

FORM B – BUILDING

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

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

13/32/5	Nashua South	G	CLM.395
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Town/City: Chelmsford

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

Photograph



Address: 22-28 Princeton Street

Historic Name: Benjamin Adams Row House

Uses: Present: multiple-family dwelling

Original: multiple-family dwelling

Date of Construction: between 1831 and 1856

Source: 1831 and 1856 maps of Chelmsford

Style/Form: no style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl siding/vinyl

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*):

Ca. 2000 replacement siding, doors, and windows

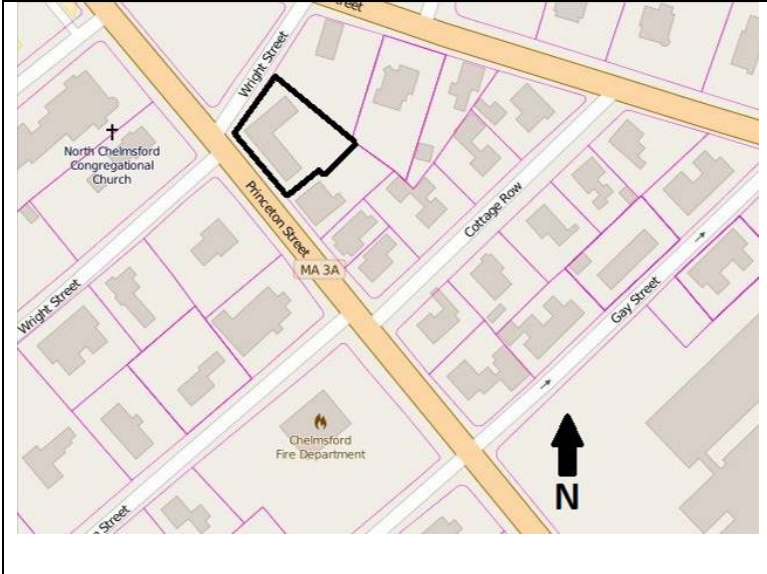
Condition: Fair

Moved: no yes **Date:**

Acreage: .25 A

Setting: The L-shaped building is located at the northeast corner of Princeton and Wright sts., approximately 15' north of Princeton St. A paved parking area is within the rear ell and grassy areas are on the south and west sides. The N. Chelmsford Common is to the west. The area includes 19th and 20th residential and commercial 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

22-28 PRINCETON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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, L-shaped building has a stone foundation, walls clad in replacement vinyl siding with vinyl trim, and a side gable roof with asphalt shingles. The building includes four internal brick chimneys: two near the pediment gable ends of the front slope of the primary (south) façade, one in the center of the front slope of the primary façade, and one on the west slope of the rear ell. Fenestration throughout the building includes single, replacement, one-over-one, double-hung windows with decorative shutters. The building includes six residential units with four along Princeton Street and two facing Wright Street. The primary façade, which faces Princeton Street, is divided into 12 bays. Sets of entry doors are located in the third and fourth as well as the ninth and tenth bays from the west. The entries feature replacement doors with storm doors that are sheltered by hipped porch hoods with replacement brackets. The west wall that faces Wright Street is eight bays deep. This section includes two residential units with addresses of 8 and 10 Wright Street. Entry doors are located in the first and sixth bays from the north. The entries feature replacement doors with storm doors that are topped with four-pane transoms. The entries are sheltered by hipped porch hoods with replacement brackets.

The building is an altered example of a multiple-family residential building that retains historic integrity of location, setting, design, 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 is not shown on the 1831 map of Chelmsford, but is present on the 1856 map of the area; therefore, it was constructed between these dates. The 1856 and 1875 maps of North Chelmsford list Benjamin Adams as the owner of this property. Adams, and his brother Thomas, owned several parcels across North Chelmsford. Adams's residence is located across the street from this building at 9 Princeton Street (CLM.393). Benjamin Adams (1801-1876) was a Major General in the Massachusetts militia in the 1840s and 1850s. The 1865 Massachusetts State Census lists Adams living in Chelmsford with wife Lucilla (born ca. 1819), son Benjamin Franklin (born ca. 1839), daughter Isabel (born ca. 1845), and a boarded or servant Mary Rogers (born ca. 1840 in Ireland). At this date Adams was listed as a farmer. The 1860 agricultural census lists Adams with 150 acres of improved land and 50 acres of unimproved land valued at \$10,000, which was among the highest in the area. The 1870 census lists Adams as a retired merchant with his real estate valued at \$15,000 and personal estate valued at \$33,500; again these values were among the highest in this area. After Adams's death in 1876, the property passed to Thomas Adams, who sold it in 1878 to Samuel Wright. Wright transferred it on the same day to Virgil C. Gilman. Gilman retained the property until 1884 when he sold it to Richard and Frank Hillman. Deed and census research revealed that Gilman and the Hillmans resided in Hillsborough County, NH. The multi-unit building's close proximity to the woolen mill and foundry establishments suggests the building was used to house workers of these establishments, so it is not surprising that its owner(s) only rented out the units and did not live there. Since city directories and census records do not provide house addresses, it is not known who lived in these units. In 1910 the Hillmans sold the property to Margaret A. Quigley. The 1920 census lists Margaret and William Quigley (both born ca. 1862) living on Middlesex Street with daughters Gertrude (born ca. 1894) and Helen (born ca. 1902). At this date William was listed as a private policeman and Gertrude was a music teacher. In 1943 Margaret granted the property to daughters, by then both married, Gertrude McCarthy and Helen O'Halloran. Gertrude retained the property until 1998, marking the end of the 88-year ownership history of the Quigley family.

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Rear ell of 22-28 Princeton Street, taken from Wright Street, facing south. November 2015.

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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 22-28 Princeton Street retains sufficient historic integrity to contribute to this potential historic district.