

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no. Chelmsford Center	Form no. 232
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town Chelmsford

Address 12 Westford Street

Name Edward Robbins House

Present use residence - single family

Present owner Margaret E. Mills

Description

Date 1904

Source tax records, deeds

Style Georgian Revival

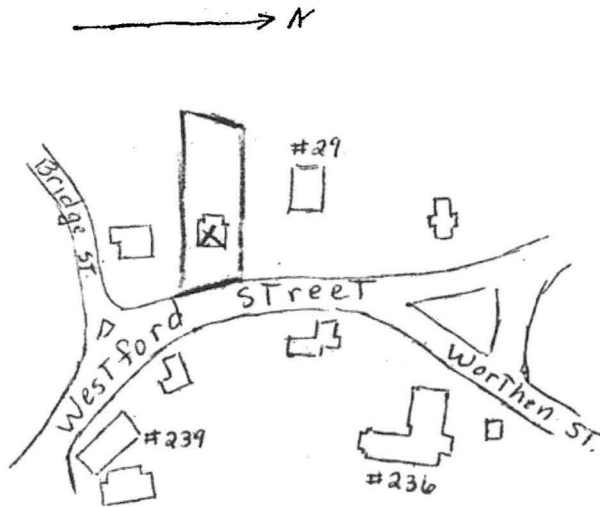
Architect Edwin R. Clark

Exterior wall fabric clapboard

Outbuildings (describe) garage (1910) of lot left re  
small tool shed

Other features hip roof - slate

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_  
MHC Photo no. \_\_\_\_\_

Altered see attached Date \_\_\_\_\_

Moved no Date \_\_\_\_\_

5. Lot size:  
21,700 sq. ft.  
One acre or less x Over one acre

Approximate frontage 80 feet

Approximate distance of building from street  
ca 80 feet

6. Recorded by Jane B. Drury

Organization Chelmsford Hist. Commission

Date February 10, 1977

Contractor - Almon W. Holt

(over)

7. Original owner (if known) Edward J. Robbins

Original use residence

Subsequent uses (if any) and dates none

8. Themes (check as many as applicable)

Aboriginal	Conservation	Recreation
Agricultural	Education	Religion
Architectural	Exploration/ settlement	Science/ invention
The Arts	Industry	Social/ humanitarian
Commerce	Military	Transportation
Communication	Political	
Community development <u>  X  </u>		

9. Historical significance (include explanation of themes checked above)

This house was built in 1904 by Edward J. Robbins on the site of the former garden of the Packard house (#29). Edward Robbins was in the real estate and insurance business with his father (Martin Robbins & Son, 45 Merrimack St., Lowell). He also served as the town clerk. The present owner is his daughter.

During his term as town clerk, the office and town vault were in the house, in the front right room.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Chelmsford Assessors' records; tax valuation lists  
Middlesex North District Registry of Deeds:  
Book 366, pg. 445; Plan Book M, plan 76  
Margaret E. & Enslie Mills  
Lowell Courier-Citizen: 7/29/1910

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Chelmsford	Form No: 232
Property Name: Edward Robbins House	

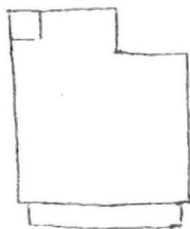
Indicate each item on inventory form which is being continued below

3. Alterations

1. Open wooden piazza across front of house removed after 1912 but before 1930 - probably about 1920
  2. Balustrade around roof removed about 1955, replaced in 1976
- No other alterations remembered by owners.

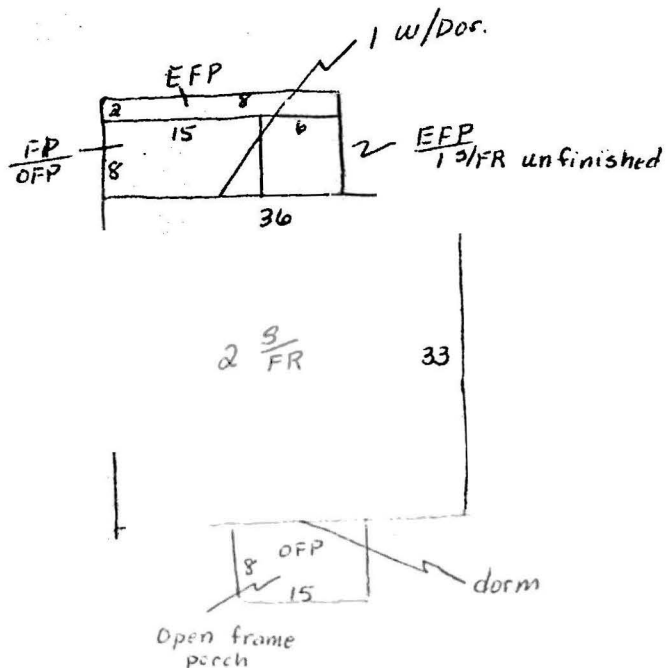
1912 Plan  
Scale: 1 inch = 40 ft.

Assessors' Records  
4/13/1971



ST

Wesford



Staple to Inventory form at bottom

1974 owner: Margaret E. Mills  
21,700 sq. ft.  
residence

Built: ~~1903~~ or 1904  
First owner: Edward J. Robbins  
Architect: Edwin R. Clark  
Contractor: Almon Holt  
Use: residence

## Sources:

1. 1889 Atlas: no
2. Chelmsford Assessors' Office 12/11/1974  
Plat 184, Block 42, Lot 99  
1974 owner: Margaret E. Robbins, c/o Margaret E. Mills  
1972 House, garage, shed 21,700 sq. ft.  
1959 House, garage 21,700 sq. ft.  
2/24/1944 ~~Deed, -Book Probate, -Decket- #147~~  
Deed, Book 1470, Page 58  
Christina A. Robbins estate to Edward Fisher, Tr.
3. Middlesex North District Registry of Deeds  
Book 512, Page 584 11/20/1913 Edward J. Robbins to his wife,  
Christina A. Robbins  
Land and buildings thereon  
Book 366, Page 445 6/18/1904 Curtis A. Aiken to  
Edward J. Robbins  
Land
3. Mrs. Margaret Robbins Mills: 8/18/1974 & 3/13/1972  
This house was built in 1903. Edwin R. Clark was the architect (he was an inventor of whistles; invented the first whistle on the town hall - not the whistle there in 1974.) Almon Holt was the contractor (considered the best builder in town).

If you stand in front of 16 Westford Street (built in 1793 in the so-called Georgian or Federal manner) and look at the windows & general outline of the house, it is rather interesting. It is quite beautifully proportioned and the windows are 6 over 6 panes of glass, which was the proper thing to have at that time. Now look at 12 Westford St. which was designed by the well known Chelmsford Architect, Edwin Clark, and see the transition to plate glass. This house is kind of half way between, so you have panes of 6 glass in the upper sash and the single pane in the lower sash. This house (#12) had a piazza from one end of the house across the front to the other side - now these are removed and only the portico over the front door remains. Look at the woodwork and pillars there - very beautifully proportioned to the house as a whole, and the eye goes up to the railing and piazza on the 2nd floor where the flagpole comes out, and find there a Chippendale type of opening in a break in the straight up & down pieces of the railing. Hopefully we'll get the railing back up around the top on the roof. It had more of the Chippendale open work. As your eye goes up, everything looks a little lighter. Now look at 8 Westford St. This house had no architect but instead a contractor, and he was compiling ideas from these other two houses. Here see plate glass windows, piazza out of

proportion to the whole - raised up with much shubbery in front of it, and there is a proponderance of pillars, but this goes along with the plate glass. Showing more affluence, I suppose. Shift back to 16 Westford St. and see what 200 years can do in the manner of architecture. #8 & #12 are built on property that originally went with #16 Westford St.

12 Westford Street

Chelmsford Directory

1898-99

Robbins, Edward J. - boards Martin Robbins'

Robbins, Martin (Robbins & Sweetser), Bridge near Westford, house ditto.

(Martin Robbins & Herbert Sweetser - windmill agents)

1915-16

Robbins, Edward J. - town clerk also (Martin Robbins & Son, 45 Merrimack, Lowell), house Westford road near Worthen.

1922

Robbins, Edward J. (Christina A.) (Martin Robbins & Son, 45 Merrimack Lowell), house Westford road near Worthen.

Lowell Courier-Citizen

July 29, 1910 - Garages for George W. Day and Edward J. Robbins at the rear of their residences on Westford street are nearly complete.

Enslie Mills, Feb. 15, 1977:

Edward J. Robbins - was in real estate and insurance business with his father, Martin Robbins.

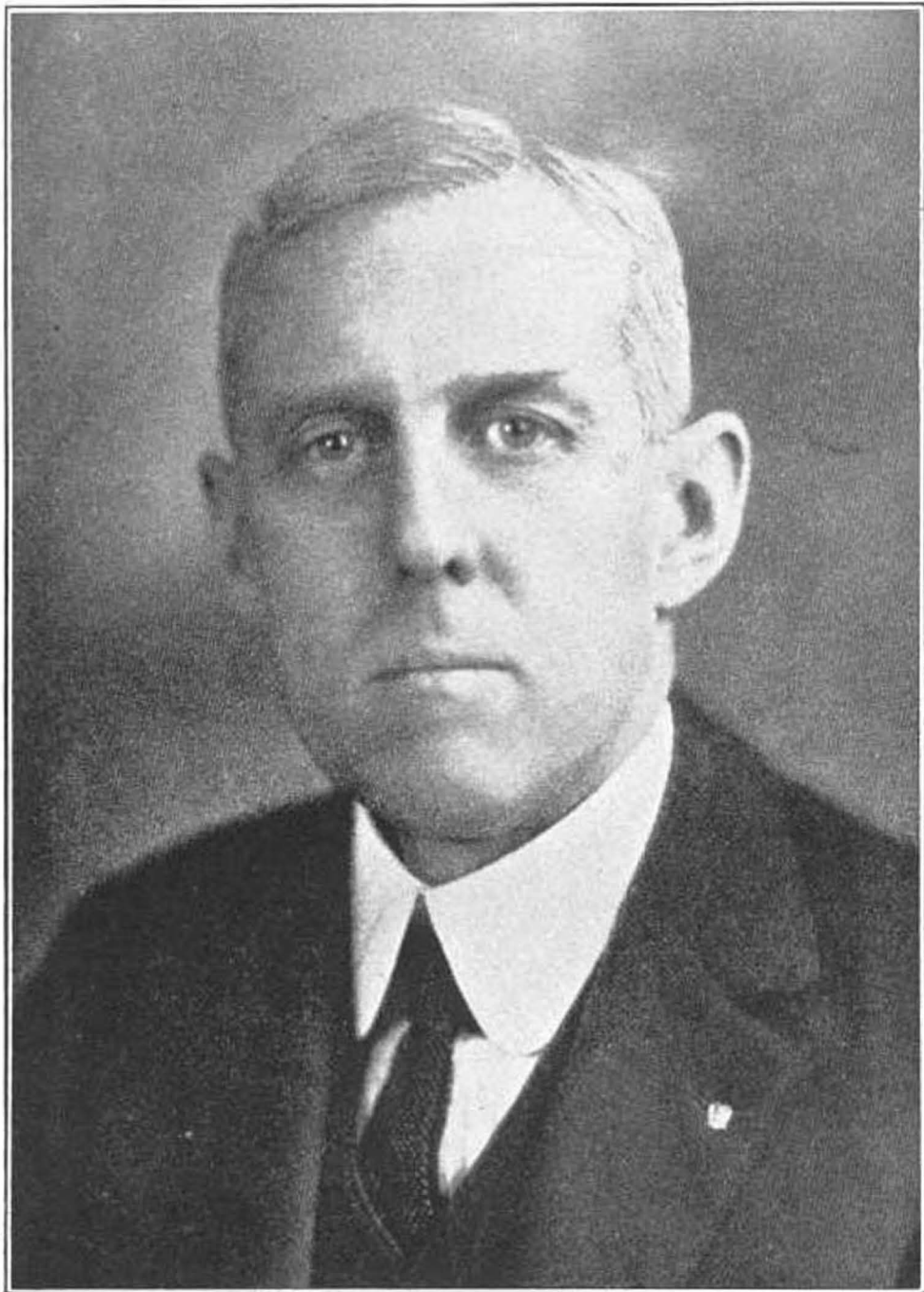
Piazza - was only an open wooden floor porch, which went across the front of the house; done before Enslie came in 1930 - but he would guess it was taken off (and replaced with present portico) around 1920.

Railing (balustrade) around roof - he took it off about 1955 but replaced it in 1976.

No other alterations to the house that he remembers.

12 Westford St. house - built in former garden of the Packard house

Edward J. Robbins



Telephone 973-13

STATEMENT

Lowell, Mass.,

*Nov. 15*

1904

*Edwin R. Clark.*

In Account with

**Martin Robbins & Son**

90 Prescott Street

Stores and Tenements Rented.  
Rents Collected.  
Insurance Brokers.

DR.

CR.

*For Plans, Specifications, Details  
and other professional services in  
house for Mr. E. J. Robbins*

*\$ 50 10*

*Nov. 15  
Dec 30*

*By payment on account*

*25 00  
15 00  
10 00*

*Received full  
for all remaining  
on account.  
Edwin R. Clark*

# MARTIN ROBBINS & SON,

AGENTS FOR

## REAL ESTATE.

RENTS COLLECTED.  
FIRE INSURANCE BROKERS.  
STORES AND TENEMENTS TO LET.

TELEPHONE 973-13

90 PRESCOTT STREET,

LOWELL, MASS., January 14, 1905.

Received this day from Edward J. Robbins check for Six hundred dollars  
\$600 on account of the contract price of the house I am building for  
at Chelmsford Centre.

*E. J. Robbins*

EDWARD J. ROBBINS, NOTARY PUBLIC

# MARTIN ROBBINS & SON,

AGENTS FOR

## REAL ESTATE.

RENTS COLLECTED.  
FIRE INSURANCE BROKERS.  
STORES AND TENEMENTS TO

TELEPHONE 973-13

90 PRESCOTT STREET,

LOWELL, MASS., February 21, 1905.

Received  
J.                    ne hundred dollars ( \$100 ) on acc  
ontract            e            his house now in proc            of construction at  
Chelmsford Centre.

*E. J. Robbins*



Band Sawing, Wood  
Turning and Planing.

• • •

Brackets, Stair Posts,  
Balusters, and Newels,  
also Sandpapering.

Lowell, Mass., October 19 1906

*Mr. E. J. Robbins*

To **W. E. HATCH, Dr.**

Manufacturer of

**Doors, Window Frames, Sash, Blinds,  
Mouldings and House Finish.**

JOBbing DONE TO ORDER.  
TELEPHONE CONNECTED.

SHOP, WAMESIT MILLS, DUTTON ST.

Folio 325

*16 3 Outside Windows 36 1/2 x 4-10 4 lts 1.65*  
*1 Swing &*  
*White Lead Putty*

RECEIVED PAYMENT.

NOV 9 1906

W. E. HATCH  
Per. *W. E. H.*

4	95
50	
50	
<hr/>	
	595

CHELMSFORD, MASS., Dec 28 1906

Mr. E. J. Robbins

To **A. W. HOLT, DR.**

**CONTRACTOR AND BUILDER.**

<i>Contract price for house.</i>	<i>3022</i>	
<i>Ex tree</i>	<i>55.80</i>	
<i>Road hay.</i>		<i>3077.80</i>
<i>A. W. Holt</i>		

*Sept 28 - 1905*

M. *E. J. Robbins*

To LEONARD SPAULDING, Dr.

*for Grading Lawn & Drive way*

Concreting, Cementing, and Paving.

<i>Aug 23rd for work \$4.60</i>		<i>Sep 9th</i>		<i>1.50</i>
<i>" 26</i>	<i>"</i>	<i>4.35</i>	<i>load R-T</i>	<i>1.50</i>
<i>Sep 1st 0</i>	<i>"</i>	<i>4.50</i>	<i>load R-T</i>	<i>1.50</i>
<i>" 2</i>	<i>"</i>	<i>4.50</i>	<i>Hildreth - 7 loads</i>	<i>70</i>
<i>" 5</i>	<i>"</i>	<i>4.95</i>	<i>Aiken 20 "</i>	<i>2.00</i>
<i>" 6</i>	<i>"</i>	<i>2.28</i>	<i>Sep 9 - 3 men 2 horses</i>	<i>5.00</i>
<i>" 7</i>	<i>"</i>	<i>3.58</i>		
<i>" 8</i>	<i>"</i>	<i>3.63</i>		
		<b>32.39</b>		<b>32.39</b>
				<b>\$43.09</b>

TELEPHONE CONNECTION

*Bowell, Mass., Aug 1 1905 -*

*Mr Edward Robbins*

To MILO D. CLAY, Dr.

**HOUSE PAINTER AND INTERIOR DECORATOR**

**Dealer in Paints, Varnishes, Wall Papers and Mouldings**

Estimates Given on Large or Small Jobs.  
411-415 SCHOOL STREET.

*Apr 12 New House Chelmsford  
Painting upper story  
rooms & Back Hall  
run Coat -*

*8.00*

*Recd Payment  
Aug 2 - 1905 -*

*Milo D Clay*











