

# FORM B – BUILDING

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

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

19/48/9	Westford		
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**Town/City:** Chelmsford

**Place:** North Chelmsford

## Photograph



MA\_Chelmsford\_7\_Ripley\_St\_IMG\_1196\_CHC\_2023

## Locus Map

See Attached

**Address:** 7 Ripley Street

**Historic Name:** Frederick Gaudette House

**Uses:** Present: residential

Original: residential

**Date of Construction:** 1903-4

**Source:** Taxes, resident lists, deeds

**Style/Form:** "Folk" Victorian

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: dressed granite stone

Wall/Trim: asbestos shingles, wood trim

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**

**Major Alterations** *unknown, not on file*

**Condition:**

**Moved:** no X **Date:**

**Acreage:** .26 Acres (11522 sq. ft.)

**Setting:** Sits on the southwesterly side of a quiet road in a planned rectilinear 1890 neighborhood. The dwellings are of mixed age, placed about 20 feet from the road. Located just a few streets away from Vinal Square with services, trolleys and a church. The major employer, the wool mills, are also a short walk away. See attached GIS map

Fred Merriam, Photographer

**Recorded by:** Linda V. Prescott

**Organization:** Chelmsford Historical Commission

**Date:** June 2023



**INVENTORY FORM B CONTINUATION SHEET**

TOWN Chelmsford 7 Ripley St.

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:**

This "Folk Victorian" style house sits about 20 feet from the street and the front façade faces the northeast. The main body of the house is 22 x 30 feet with a 12 x 18 foot, 2 story wing attached to the southeast end of the house. Centered on the rear of the house is another 18 x 13 foot addition and attached to that is an open porch same as the front porch and a deck. All windows are 2/1 with a simple cornice and narrow friezes. All door frames match the windows unless stated otherwise. The steeple pitched roof line runs front to back with a gabled wing on the south, rear. The simple cornice boards are narrow with corner returns and scroll brackets on the peak.

The front façade of the house faces the northeast. There is a one story 13 x 8 foot, flat roofed, open one story porch half the width of the house. The porch has the typical turned corner posts with decorative brackets, rails supported by slender spindle balusters and 5 wooden stairs to the front walk. The porch itself has a heavy square post wooden support frame. The door is located at the top of the stairs and at this time has a full glass storm door. On the northerly side of the front façade is a 2 story, 3 bay window supported by a dressed granite stone foundation indicating it is part of the original structure. The roof of the second floor bay is flat with the same simple façade. Adjacent to the second floor bay on the south side is a single window unit. There is a single window in the peak.

The north façade has an external, used brick chimney running from the foundation to above the roof line. The second floor has a single window unit on the street side of the chimney and a pair of windows with matched locations on both floors on the southerly end of the house.

The southerly façade has a two story blank wall with an equal sided diamond shaped window between floors indicating a stair case. The two story 8x12 foot wing has single windows on all 3 sides. The wing has a dressed granite foundation indicating it was built as part of the original house.

The southerly façade has an 18x13 foot ell and a 13x15 foot open porch on the westerly side of the ell. The porch has the same architectural features as the one on the front. There is a more modern deck attached to the rear of the house. Detailed plans at the building department do not extend that far back. Tax records do not indicate any large additions

**HISTORICAL NARRATIVE**

In 1902, Mrs. Emma M. Adams, widow of C.W.S. Adams, a prominent business man and land owner living in North Chelmsford, represented her son Manzur Adams, a minor, in the sale of 2 lots of land in a planned subdivision. (1) The village of North Chelmsford was all about the wool mills and growing rapidly. This 48 acre parcel of land was subdivided into long narrow 92 x 250-foot lots. (2) The shape of the lots indicates the community was becoming more reliant on the local trolley system eliminating the need for horses, barns and carriage houses. In an effort to keep the neighborhood neat and orderly, Mrs. Adams placed a restriction upon the lots; no house was to be built less than 20 feet from the street, houses had to be at least 2 stories high and no barns, sheds or other buildings were to be erected closer than 50 feet from the street. (3) The lots attracted families of skilled labor, labor for the mills and granite quarries along with the people needed to provide services.

In 1902, Frederick Gaudette, an immigrant from Canada and a machinist in the local worsted wool mill, purchased 2 lots of land with a total 11,552 square feet (4), with his wife, Lucy. He built his new house in 1903 (5), on Ripley Street, making it a very brief walk from his home to the wool mill. The 1910 Federal Census shows Fred and Lucy lived in the house with Lucy's parents and a servant. After selling the house in 1911, Fred and Lucy moved to Los Angeles where Fred started to work as a "ship fitter" at the L.A. Ship and Dry Dock Co. located in San Pedro. At the age of 43 years, Fred registered for the World War I Draft (6). Fred survived the war and when he passed away in 1954, he was buried in Los Angeles (7).

On December 6, 1911, Fred and Lucy sold their house to a young couple, Charles F. and wife Edith Hoelzel. In the 1920 Federal Census, Charles worked at the local wool mill as a "wool sorter" to support his wife and their 4 children (8) and on April 27, 1942, like many other Americans, Charles filed his World War II Registration Card (9). At the time, the 52 year old Charles was living

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on Ripley Street but was working for the Hudson Worsted Co, Hudson, Mass. After the war in 1945, the Hoelzels sold the house to Charles F. and Alice H. Dinnigan (10), the houses most well-known residents.

In the 1946 Chelmsford Voter Registration List, Charles is listed as a 37 year old contractor that had moved from around the corner on Washington Street (11). His wife Alice was a mill worker (12). The 1950 Federal Census listed Charles as a "wool comber" working for the local South Wells Wool Co. in North Chelmsford (13). Charles or Charlie, as he was called, had a passion for bowling. The Lowell Sun Newspaper (14) has many years of articles celebrating Charlie's success in bowling both local and state competitions. The Lowell Sun reports Charlie was appointed by the Board of Selectman in 1947 to serve on the Lowell Civil Court (15). While living in the house, Charlie and his wife saw their son Robert join the Air Force and their 2 daughters Charlotte and Norma married. (16) Charlie passed away in 1986 and Alice passed before him. Their grave stone reveals their love of music and Charlie's passion for bowling by the bowling pins and G Cleft carved on their stone. Charlie was the founder of the North Chelmsford Duck Pin Alley. His small 5 lane alley is still located in the basement of the building it was founded. Many a senior remembers setting pins during games and the bowling alley still is busy with bowling leagues and birthday parties.

In 1987, the Executors of Charles F. Dinnigan's estate sold the house to Frank W., Jr. and Cathy Taylor, Husband and wife (17). The house has changed hands several times since.

**BIBLIOGRAPHY and/or REFERENCES**

1. North Middlesex Registry of Deeds, Book 350, pg. 62 & 63
2. North Middlesex Registry of Deeds, Plan Book 21/39
3. North Middlesex Registry of Deeds, Book 359 pg. 62
4. North Middlesex registry of Deeds, Book477, pg. 430
5. 1910 Federal Census, Ancestry.com
6. World War II Draft Cards, Ancestry.com
7. Find a Grave, Ancestry.com
8. 1920 Federal Census, Ancestry.com
9. World War II Draft Cards, Ancestry.com
10. North Middlesex registry of Deeds, Book1027, pg. 165
11. Chelmsford Voter Registration List, Men pg. 10
12. Chelmsford Voter Registration List, Women, pg. 11
13. 1950 Federal Census, Ancestry.com
14. Lowell Sun, numerous articles, NewspaperArchive.com
15. Lowell Sun, May 7, 1941, pg. 25
16. Lowell Sun, Nov. 11, 1951, pg. 41 and Oct. 4, 1953, pg. 45 NewspaperArchive.com
17. North Middlesex Registry of Deeds, Book 4268, pg. 105

Fred Merriam, Photographer



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Riverside Cemetery, Gorham Street, Chelmsford

7 Ripley Street  
Deed Summary

DATE	BK/PG	NAMES	DESCRIPTION
Jun 15 1988	4545/336	Taylor to Taylor	Frank W. and Cathy Taylor, Jr., husband and wife, 7 Ripley Street to Frank W. Taylor, individually, 7 Ripley St., the land with buildings in North Chelmsford, containing 23,044 sq.', situated on the southwesterly side of Ripley St. and northeasterly side of Holt St. comprising of 4 lots being Lots 83, 84, 113 and 114 on PB 21/39 . Described as: <b>Northeasterly</b> by Ripley St., 92.18'; <b>Northwesterly</b> by lots 82 and 115, 250'; <b>Southwesterly</b> by Holt St., 92.18'; <b>Northeasterly</b> by lots 112 and 83, 250'. Excepting Lots 113 and 114 which were previously deeded out Jan. 30, 1957, BK 1362/210. Being the same property deeded from Est. of Charles Dinningan, BK 4368/105. Being the same property conveyed by Norma C. Gagnon and Charlotte E White, Co-Executors of the Charles F. Dinnigan Estate, BK 4268/105. Except lots 133 and 114.
Sept 10 1987	4268/105	Gagnon/White, Exc to Taylor	Norma C. Gagnon and Charlotte E. White, co-Executors of the estate of Charles F. Dinnigan to Frank W. and Cathy Taylor, Jr., husband and wife, tenants of the entirety the land with buildings in North Chelmsford, containing 23,044 sq.', situated on the southwesterly side of Ripley St. and northeasterly side of Holt St. comprising of 4 lots being Lots 83, 84, 113 and 114 on PB 21/39 . Described as: <b>Northeasterly</b> by Ripley St., 92.18'; <b>Northwesterly</b> by lots 82 and 115, 250'; <b>Southwesterly</b> by Holt St., 92.18'; <b>Northeasterly</b> by lots 112 and 83, 250'. Excepting Lots 113 and 114 which were previously deeded out Jan. 30, 1957, BK 1362/210. Charles F. Dinnigan died May 4, 1986, and Alice H. Dinnigan died Oct. 31, 1985.
Sept 11 1987	4239/305	Gagnon/White to Taylor	Deed confirmation of BK 4268/105



7 Ripley Street  
Deed Summary

Jul 30 1945	1027/165	Hoelzel to Dinnigan	Charles F. Hoelzel, unmarried of Chelmsford to Charles F. and Alice H. Dinningan, husband and wife, as tenants by the entirety not tenants in common the land with buildings in North Chelmsford, containing 23,044 sq.', situated on the southwesterly side of Ripley St. and northeasterly side of Holt St. comprising of 4 lots being Lots 83, 84, 113 and 114 on PB 21/39 . Described as: Northeasterly by Ripley St., 92.18'; Northwesterly by lots 82 and 115, 250'; Southwesterly by Holt St., 92.18'; Northeasterly by lots 112 and 83, 250'. Excepting Lots 113 and 114 which were previously deeded out Jan. 30, 1957, BK 1362/210.
Jan 2 1924	704/208	Duffy to Hoelzel	Howard A, Duffy of Lawrence, MA, unmarried, to Charles F. and Edith F. Hoelzel. husband and wife, joint tenants and not tenants in common, of Chelmsford two tracts of land. First Tract: Containing two lots on the Westerly or Southwesterly side of Ripley St. and beginning at a stone bound on the westerly side of Ripley St., at the point 125' from Southeasterly from Washington St., at land conveyed to John P. Morrill; thence at a right angles with street Southwesterly by Morrill land 125' to a stone bound at land of the Heirs of C.W. Adams; thence Southeasterly by Heirs land 92.18' to a stone bound at other land of Heirs; thence Northeasterly by Heirs land at a right angle 125' to a stone bound on Ripley St. ; thence Northeasterly on Ripley St. 92.18' to a stone bound at the beginning point. Containing 11,522 sq'. Tract 2 is for lots 113 and 114.

7 Ripley Street  
Deed Summary

Dec 6 1911	477/430	Gaudette to Hoelzel	Frederick Gaudete, Chelmsford to Charles F. Hoelzel of Chelmsford , two lots of land Southwesterly side of Ripley St. and beginning at a stone bound on the westerly side of Ripley St., at the point 125' from Southeasterly from Washington St., at land conveyed to John P. Morrill; thence at a right angles with street Southwesterly by Morrill land 125' to a stone bound at land of the Heirs of C.W. Adams; thence Southeasterly by Heirs land 92.18' to a stone bound at other land of Heirs; thence Northeasterly by Heirs land at a right angle 125' to a stone bound on Ripley St. ; thence Northeasterly on Ripley St. 92.18' to a stone bound at the beginning point. Containing 11,522 sq'. This is tract one.
Nov 29 1902	350/62	Adams, Guard to Gaudette	Emma M. Adams, Guardian of Manzur Adams, a minor and child of Emma M. and Charles W. S. Adams to Frederick Gaudette two certain lots of land scituted in the village of North Chelmsford on the westerly or southwesterly side of Ripley Street and described as: Beginning at a stone bound in the westerly line of Ripley Street at a point 125' Southeasterly from Washington St. at land this day conveyed to John B. Morrill; thence at a right angle with street Southwesterly by Morrill land 125'to a stone bound at land of Heirs of C.W.S. Adams: thence at a right angle Southeasterly by Adams land 92.1' to a stone bound at other land of Heirs; thence at a right angle Northeasterly by heirs land 125' to a stone bound at Ripley Street; thence 92.1' to the stone bound at the point of the beginnning. Containning 11,522 sq.'. Subject to the restriction that no building maybe erected within 20' of Ripley Street and that no barn, hen house, hen pen or other outbuildings shall be erected within 50' of Ripley Street for a period of 20 Years.



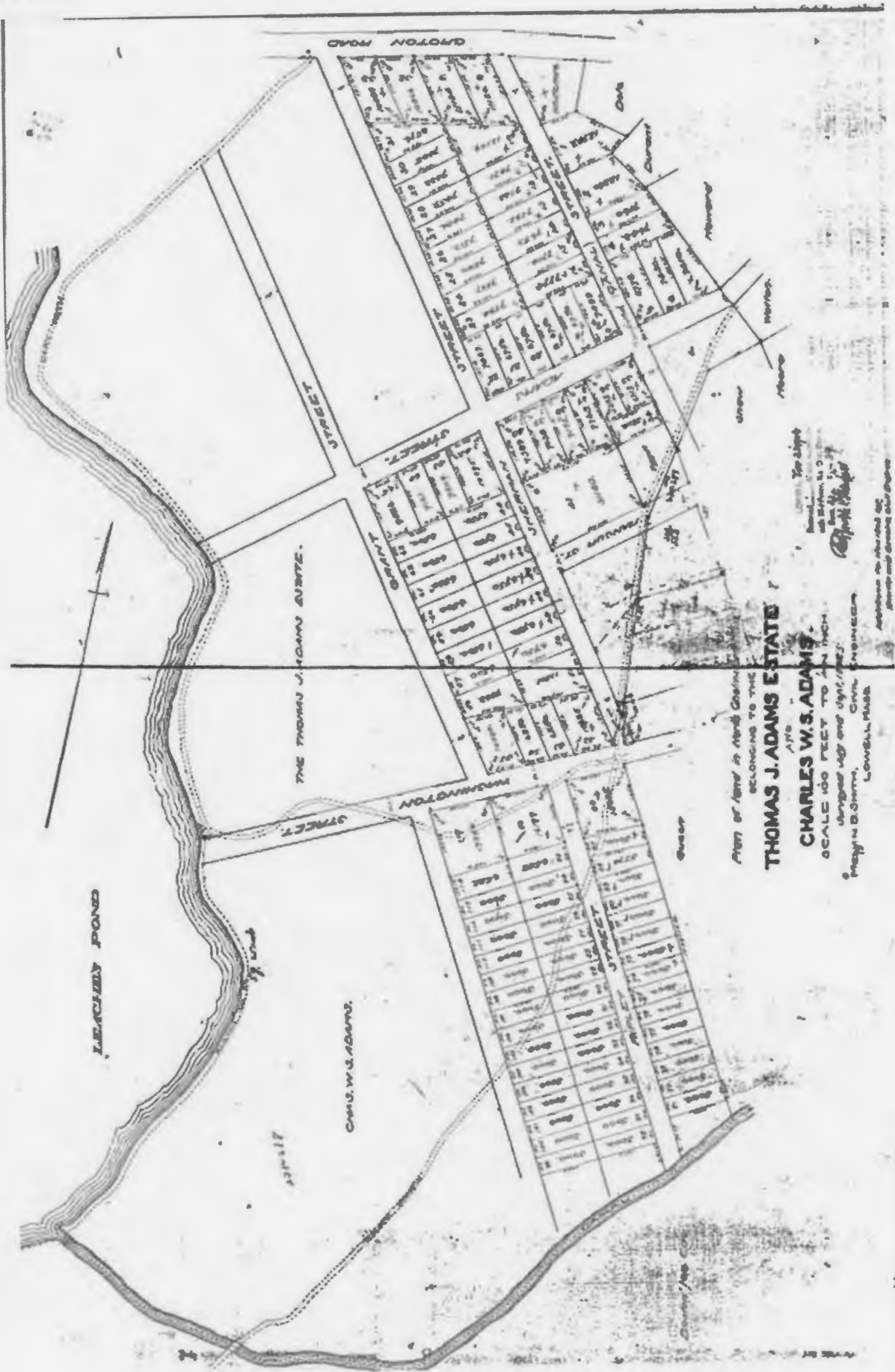
7 Ripley Street  
Tax Summary

DATE	DIST/PREC	PG./LINE	NAME	BUILDING DESCRIPTION	BUILDING VALUE	LOT SIZE Sq. Ft.	LAND VALUE
1906	8/2	/7	Gaudette, Fred	Dwelling	\$ 1,300.00	11,200	\$ 200.00
				Dwelling (unfinished)	\$ 500.00	4675	\$ 125.00
1907	Dist 8	41/40	Gaudette, Fred	Dwelling	\$ 1,300.00	11,500	\$ 200.00
1910	Dist 8	43/	Gaudette, Fred	Dwelling House	\$ 1,500.00	11,500	\$ 250.00
1915	Dist 8	77/21	Hoelzel, Charles F.	Dwelling	\$ 1,500.00	11500	\$ 250.00
				Hen House	\$ 10.00		
1919	Dist 8	82/28	Hoelzel, Charles F.	Dwelling	\$ 1,500.00	11,500	\$ 275.00
				Hen House	\$ 10.00		
		82/33	Hoelzel, Edith	Adams Lots 113 7 114		11,500	\$ 200.00
1920	Dist 8	88/10	Hoelzel, Charles F.	Dwelling	\$ 1,900.00	11,500	\$ 500.00
		88/13	Hoelzel, Edith	Adams Lots 113 7 114		11,522	\$ 300.00
1922	Dist 8	61/12	Hoelzel, Charles F.	Dwelling	\$ 1,900.00	11500	\$ 500.00
		61/16	Hoelzel, Edith	Adams Lots 113 7& 114		11522	\$ 300.00
1923	Dist 8	84/12	Hoelzel, Charles F.	Ripley St. Dwelling	\$ 1,950.00	11,500	\$ 500.00
	Dist 8	84/16	Hoelzel, Edith	Adams Lots 113 & 114; set to Charles F. and Edith R. Hoelzel		11,522	\$ 300.00
1924	Dist 8	103/13	Hoelzel, Charles F. & Edith R.	Ripley St. Dwelling	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113& 114		11,522	\$ 300.00
1925	Prec 1	98/23	Hoelzel, Charles F. & Edith R.	Ripley St. Dwelling	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113 & 114 Ripley		11,522	\$ 500.00
1930	Prec 2	167/2	Hoelzel, Charles F. & Edith R.	Ripley St. Dwelling	\$ 2,000.00	11,522	\$ 500.00
				Adams Lots 113&114		11,522	\$ 300.00
1931		106/1	Hoelzel, Charles F. & Edith R.	Ripley St. Dwelling	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots #113&114		11,522	\$ 300.00
1932		90/21	Hoelzel, Charles F. & Edith R.	Dwelling (Ripley St.)	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113&114		11,522	\$ 400.00
1933		195/42	Hoelzel, Charles F. & Edith R.	Ripley St. Dwelling	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113 & 114		11,522	\$ 400.00
1934		96/1	Hoelzel, Charles F. & Edith R.	Dwelling Ripley St.	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113&114		11,522	\$ 400.00
1935		/36	Hoelzel, Charles F. & Edith R.	Dwelling Ripley St.	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113&114		11,522	\$ 400.00
		100/31	Hoelzel, Charles F. & Edith R.	Dwell Ripley St # 83 & 84	\$ 2,000.00	11,522	\$ 500.00
				Hen House	\$ 25.00		
				Adams Lots 113&114		11,522	\$ 400.00

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7 Ripley Street  
Resident List

DATE	DOC	PG/LINE	LAST NAME	FIRST NAME	AGE	OCCUPATION	NOTES
1612	Lowell Directory	178	Gaudette	Fred		machinist	h. Ripley, N.C.
1915	Lowell Directory		Hoelzel	Charles F. Edith M.		wool sorter wife	h Ripley NC
1917	Lowell Directory	186	Hoelzel	Charles Edith M.		wool sorter wife	h Ripley NC
1921		270	Hoelzel	Charles F.		wool sorter	
1925-26	Lowell Directory	198	Hoelzel	Charles F. Edith M.		wool sorter wife	
1931-32	Lowell Directory	158	Hoelzel	Charles F. Edith M.		wool grader wife	
1939	Resident List		Hoelzel	Charles F. Edith M.	55 56	wool sorter housewife	
1940	Resident List		Hoelzel	Charles F. Edith M.	56 57	wool sorter housewife	
1941	Resident List		Hoelzel	Dorothy E. Charles F. Norman Edith	23 57 23 58	nurse wool grader student housewife	
1942	Resident List		Hoelzel	Dorothy E. Charles F. Norman Edith M. Dorothy E.	24 58 24 59 25	nurse wool sorter student housewife nurse	
1943	Resident List		Hoelzel	no change			
1944	Resident List		Hoelzel	no change			
1945	Resident List		Hoelzel	Charles F. Edith M.	61 60	wool sorter housewife	
1946	Resident List		Hoelzel	none			
		10	Dinnigan	Charles F.	37	contractor	moved from 46 Washington St.
		11		Alice H.	37	mill worker	moved from 46 Washington St.
1950	Resident List	12	Dinnigan	Alice H.	41	mill worker	
				Charles F.	41	comber	
1955	Resident List	14	Dinnigan	Alice H.	46	mill worker	
		12		Charles F.	46	comber	
				Robert C.	24	US Air force	
1956	Resident List	13	Dinnigan	Charles F.	47	comber	
				Robert C.	25	cab driver	
				Alice H.	47	mill worker	
				Norma C.	20	Sylvania worker	
1957	Resident List	14	Dinnigan	Charles F.	48	proprietor	
		14		Alice H.	48	mill worker	
				Norma C.	21	factory worker	
1958	Resident List	14	Dinnigan	Charles F.	49	proprietor	
		16		Alice H.	49	Raytheon	
				Norma C.	22	Sylvania Corp.	
1960	Resident List	8	Dinnigan	Charles F.			
		9		Alice H.			
				Norma C.			
1963	Resident List	6	Dinnigan	Charles F. Alice H.			
				Norma C.			
1966	Resident List		Dinnigan	Charles F. Alice H.			
1967	Resident List		Dinnigan	Charles F. Alice H.			



Part of land in North Carolina  
 BELONGING TO THE  
**THOMAS J. ADAMS ESTATE**  
 AS TO  
**CHARLES W. S. ADAMS**  
 SCALE 100 FEET TO AN INCH  
 PREPARED BY  
 FRANK B. SMITH, CIVIL ENGINEER  
 LOWELL, MASS.

Approved for filing  
 FRANK B. SMITH  
 CIVIL ENGINEER  
 LOWELL, MASS.

Recorded in the office of the  
 Register and County Clerk  
 of the County of Guilford, N. C.  
 on the 10th day of August, 1911.  
 11-10-11



### 7 Ripley Street



1" = 294.25894635223335 ft

**Property Information**

**Property ID** 19-48-9  
**Location** 7 RIPLEY ST  
**Owner** BILLINGS CAROLYN &



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

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

Geometry updated 02/06/2023  
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.