

# FORM B – BUILDING

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

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

13/32/2	Nashua South	G	CLM.384
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**Town/City:** Chelmsford

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

## Photograph



**Address:** 29-31 Middlesex Street

**Historic Name:** Anna and Annabelle May Phillips House

**Uses:** Present: condominiums

Original: single-family dwelling

**Date of Construction:** between 1907 and 1938

**Source:** 1907 Sanborn map and 1938 aerial view

**Style/Form:** no style

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: concrete block

Wall/Trim: concrete block/wood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** none

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

Ca. 2000 replacement windows  
2005 conversion to condominiums

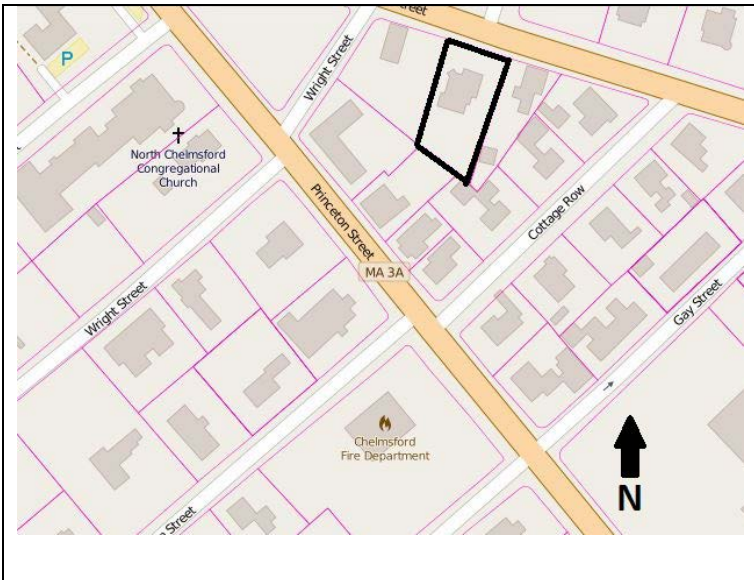
**Condition:** Fair

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

**Acreage:** less than 1 acre

**Setting:** The building is located approximately 40' south of Middlesex St, east of its intersection with Wright St. An asphalt-paved drive is along the east side of the house. The front and rear yards are flat grassy areas with mature shrubs and trees. A concrete path leads from the sidewalk to the porch. Other 19<sup>th</sup> & 20<sup>th</sup> c. residences are in the area.

## Locus Map



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

**Organization:** Chelmsford Historical Commission

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

# INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD

29-31 MIDDLESEX STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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CLM.384

 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 two-story building has a concrete block foundation, walls constructed from rusticated concrete blocks with wood trim, and a hipped roof covered with asphalt shingles. Two skylights have been installed on the west slope of the roof. An external brick chimney is located on the north half of the west wall. Lighter colored concrete block quoins are featured at the corners of the building. Windows throughout the building are replacement, one-over-one, double-hung sash windows with stone lintels and sills. The primary (north) façade is four bays wide with four single windows on the second story, three single windows on the first story, and the main door in the second bay from the west end. A one-story porch wraps around the east three bays of the primary façade to the four bays of the east wall. The porch has three entries (two on the primary façade and one of the east wall), solid concrete block railing, and paired concrete piers that support the flat roof. Wood friezeboards are located below the overhang of the porch and main roofs. The northwest corner of the building features a two-story, one-bay, squared projection. The center of the west wall has a two-story oriel, and the south end of the west wall has a four-bay wide, one-bay deep squared projection with a hipped roof. The bays on the projections include single windows. The rear (south) wall features a two-story deck addition.

The resource is an altered example of an early-twentieth century residential building. It retains historic integrity of location, setting, 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.*

The building does not appear on the 1907 Sanborn map of the area, but is present on the 1938 aerial view; therefore, the building was constructed between these dates. Deed search was able to trace the ownership history to 1936 when Anna (1892-1968) and Annabelle May Phillips (born January 24, 1906), who were mother and daughter, purchased the property. The 1920 US Population Census lists the Philips family living on Middlesex Street, which included Anne, her husband Frank (born ca. 1882), and Annabelle. At this date Frank was a practicing physician. The 1931 city directory lists Frank and Anna living on Middlesex Street with Annabelle then living in New Haven, Connecticut. In 1945 Anna and Annabelle sold the property to Mabel Morris. The 1949 Chelmsford City Directory lists Morris and husband Vernon living at this address with Vernon listed as the president of the Morris Brothers Granite Company, Inc.; the company's address was then also listed as 29 Middlesex St. At the end of 1950 Morris sold the property to Samuel and Alice Hathaway. The 1957 Chelmsford City Directory lists the Hathaways at this address and Samuel employed as an electronic engineer (his place of employment is not provided). In October 1958 the Hathaways sold the property to Armand O. Gagne, who only retained the property for 13 months before selling it to Kevin, Inc. The 1960 City Directory lists John J. Curran, a manager, and Andrew J. Healy, then retired, at this address. Since the property was then owned by a business and two heads of households are listed at the address, presumably, the house was by then divided into two separate residential units. The property was transferred to Robert and Joyce Wayne in 1973 and Robert retained the property until 2004. The master deed for the division of the house into two condominiums is dated August 12, 2005.

## BIBLIOGRAPHY and/or REFERENCES

Chelmsford Historical Commission. *History of Chelmsford 1910 – 1970*. Chelmsford Historical Commission, Chelmsford, MA. 2011.

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

Historic Aerial Maps of Chelmsford, Massachusetts. Available at [www.historicaerials.com](http://www.historicaerials.com).

Sanborn Fire Insurance Maps of Lowell, MA. 1907 and 1950.

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29-31 MIDDLESEX STREET

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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 area of North Chelmsford was determined eligible for inclusion in the NRHP by MHC in 1987 for its local level of historical significance. The historic district boundary of Area G roughly includes resources along Middlesex and Princeton streets between Wright Street, Gay Street, and Edwards Avenue. The district is eligible for inclusion in the NRHP at the local level under Criterion A for its association with the industrialization of North Chelmsford in the mid- to late-nineteenth century and under Criterion C for its examples of workers' cottages, modest single-family houses, and elaborate residences owned by local industrialists. The building at 29 Middlesex Street retains sufficient historic integrity to contribute to this potential historic district.