins Hill Rd.  
2. 25,459 sq. ft.; Lot 7 on 1941 Schliebus plan  
south of & adjacent to 1<sup>st</sup> parcel  
same: 1995 deed, Bk. 7712, pg. 169
- Bk. 7712, pg. 169      24 Oct. 1995      Daniel R. & Carole L. Gillette to  
JoAnn C. Ribaldo & Doreen M. Kendall, 94 High St.  
\$330,000  
2 adjoining parcels & buildings  
1. South side High St., formerly Old Road from  
Chelmsford Centre to South Chelmsford Village,  
now Robbins Hill Rd.  
2. 25,459 sq. ft.; Lot 7 on 1941 Schliebus plan  
south of & adjacent to 1<sup>st</sup> parcel  
same: 1976 deed, Bk. 2216, pg. 308
- Bk. 2216, pg. 308      15 Oct. 1976      Jane G. Charlton, now Commorant to  
Daniel R. & Carole L. Gillette, #4 Hillside Lane  
2 adjoining parcels & buildings  
1. South side High St., formerly Old Road from  
Chelmsford Centre to South Chelmsford Village,  
now Robbins Hill Rd.  
same: 1939 Gage deed, Bk. 937, pg. 110  
except: 1945 Gage deed to Schliebus, Bk. 1027,  
pg. 526  
2. 25,459 sq. ft.; Lot 7 on 1941 Schliebus plan  
south of & adjacent to 1<sup>st</sup> parcel  
1941/45 Schliebus subdivision plan, Plan bk. 67,  
plan 76  
same: 1945 Schliebus deed to Roger Gage, Bk.  
1027, pg. 527  
Roger W. Gage died April 8, 1949
- Middlesex Probate      died 1967      Estate of Emma R. Gage to  
Docket # 416756      Jane G. Charlton

Bk. 937, pg. 110	10/13/1938	Harry D. & Ethel D. Leighton to Roger W. & Emma R. Gage, Lowell land & buildings thereon reserved: right to occupy buildings until Nov. 1, 1939 same: 1938 Leighton deed, Bk. 921, pg. 132
Bk. 921, pg. 132	09/13/1938	Ethel D. Leighton to Harry D. & Ethel D. Leighton land & buildings thereon subject: mortgage held by Lowell Five Cent Savings Bank same: 1935 Cooley deed, Bk. 868, pg. 240
Bk. 868, pg. 240	08/31/1935	Claire M. Cooley, unmarried, to Ethel D. Leighton land & buildings subject: mortgage held by Lowell Five Cent Savings Bank same: 1929 Leighton deed, Bk. 778, pg. 398
Bk. 778, pg. 398	07/09/1929	Ethel D. Leighton, Lowell, to Claire M. Cooley, Lowell land & buildings subject: \$4000 mortgage held by Lowell Five Cent Savings Bank same: 1928 Leonard deed, Bk. 763, pg. 80
Bk. 763, pg. 80	05/25/1928	Blanche M. Leonard, Boston, to Ethel D. Leighton, Lowell 3 A. land & buildings same: 1925 St. Amand (formerly Albert) deed, Bk. 719, pg. 447
Bk. 719, pg. 447	03/30/1925	Dorilla E. St. Amand (formerly Albert), Worcester, to Blanche M. Leonard, Boston 3 A. land & buildings same: 1924 Wentworth deed
Bk. 720, pg. 108	04/15/1924	Elizabeth Wentworth, Hopkinton, MA to Dorilla Elizabeth Albert, Lowell 3 A. land & buildings subject: \$3500 mortgage held by Lowell Five Cent Savings Bank mortgage discharged: Bk. 720, pg. 49 same: 1918 Edwards deed, Bk. 594, pg. 506
Bk. 594, pg. 506	11/05/1918	Laura E. Edwards, unmarried, to Elizabeth Wentworth, Lexington 3 A. & buildings thereon same: portion of 1910 Whitaker deed, Bk. 448, pg. 19
Middlesex Probate		Estate of Darius Edwards to Laura E. Edwards
Bk. 448, pg. 19	03/31/1910	Mariette H. Whitaker & Ella M. Whiteside Simpson, Lowell, to Darius M. Edwards 12 A. land & buildings 1886 plan of land same: devisees Ormand A. Whitaker will
Middlesex Probate		Estate of Ormand A. Whitaker
Bk. 170, pg. 149	10/24/1884	William Manning to Ormand A. Whitaker \$1811.25 land & buildings reserving: right of way to land of Jeremiah C. Mansfield same: 1883 Lane deed, Bk. 162, pg. 75

Bk. 162, pg. 75	08/20/1883	Daniel W. Lane, Lowell, to William Manning \$1700 land & buildings reserving: right of way to land of Jeremiah C. Mansfield same: 1877 Mansfield deed, Bk. 127, pg. 278
Bk. 127, pg. 278	12/29/1877	Jeremiah C. Mansfield to Daniel W. Lane \$600 land reserving: right of way

Compiled by J. B. Drury





94 High Street

4/30/2007 F. Merriam



