

Town of Chelmsford

Chelmsford Historic & Cultural Preservation Plan

2013



Prepared by
Community Opportunities Group, Inc.

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Chelmsford Historic &
Cultural Preservation Plan
2013

Prepared for the Town of Chelmsford
Community Opportunities Group, Inc.
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TOWN OF CHELMSFORD

Historic & Cultural Preservation Plan Committee

To the Residents of Chelmsford,

The Town of Chelmsford enjoys a vibrant culture, growing from its origins as a rural agricultural community, through the development of industry, and into today's suburban community. Chelmsford's Master Plan acknowledged the significance of this history by calling for a Historical and Cultural Preservation Plan.

This plan would identify factors that contribute to the identity of Chelmsford, and develop recommendations to sustain this character and quality of life. The Chelmsford Historical and Cultural Preservation Plan Committee worked throughout 2012 to create this Preservation Plan, and we're excited to now present the Plan to Chelmsford residents.

The mission of the Committee was to develop a plan to protect historical resources and preserve Chelmsford's culture, with the specific goals of:

- Create a plan to identify historical and cultural resources
- Catalogue these resources and their locations
- Develop a plan to preserve these resources
- Work with the various Town Boards and Committees to develop and incorporate strategies and policies to protect the Town's history while encouraging cultural growth

The Committee met with more than 20 community groups, to both create an initial inventory of historical resources, as well as begin to map the cultural makeup of Chelmsford. From the information garnered in these meetings, in addition to other discussions and research, we created the Chelmsford Historical and Cultural Preservation Plan. The Plan's development was guided by the following principles:

- Identify the type of growth and other factors that may endanger the rural and historical characteristics of the Town, or dramatically change the Town's culture and character
- Maintain the historic character of Chelmsford and recognize that planned and deliberate development of the industrial, commercial, and residential areas of Town may prevent a loss of historic and cultural assets

The Committee feels it is important that the entire Chelmsford community be involved, so that the future of Chelmsford is not decided by small special interest groups or lost to uncontrolled development.

The ultimate goal of the Plan is to keep Chelmsford moving forward, while at the same time preserving the Town's character. The Plan, with embedded recommendations, is designed as a reference document for Town Boards and Committees to guide their deliberations. It should also be continually reviewed to keep it current as part of the implementation of the Chelmsford Master Plan.

In closing, the Historical and Cultural Preservation Plan Committee acknowledges that its work ends with the creation of this Plan, as the phase of implementing the recommendations begins. We would like to thank Evan Belansky, Community Development Director, and Patti Kelleher, consultant from Community Opportunities Group, for their support and guidance throughout the process. We would also like to extend special thanks to the stakeholders that participated in our research sessions and to everyone who provided input to help shape this Plan.

Respectfully,

The Chelmsford Historical and Cultural Preservation Plan Committee
Linda Prescott (chair), Peggy Dunn, Nancy Araway, Deb Taverna, Bob Morse, Dennis Ready, Brian Herzog

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Executive Summary



EXECUTIVE SUMMARY

Chelmsford is a community rich with well-preserved historic buildings, structures, objects, landscapes, and cemeteries that tell a story of the town's 400 year history. Historic villages and neighborhoods evoke images of the town's agrarian and industrial past as well as its 20th century evolution into a suburban community, while Chelmsford's historic commercial districts continue their traditional role of providing opportunities for economic development as well as social engagement, cultural offerings, and civic participation.



Chelmsford residents have long recognized the important role that historic resources play in defining the town's visual character and sense of place. Chelmsford's tapestry of historic resources creates a physical environment that is unique to Chelmsford. The question everyone asks though is why include the cultural aspect of our community into a historic preservation plan? The answer has several parts – our history is strongly influenced by our cultural backgrounds. It is our culture and values that define who we are and determine how we make our decisions in every aspect of our lives. When we look around us, it is and will continue to be our cultural groups - our churches, organizations, community groups, businesses, and people – who will continue to provide our unique identify. Very frequently it is our cultural venues that will make the most use of our historic structures. Our recent efforts to restore Chelmsford's historic Town Halls as new community and cultural arts centers clearly demonstrate that the cultural part of our community is very much alive and growing. This correlation between preserving community heritage and maintaining a vibrant, sustainable community was a theme woven throughout Chelmsford's 2010 Master Plan and we continue to explore opportunities to preserve our history and culture through this Historic & Cultural Preservation Plan.

THE PLANNING PROCESS

This Historic & Cultural Preservation Plan, which was a recommendation of the 2010 Master Plan, provides an overview of Chelmsford's historic and cultural resources and a framework for protecting and preserving these irreplaceable assets. It represents a yearlong effort to identify and evaluate Chelmsford's resources and to identify the issues affecting their future protection. To oversee the completion of this Plan, the Town appointed a Committee comprised of representatives from several of the town's historic and cultural organizations, including Chelmsford's Historical Commission, Historic District Commission, Historical Society, Planning Board, Public Library, and Community Preservation Committee. With support from the Community Development Director, the Town hired a preservation consultant, Community Opportunities Group, Inc., to assist with the creation of this Plan.

To begin the process, the Committee participated in a SWOT exercise to identify Chelmsford’s strengths, weaknesses, opportunities, and threats related to historic and cultural preservation. During the data gathering phase of the planning process, the Committee hosted numerous stakeholder meetings to gain insight into Chelmsford’s wealth of historic and cultural assets and their preservation needs. Representatives from the following Stakeholder Groups attended these meetings and provided information which is disseminated in this Plan:

Historical Commission	Historic District Commission	Planning Board
Conservation Commission	Community Preservation Committees	Garrison House
Historical Society	Chelmsford Land Conservation Trust	Library
Cemetery Commission	Chelmsford TeleMedia	Town Clerk
Cultural Council	Center for the Arts	Arts Society
Veteran’s Agent	Open Space Stewards	Garden Clubs
Fire Department	Chelmsford Schools	Local Churches
Facilities Department		

The Final Plan is divided into separate chapters - an historical overview of Chelmsford; a discussion on Chelmsford’s historic neighborhoods and their unique historic and cultural themes; a summary of the town’s historic resources including its buildings, structures, objects, landscapes, cemeteries, and municipally-owned resources; a list of historic and cultural organizations and their assets, missions, and activities; and a review of the Town’s existing policies, regulations, and planning efforts. The Plan culminates in a discussion of the issues affecting Chelmsford’s historic and cultural resources and identifies opportunities to promote, protect, and preserve these unique and irreplaceable community assets. These recommendations are divided into two basic preservation themes: Advocacy and Resource Protection. The following is a summary of these recommendations. Chapter 6 provides more in depth discussion on each issue, opportunity, and recommendation while Chapter 7 identifies implementation responsibilities and timelines.

<i>Commonly Used Acronyms in this Plan:</i>	
CHC – Chelmsford Historical Commission	CCHDC – Chelmsford Center Historic District Commission
COSS – Chelmsford Open Space Stewards	CPC – Chelmsford Community Preservation Committee
CPA – Community Preservation Act	CLCT – Chelmsford Land Conservation Trust
CHS – Chelmsford Historical Society	MHC – Massachusetts Historical Commission

SUMMARY OF RECOMMENDATIONS

HISTORIC AND CULTURAL ADVOCACY

Increasing capacity of local preservation and cultural groups

for Chelmsford to successfully implement its preservation and cultural advocacy goals, it must continue to rely on local volunteers. The town is fortunate to have a dedicated core of residents who participate in local volunteer efforts, both on the municipal level and with community groups. These volunteers have been responsible for accomplishing much of the town's preservation and cultural efforts over the past three decades. However, it is becoming increasingly difficult to attract new volunteers, reflecting a statewide trend of diminishing interest in civic and community engagement. Fewer individuals are volunteering to fill vacant positions on municipal boards and committees. Local non-profit and community groups also cite a lack of volunteers as a critical concern. Recognizing the vital role volunteers serve in the community, the Chelmsford Library hosts a Volunteer Fair each year to connect local groups with individuals interested in volunteering. Unfortunately, attendance at the fair has declined over the past few years while the need for volunteers continues to increase. Promoting the fair through a variety of media sources and expanding outreach to area college students, local Scout troops and youth groups, and local seniors could also help to address volunteer needs for some of the town's historic and cultural organizations

For individuals who volunteer to serve on the Town's boards and committees, it will be important to ensure that each new appointee has a thorough understanding of their respective committee's mission and role in the community. Without this knowledge, it can be challenging for local boards to make thoughtful and informed decisions, particularly boards with regulatory authority.

Participants in stakeholder meetings for this plan also cited the lack of communication and coordination between local boards and commissions as an ongoing weakness in Chelmsford, although they did acknowledge that communication improved with the appointment of the Community Preservation Committee (CPC), which includes representatives from several local groups. These stakeholder meetings identified many common interests between the town's preservation and cultural groups and began a dialogue that should continue beyond the preparation of this Plan. Identifying opportunities to collaborate on educational and advocacy activities will help to ensure successful efforts in the future. This dialogue can also facilitate coordination between groups to ensure successful project implementation. Designating a community liaison(s) to work with local groups could facilitate this process.

Recommendations

- Identify a community liaison(s) to be responsible for coordinating communication between local committees, community groups, and municipal staff.
- Continue to support the efforts of Chelmsford Volunteers to encourage and increase volunteer participation in non-municipal historic and cultural groups.

- Develop dialogue with local scout and church groups, school service clubs, and senior volunteers to identify opportunities for collaboration with local historic and cultural organizations.
- Host summits to bring local groups together to discuss current activities, common interests, and future opportunities for collaboration.
- Facilitate communication between local boards and committees by developing an agenda distribution system and encouraging timely completion and posting of committee minutes on the town's website.
- Ensure that new appointees to municipal committees have an understanding of the committee's role and mission in the community and encourage all committee members to attend periodic training sessions.

Increasing Technical Support for Town Committees

While Chelmsford has a successful history of volunteer-led efforts, it can be difficult to engage in advocacy endeavors without some dedicated staff support. Volunteers have limited time and technical expertise, which can hinder efforts to protect historic resources, particularly those that are under imminent threat such as demolition. Despite dedicated members, the Historical Commission has been able to engage in only limited inventory efforts and educational programming over the past few years and is finding it increasingly time-consuming to work with property owners to identify successful resolutions to demolition requests. In a time of decreasing municipal revenue and competing community needs, solicitation of grant funds is becoming more and more important. However, identifying applicable grant programs and completing application forms can be a lengthy and technically challenging endeavor. Expanding the responsibilities of the Community Development Department to include preservation planning services would enable the Commission and the Town to implement the strategies identified in this Plan as well as in previous planning endeavors. These duties could also include technical assistance to other municipal boards and committees that do not have staff support, such as the Agricultural Commission and the Cultural Council.

Recommendations

- Appropriate a small annual budget for the CHC to seek technical assistance with demolition delay requests.
- Expand responsibilities of Community Development Office to include preservation planning services.
- Identify opportunities to provide dedicated administrative and technical staff support for municipal boards, commission, and committees.

DOCUMENTATION OF HISTORIC RESOURCES

Chelmsford Historic Resources Inventory

Over the past three decades, a group of dedicated volunteers have documented many of Chelmsford's oldest historic homes. These inventory forms provide invaluable information on the town's history. However, while these inventory forms include extensive historic documentation, many lack complete architectural descriptions. More recent resources (those constructed in the mid to late 19th century and early 20th century) and historic resources located outside of Center Village and South Chelmsford remain undocumented, including several municipally-owned buildings and structures. Without a record of all of its



historic resources, the Town cannot plan adequately to protect its heritage. For example, limited or incomplete documentation can hinder the Town's effective use of its demolition delay bylaw, which only allows review of buildings that are identified as seventy-five years or older.

Due to the breadth of the town's inventory needs, the CHC may want to consider completing a series of neighborhood-based inventory projects that would be a more manageable and cost effective means to document resources. Recognizing the amount of time and expertise required to complete historic resource inventory forms, the CHC may determine that a more comprehensive survey effort requires professional assistance.

Recommendations

- Identify resource types and geographic areas most at risk and prioritize them for inventory efforts. This should include, but not be limited to, the following resources:
 - . Properties that have received CPA funding, including Oak Hill, North Town Hall, Varney Playground, and Middlesex Canal.
 - . Town-owned historic resources: Town Office Building; North Town Hall; the MacKay Branch Library; Varney Playground; the Dutton House; and Pine Ridge and Fairview Cemeteries.
 - . Threatened historic resources, including the Middlesex Training School Campus and the remaining historic cottages on Heart Pond.
 - . Undocumented neighborhoods including the Westlands.
 - . Heritage Landscapes, including conservation lands owned by the Chelmsford Land Conservation Trust, parcels managed by the Chelmsford Conservation Commission, the Middlesex Canal, the town's historic cart paths, roadway remnants, and heritage trees.

- . Historic structures, including stone walls, bridges, canals, industrial remnants, and outbuildings.
- . 20th century resources, including intact post-World War II residential streetscapes of ranch and Cape Cod houses.
- Seek professional consultant services to undertake historic resource surveys via local CPA funding and matching Survey and Planning grants.

Archaeological Reconnaissance Survey

Chelmsford's archaeological resources can provide vital information on the town's development and cultural history. While Chelmsford has experienced significant development over the past half century, areas of undisturbed land still exist that could yield important resources. A town-wide archaeological reconnaissance survey would identify areas with a high likelihood to contain archaeological resources. Without proper documentation, Chelmsford's archaeological resources could be lost without much awareness that they existed.

Recommendations

- Seek professional consultant services to complete a town-wide archaeological reconnaissance survey via a Survey and Planning Grant and matching local CPA funds.
- Participate in Massachusetts Archaeological Month each October. This annual celebration highlights archaeological activities throughout the Commonwealth such as site visits, lectures, and tours. The MHC's website includes a downloadable event poster and calendar.

Certified Local Government Designation

Certified Local Government (CLG) certification would make Chelmsford eligible for funding that is only available to designated CLGs. This designation would also give the Town a stronger role in nominating properties to the National Register of Historic Places.

Recommendations

- Chelmsford should seek the benefits of Certified Local Government status for the Chelmsford Historical Commission.

ADVOCACY AND EDUCATION ACTIVITIES

Chelmsford's historic resource inventory is a vital tool that can be used to foster public appreciation of Chelmsford's rich heritage and to develop a public awareness campaign to encourage residents to consider historic designations. While the CHC has an extensive website, it has been many years since the Town has produced informational brochures and literature highlighting Chelmsford's historic resources. Utilizing modern technology, such as smartphone apps, QR bar code images, and audio recordings, can help to distribute this information to a broader audience. These efforts can build a better understanding of why Chelmsford's historic resources are important and why they should be preserved. Encouraging a sense of stewardship for the town's built environment, similar to the stewardship already understood for the natural environment, is critical.



Continuing efforts to promote and support Chelmsford's cultural assets is also important. Cultural assets are those unique, intangible resources - people, activities, neighborhoods, institutions, etc. - that provide the social fabric of the community and make it a special and desirable place to live. Supporting the efforts of Chelmsford's diverse cultural groups to remain viable and relevant within the community is as important as preserving Chelmsford's historic physical resources.

Recommendations

- Develop an informational brochure on the sign program that can be distributed at various locations in Chelmsford and work with other local groups and organizations to promote the program to their members and the general public.
- Coordinate preservation activities during Preservation Month each May. Annual programs could include Preservation Awards, Most Endangered Program, a Preservation Fair, educational workshops, and walking tours.
- Installation of historic interpretive displays at town-owned buildings and at other public locations and historic sites.
- Update and reissue historic brochures published during the Bicentennial.
- Update and publish self-guided walking tour brochures for the Town Center and North Chelmsford, with an online version that can be downloaded via smartphone technology.
- Collaborate with the Chelmsford public school administration and elementary, middle school, and high school teachers to further integrate Chelmsford history and architecture into the class curriculum.
- Engage local Scouts, youth groups, students, and seniors in efforts to promote the town's historic resources.

- Continue to utilize and promote Chelmsford's town-owned historic resources for educational purposes and public events.
- Develop information booths with interpretive signage at Old Town Hall or Toll House to promote tourism and benefit local cultural economy.
- Work with the Conservation Commission, Land Conservation Trust, and Open Space Stewards to promote historic resources located on the town's conservation and open space lands.
- Work with local and area media to highlight and promote Chelmsford's historic and cultural resources.
- Continue collaborative efforts to promote Chelmsford's heritage and culture. .
- Continue efforts to designate Chelmsford Center and North Chelmsford as Cultural Districts.
- Support efforts to promote the arts within Chelmsford's public schools.

HISTORICAL COLLECTIONS MANAGEMENT AND PRESERVATION

Chelmsford has long recognized the importance of protecting its historic documents and records. The Town Clerk is actively engaged in efforts to identify and catalog items currently stored in the two vaults located in the Town Office building and to identify documents in need of conservation. The Clerk has already begun digitizing documents during conservation. However, the Town's two vaults are nearing capacity and are not climate controlled. Creation of a central Town Archive to store all town records and documents has been an ongoing recommendation expressed in previous planning initiatives. In addition to the need for a centralized archival facility, the Town also recognizes the need to identify protocols for collection accessions, management, and conservation, emphasizing digital preservation when possible.

Many of Chelmsford's municipal, non-profit, and community organizations also maintain collections of historic records and artifacts. The need for volunteers, technical advice, and financial assistance to inventory, manage and conserve these collections was a common theme expressed by these organizations during stakeholder meetings held in support of this Plan. Scanning and digitizing documents is also important but is extremely time consuming. The Historical Society has agreed to share its CPA-funded scanner, computer, and Past Perfect software with other town and local groups. However, it will be important to make the software accessible and to provide assistance with the system. In some instances, however, conservation needs cannot be met through the existing Past Perfect software system and specialized conservation services will be necessary.

Recommendations

- Complete a central directory of all municipal, non-profit, and community-based historic collections present in Chelmsford.
- Create a new climate control and fire-proof Town Archive Center.
- Establish a protocol to identify records that should be maintained in the Town Archive.

- Institute a universal filing system for Town’s historic documents and records and seek volunteers to complete inventory of collection.
- Train local staff in acquiring, storing, and preserving historical records and documents.
- Emphasize digital preservation and management whenever possible and prioritize records for conservation.
- Identify funding sources for document conservation.
- Continue efforts to make all historic records and documents (both municipal and non-profit) accessible online.
- Work with local non-profit and cultural groups on preservation of historical records and documents.

PROTECTING CHELMSFORD’S HISTORIC RESOURCES

Due to Chelmsford’s rapid development over the past half century, little land remains for new development, putting significant redevelopment pressure on the town’s existing built environment. Guiding future growth in a manner that respects Chelmsford’s past will be critical. Limited awareness and understanding of the important role historic assets play in defining Chelmsford’s unique sense of place continues to be a concern for resource protection. Historic building features and streetscape patterns are integral components of Chelmsford’s historic neighborhoods and commercial districts and give each area its own unique character and quality. Historic landscapes and scenic roads provoke images of Chelmsford’s rural past and help to retain the community’s agricultural heritage. Despite strong local interest in protecting the town’s historic character, Chelmsford has not adopted many of the preservation tools available for resource protection, nor has it expanded or strengthened the regulations already in place. Many of Chelmsford’s historic resources, including town-owned resources, are not protected from inappropriate alterations that could threaten historic architectural features.

PRESERVATION TOOLS FOR HISTORIC RESOURCE PROTECTION

National Register of Historic Places

While Chelmsford actively pursued National Register designations in the past, only one property has been designated in the town during the past 20 years. Recent planning studies recommended areas and several individual properties for National Register designation. In addition to the areas already identified, additional eligible districts and individual properties may be identified during future historic resource survey efforts.

Recommendations

- Pursue designation of North Chelmsford as a National Register District. This district should include Vinal Square as well as surrounding residential and industrial areas.

- Pursue designation of South Chelmsford as a National Register District. While boundaries for this district may be challenging to define due to the area's dispersed settlement pattern, the district should include Kate's Corner, portions of Maple Road to the Hildreth-Robbins House, and portions of Proctor Road including the Kroll Pasture.
- Pursue designation of Varney Playground for individual listing on the National Register in conjunction with the Town's efforts to restore the Playground's historic buildings and renovate its recreation fields.
- Continue to pursue National Register designations for eligible properties and districts identified during historic resource survey efforts.

Preservation Restrictions

Preservation restrictions are the most protective regulatory tool available to preserve the architectural features of an historic building or structure. Several preservation funding sources, including MHC's Preservation Projects Fund (MPPF) and the Community Preservation Act (CPA), require restrictions on buildings that receive grants to ensure the future preservation of publically-assisted resources. Recognizing the importance of this preservation tool, the Chelmsford Historical Commission has pursued preservation restrictions for the town's most iconic historic resources. However, only five properties in Chelmsford have been protected with restrictions. The Commission has encountered difficulty drafting language for the individual restrictions and identifying holders of the restrictions for town-owned properties. Furthermore, local officials have been wary of protecting town-owned historic resources with preservation restrictions.

Recommendation

- Continue to work with local officials and private property owners to establish preservation restrictions, particularly for properties that receive CPA funds.

Individual Building Protection

In some instances, Chelmsford's historic buildings are isolated resources, surrounded by areas of new development or resources that have lost architectural significance. In other situations, the Historical Commission may be confronted with the proposed demolition of a historically significant structure that is located outside of the town's local historic district and is afforded no regulatory protection. To address these scenarios, the Town may wish to explore regulatory options utilized by other communities, such as Single Building Local Historic Districts or Local Landmarks Bylaws, to protect single buildings from inappropriate alterations or demolition.

Recommendation

- Review examples of individual resource protection bylaws for consideration in Chelmsford.

PRESERVATION OF TOWN-OWNED HISTORIC RESOURCES

Chelmsford has the opportunity to be a leader in preservation by serving as a model for preservation planning and building practices. The Town has been a good steward of its historic buildings, parks, and cemeteries, culminating in the recent restoration of Old Town Hall and North Town Hall. The Town has completed numerous monument restoration efforts at its cemeteries and burial grounds and is in the process of completing a master plan for the Varney Playground to identify building restoration and landscape needs. Despite these restoration efforts, however, the Town has not instituted procedures that require historically appropriate preservation of municipal resources, nor has it instituted a regular, formal role for the Chelmsford Historical Commission in reviewing and commenting on projects that affect Town-owned historic resources. In addition, the Town has not developed long-term plans to ensure that restored resources receive regular maintenance to protect these valuable assets.

Recommendations

- Develop long-term maintenance plans for town-owned historic buildings, cemeteries, and monuments.
- Institute a regular, formal role for the Historical Commission in reviewing and commenting on projects that affect town-owned historic resources.
- Consider placement of preservation restrictions on town-owned resources to ensure continued protection of these community landmarks.
- Identify previous documentation efforts for the town's historic cemeteries and determine opportunities to make this information available to the public.
- Continue to prioritize CPA funds for the restoration of town-owned historic resources.



■ Old Town Hall

PROTECTING CHELMSFORD'S HISTORIC BUILDINGS FROM DEMOLITION

While Chelmsford's Demolition Delay Bylaw provides only a temporary respite from demolition, it does provide the Town with an opportunity to work with a property owner to seek an alternative to demolition. However, this bylaw only applies to buildings identified as more than 75 years of age; any building that does not meet this threshold is not subject to any review by the CHC. Currently, the Town's policy to determine building age based on Tax Assessor's records, which may not be completely accurate, places some historic buildings at risk of demolition. In some instances, a building may be older than records indicate and therefore subject to review under the bylaw. In other situations, the building may not meet the 75-year threshold but may have historic or architectural significance and could benefit from a discussion between the property owner and Historical Commission on potential alternatives to demolition or documentation efforts.

Through the Demolition Delay Bylaw, the Commission often reviews buildings that are structurally deficient or are in serious disrepair. In some instances, this situation is the direct result of a property owner's negligence and disregard for building maintenance. While the majority of Chelmsford's historic buildings are well preserved, there are several highly visible exceptions. The ongoing neglect of these buildings has a significant negative impact on the surrounding streetscape and could eventually result in the loss of these valuable resources. To proactively address deliberate building neglect, the Commission is considering adoption of a local Affirmative Maintenance Bylaw.

Recommendations

- Review the town's existing Demolition Delay Bylaw to identify opportunities to strengthen the bylaw.
- Continue efforts to establish an Affirmative Maintenance Bylaw to address ongoing concerns that property owners are intentionally neglecting their historically-significant buildings, which visually diminishes the streetscape and negatively impacts the surrounding area.
- Consider nominating threatened buildings for designation on Preservation Massachusetts, Inc. annual List of Endangered Resources to focus public attention on the need for preservation of these neglected resources.
- Work with UMASS Lowell to document and develop a master plan for the West Campus on Princeton Street.

PROTECTING CHELMSFORD'S HISTORIC NEIGHBORHOODS

Chelmsford's historic neighborhoods stand as visible reminders of the town's historic development patterns and socio-economic heritage. South Chelmsford's 19th century farmhouses; North Chelmsford's Victorian-era workers' housing; Chelmsford Center's collection of both modest and grand homes spanning more than two centuries; and the Westlands' and East Chelmsford's early and mid-20th century suburban-era homes – all of these neighborhoods provide a glimpse into Chelmsford's past while contributing to the visual character that defines Chelmsford's unique sense of place today. Preserving the building fabric of these neighborhoods is more than just an effort to protect the town's history, preserving each neighborhood's unique building scale and streetscape pattern helps to maintain the cultural identity and pride of place felt by neighborhood residents. Preserving the varied housing options offered by the town's historic buildings (small modest homes, multi-family buildings, and grand architect-designed residences) also contributes to maintaining the Chelmsford's economic diversity as well.



■ Mid-20th Century Streetscape

Zoning tools such as Chelmsford's mansionization bylaw can work in tandem with preservation regulations to preserve the town's historic neighborhoods. These preservation tools, including local historic districts and architectural preservation districts, are not intended to create museums or freeze a streetscape in time; they are designed to guide changes and alterations to historic buildings in a manner that will respect a building's architectural heritage and a streetscape's overall scale. Without some protective regulations in place, the tangible features that make Chelmsford's historic neighborhoods so special, such as architectural details, building scale, and streetscape patterns, could be lost.

Local Historic Districts and Architectural Preservation Districts

Chelmsford is a community with distinct neighborhoods, each with their own unique historic resources. Although previous preservation efforts have focused on Center Village, other neighborhoods warrant recognition and protection. The Town's historic inventory can provide guidance for potential historic districts and can be used to educate the public and generate community support for adopting new districts. For those neighborhoods and streetscapes where protecting building scale is more important than protecting individual architectural details, the Town could consider Architectural Preservation District (APD) designations.

Recommendations

- Consider establishing additional local historic districts and expanding the existing Chelmsford Center Historic District. The existing boundaries of the Chelmsford Center Historic District does not include the surrounding residential area of the Center, leaving these historically significant homes vulnerable to inappropriate alterations and even demolition. Additional areas to be considered for new historic districts include Vinal Square in North Chelmsford, South Chelmsford village, and West Chelmsford. The CHC should work with residents in these areas to highlight the historic significance of these villages and to inform them of the benefits of historic district designation.
- Consider Architectural Preservation Districts for areas where preservation of scale and streetscape patterns is important. This preservation tool would be beneficial for protecting Chelmsford's modest neighborhoods of one and one-and-half story homes where building proportion and site placement contribute to a visually cohesive streetscape.

PROTECTING CHELMSFORD'S HISTORIC LANDSCAPES AND SCENIC ROADS

Chelmsford's historic landscapes and scenic roads contribute to the town's visual character, evoking images of its rural past. Protecting Chelmsford's cultural landscapes from development has been a long-term goal expressed in past planning documents. Together with its historic building fabric, Chelmsford's natural and farmed landscapes provide tangible links to the town's heritage and historic development patterns. Chelmsford's working landscapes, including its agricultural fields, also continue the cultural traditions of the town, while the town's scenic roads, with their narrow winding paths and mature trees, maintain the community's historic identity. Despite local interest in protecting community character, Chelmsford still has unprotected open spaces vulnerable to development and many scenic roads that have not been designated under the Scenic Roads Bylaw.

Recommendations

- Identify additional scenic roads eligible for designation under the town's Scenic Roads bylaw.
- Identify and promote Chelmsford's scenic roads with signage.
- Review town's scenic roadways to determine if any roads should be considered for scenic overlay districts to protect resources that are located outside of the public right-of-way.

- Coordinate efforts between Chelmsford's historic and conservation organizations to acquire and/or protect the town's historic landscapes.
- Collaborate efforts between Chelmsford's historic, cultural, and land conservation groups to identify, promote, and protect historic resources located on Chelmsford's open space parcels.

PRESERVATION OF CHELMSFORD'S HISTORIC COMMERCIAL DISTRICTS

Historic downtowns provide a sense of human scale and building distinction that is rarely evident in modern retail plazas. Chelmsford's historic commercial districts - Center Village and Vinal Square - contain some of the town's most important historic buildings and streetscapes and are instrumental in defining the town's overall visual character and sense of place. These districts are more than just a collection of historic assets, however. These pedestrian-friendly streetscapes serve as Chelmsford's primary commercial, institutional, and service districts and their continued viability will be instrumental in sustaining the town's overall economic health. Efforts to preserve these historic streetscapes should work in tandem with economic development efforts to ensure successful, vibrant retail centers. Chelmsford has zoned Center Village as a mixed use district to respect the area's compact settlement pattern, higher density, and traditional combination of residences, shops, workplaces, and public buildings. Designating Chelmsford Center and North Chelmsford as Cultural Districts would integrate Chelmsford's vibrant cultural community into efforts to revitalize Chelmsford's historic commercial centers.



■ Center Village

The National Trust's Main Street Program is one example of a program designed to revitalize and manage downtowns and neighborhood commercial districts to create sustainable, vibrant communities. This Program promotes commercial revitalization by leveraging local assets from historic cultural and architectural resources to local enterprises and community pride. Other examples of revitalization programs include the designation of Business Improvement Districts (BID) and the development of Merchant Associations.

Recommendations

- Review examples of downtown revitalization programs, such as the National Trust’s Main Street Model, for opportunities to encourage commercial revitalization in Center Village and Vinal Square through the promotion of each district’s historic and cultural resources.
- Explore opportunities to develop a commercial façade improvement program to assist property owners of historic commercial buildings throughout the community with building repairs and exterior restoration efforts.
- Develop design guidelines for mixed-use development and redevelopment projects within Center Village and Vinal Square to encourage new design that is compatible with each district’s historic streetscapes.

INCORPORATE PRESERVATION INTERESTS INTO CHELMSFORD’S ZONING BYLAW AND DEVELOPMENT REVIEW PROCESS

Chelmsford is a community with an extensive collection of historic resources located throughout the community. Due to the town’s rapid development during the past half century, much of the community is now developed, causing significant redevelopment pressure on the town’s historic built environment. Identifying ways to guide this redevelopment in a manner that respects Chelmsford’s historic character and the architectural integrity of its neighborhoods is important. Incorporating historic preservation objectives into the development review process, creating design guidelines, and establishing zoning regulations to encourage building preservation are several objectives that the Town should consider.

Chelmsford’s Historical Commission can provide valuable technical expertise for development projects affecting historic resources. The CHC can assist the Planning Board to identify and develop zoning tools that preserve historic resources and encourage local adoption. In addition, creation of a community-wide historic and cultural resource map and an environmental checklist that includes protection of stone walls, bridges, foundations, landscapes, archaeological sites, significant architectural features, and scenic road characteristics would provide guidance for Town boards and commissions during the development review process.

Recommendations

- Adopt a bylaw or establish an administrative rule requiring boards, commissions, and departments to seek CHC review for development proposals affecting historic resources.
- After completion of a study to document and list historic landscape features, incorporate protection of these features into the Town’s development review process.
- Review existing Village Zoning District boundaries to determine whether boundaries incorporate all of the Village Center’s historic resources.
- Consider adopting a Mill Village Overlay District and Bylaw to encourage preservation of the town’s historic mill buildings.
- Explore opportunities to develop zoning tools that preserve historic resources.

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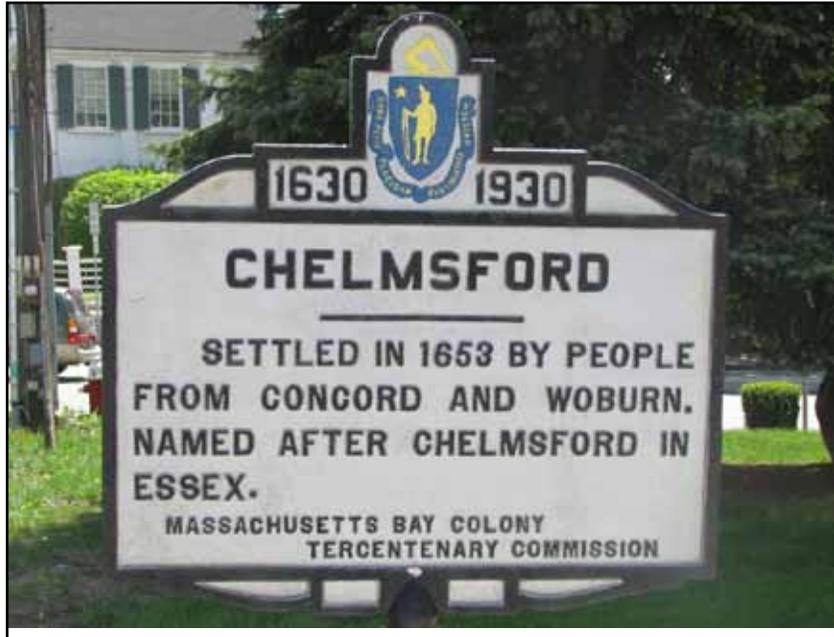
Historic Overview of Chelmsford



CHAPTER 1 – HISTORICAL OVERVIEW OF CHELMSFORD

Summarized from information provided in the Town's 2010 Open Space and Recreation Plan and 2010 Master Plan, the Chelmsford Historical Commission's website, and the Massachusetts Historical Commission's 1980 Reconnaissance Survey Town Report for Chelmsford, MA.

The land upon which Chelmsford is located has a history that extends far beyond that of its English settlers. Prior to the arrival of the Europeans in the 17th century, the Native American Wamesit Tribe made the area now known as Chelmsford their seasonal home. While little is known of these early inhabitants of Chelmsford, this region of Massachusetts was a major area of native settlement due to the presence of the Merrimack and Concord Rivers and their tributary streams, which contained extensive fish resources as well as fertile soils along their banks.¹



In 1652, the first non-native settlers arrived from Concord and Woburn. A year later, the settlers petitioned the General Court for a six square mile tract of land, which at the time did not extend as far as the Merrimack River. These residents settled in what is now the Town Center and constructed a meetinghouse in 1655, the same year that the Town of Chelmsford was incorporated as one of the original Massachusetts Bay Colonies. Named after a town in Essex, England where many of the settlers originated, Chelmsford is the only town in the United States with this name. Early residents used the existing native trails as their roadways, making improvements to these radial routes along what are now Billerica Road, Steadman Street, North Road, Westford Road, Pine Hill Road, High Street, and Boston Road.

By 1672, sixty-seven residents were listed on Chelmsford's tax list.² The majority were farmers, although millers and other tradesmen began to arrive soon after the town was first settled. At least three mills were constructed in the 17th century, Samuel Adam's saw/grist mill on Russell Mill Pond, Thomas Hinchman's saw mill on Stony Brook, and a sawmill on Beaver Brook. While most of the original settlers established homesteads close to the Town Center, due to a Massachusetts General Court decree in 1635 that required all dwellings to be located within one-half mile of the

¹ Massachusetts Historical Commission, "Reconnaissance Survey Town Report for Chelmsford, MA", 1980, 2.

² Ibid.

meetinghouse, later residents dispersed throughout the town in search of more productive land. Many established homesteads on the meadows near the town's numerous streams, where open land was available for tilling and pasture. In area, Chelmsford was originally twice its present size. In 1729, the western section of Chelmsford, almost half the area of the original plantation, left to become the Town of Westford. Subsequent successions of outlying areas during the 1800s to what is now the City of Lowell, left Chelmsford with its present boundaries.³

During the 18th century, the Town Center remained the focus of the town's growth, extending to the north along North Road, east along Billerica Road, and west along Westford Road. Local residents continued to work primarily in farming and lumbering. Chelmsford constructed its first school in 1713, but little population growth occurred due to the Revolutionary War.

Growing slowly through the early part of the 19th century, Chelmsford remained primarily an agrarian community, although small industrial enterprises, including iron smelting, lumbering, and brick and glass manufacturing were established in the town by 1800. During this period, entrepreneurs also began to take advantage of the natural granite and limestone deposits in Chelmsford, establishing granite and lime quarries. Limestone mined from what is now the Lime Quarry Reservation was used to plaster many homes in Chelmsford and Lowell, while "Chelmsford Granite", highly regarded for its color and ability to be easily split along straight planes, was used to construct buildings, bridges, and structures throughout Massachusetts.

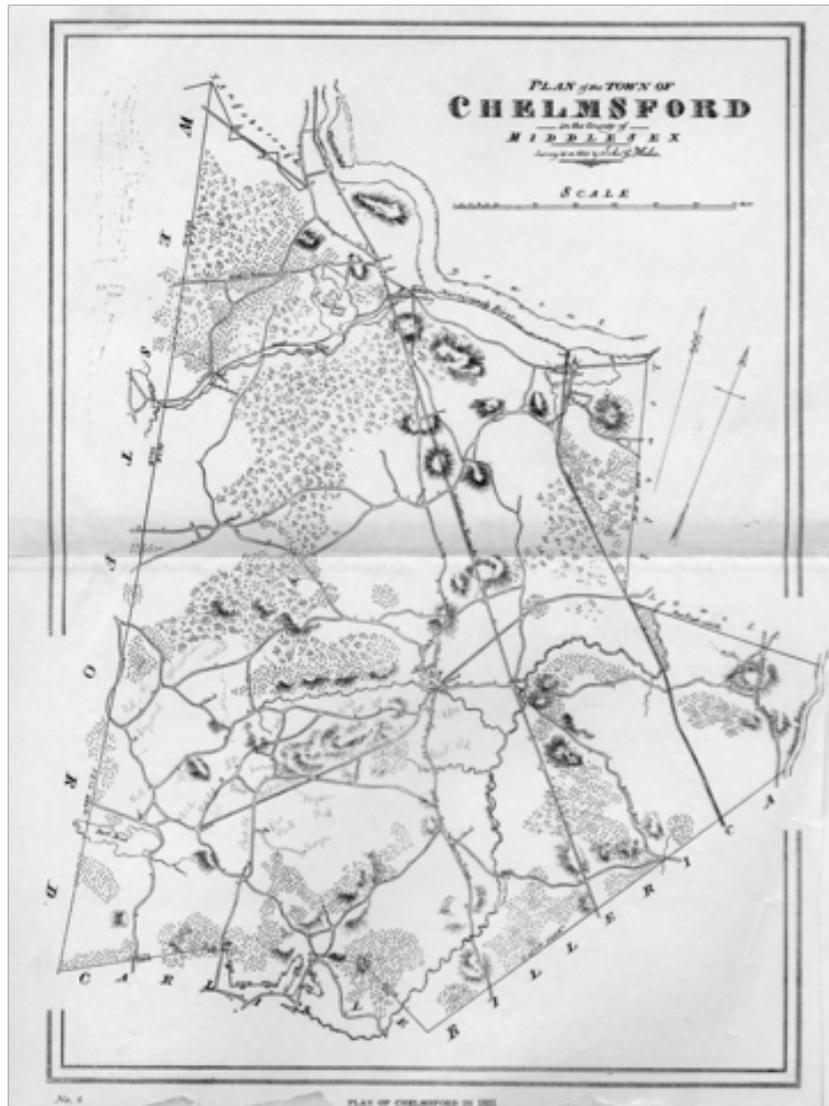
The construction of the Middlesex Canal in 1803, which extended 27 miles from Middlesex Village (now Lowell) to Boston, provided transportation options for delivery of materials, including granite, from Chelmsford to Boston. The arrival of the railroad in 1838 (which eventually forced the canal to close in 1852) and the advent of the Industrial Revolution brought about significant growth in Chelmsford by the 1840s. The Merrimack River, by now the established northern boundary of the town, provided water power for newly constructed textile mills along its banks.

While several mills were constructed in West Chelmsford, most of the town's industrial growth occurred in North Chelmsford. With this industrial expansion came an influx of immigrants, mostly from Ireland, to work in the mills. Modest-scale workers' housing were constructed in North Chelmsford to accommodate these new residents, while larger, more elaborate homes were built in the Center for mill owners and managers. Immigrants introduced their native culture to the community and built churches and established social organizations. By 1880, almost half of Chelmsford's residents were employed in manufacturing while most of the remainder worked the land. By the end of the century, Chelmsford's transition from an agrarian economy to a manufacturing community was almost complete, resulting in significant physical and cultural changes to the town.

Industry in Chelmsford continued to expand through the early 20th century despite the Great Depression of 1930 and an exodus of textile manufacturing firms to the southern United States. During this period, the town's population nearly doubled. This success was short-lived how-

³ The Chelmsford Historical Commission's website includes historic maps of Chelmsford, which illustrate the gradual development of the town.

ever; by mid-century most of Chelmsford's textile mills had closed, eliminating many jobs in the community. In the 1960s, Chelmsford experienced another resurgence of development after the construction of Interstate 495. New residents, attracted to Chelmsford's convenient location near transportation routes and area high tech businesses, moved into large residential subdivisions constructed on former farmland. By the last quarter of the 20th century, Chelmsford was one of the fastest growing communities in the entire northeast after doubling its population⁴ between 1960 and 1980. During this period, as Chelmsford completed its final evolution to a bedroom community, local interest in preserving the town's historic and cultural resources grew. The Town approved a local historic district in the Town Center, restored some of the town's most iconic historic buildings, protected several of Chelmsford's remaining open space lands, adopted a Right to Farm Bylaw, appointed an Agricultural Commission, and created community gardens and a Farmers' Market.



⁴ Above 1831 Plan for the Town of Chelmsford courtesy of Linda Prescott, Chelmsford Historical Commission.

HISTORICAL TIMELINE OF CHELMSFORD⁵

- 1653** — Chelmsford founded by citizens from Woburn and Concord.
- 1655** — Chelmsford incorporated as a town. First meetinghouse constructed in Town Center. Forefather's Burying Ground established.
- 1656** — Samuel Adams constructs saw and grist mill on Russell Mill Pond.
- 1669** — Thomas Hinchman constructs saw mill on Stony Brook.
- 1718** — First one-room schoolhouse built on the Forefathers Burying Ground.
- 1736** — Lime quarries and kilns developed on what is now the Lime Quarry Reservation on Route 110.
- 1775** — 177 Chelmsford men assemble on Town Common on April 19th to march to Concord at the beginning of the Revolutionary War.
- 1792** — Town establishes District School System. By 1800, 12 school districts in Chelmsford.
- 1794** — Construction begins on the Middlesex Canal. Social Library organized by local residents.
- 1798** — First Post Office in Chelmsford opens.
- 1802** — Chelmsford Glass Works established. New brick schoolhouse erected on Forefathers Burying Ground with bricks made in East Chelmsford.
- 1803** — Middlesex Canal completed connecting Chelmsford with Boston.
- 1810** — Chelmsford Granite Quarry opens.
- The toll road Middlesex Turnpike from Boston to New Hampshire opens.
- 1820** — Deacon Farwell opens Scythe Factory, which becomes Roby & Company in 1853. Roby swords used during the Civil War.
- 1832** — Middlesex Canal Toll House constructed on Landing #8 at the head of the canal in Middlesex Village (Lowell). Building moved to the Town Center common for Chelmsford's Bicentennial Celebrations in 1955.

⁵ Information for this timeline was taken from the Chelmsford Historical Commission website timeline, the 2010 Open Space and Recreation Plan, the Bicentennial brochures published by the Town in 1976, and the Reconnaissance Report for Chelmsford published by the Massachusetts Historical Commission in 1980.

- 1832** — North Chelmsford Machine Company (later renamed Silver & Gay), one of the first machine shops in the U.S. to manufacture worsted yarn machinery and inventor of the automatic ball winder (for twine), established in North Chelmsford.
- 1835** — Ezekiel Byam manufactures the first sulphur matches in the United States at the Lucifer Match Factory in South Chelmsford.
- 1836** — First Baptist Church constructed in South Chelmsford.
- 1838** — Nashua and Lowell Railroad opens from Lowell to New Hampshire.
- 1853** — North Town Hall built on Princeton Street.
- 1859** — Revolutionary War monument erected in Town Center.
- 1862** — Men from Chelmsford, Dracut, Billerica, Tewksbury, and Tynsborough muster into Company K of the 6th Regiment of Massachusetts to serve a “Nine Months Campaign” in the Civil War.
- 1866** — Harriet B. Rogers opens the Chelmsford School, first school in America to successfully teach lip reading and speech to deaf children. School moved to Northampton in 1867 as Clarke School for the Deaf.
- 1872** — Town purchases former Manning Tavern for use as the Town Farm (infirmary). North Chelmsford Library Association forms.
- 1875** — Chelmsford Village Improvement Association forms.
- 1877** — George C. Moore opens Selesia Mills, the largest mill in town, in North Chelmsford. Mill sold in 1912 to United States Worsted Company for \$3 million.
- 1876** — Town Clock installed in the steeple of the First Parish Church in Town Center.
- 1879** — Center Town Hall built on North Road.
All Saints Church construction begins in Town Center.
- 1881** — South Chelmsford Village Association forms.
- 1888** — United Methodist Church constructed in West Chelmsford.
- 1893** — Town establishes a Free Public Library, located in the first floor of Center Town Hall.
- 1895** — Town constructs the Adams Library on former vineyard.
- 1901** — Chelmsford Ginger Ale Company founded as Chelmsford Spring Company. Sold to Canada Dry in 1928.

- 1917** — Chelmsford High School opens on Billerica Road.
- 1918** — Influenza epidemic sickens 950 residents in Chelmsford.
- 1920** — Nickels family develops summer residences around Heart Pond in Chelmsford.
- 1926** — St. Mary's Mission constructed in North Chelmsford.
- 1937** — Planning Board established.
- 1938** — Town adopts first zoning bylaw.
- 1947** — MacKay Library opens in renovated home of former town librarian in North Chelmsford.
- 1955** — Drum Hill Rotary at the intersection of Routes 3 and 4 constructed.
- 1959** — New High School constructed.
- 1961** — Conservation Commission established.
First parcel of open space protected in Chelmsford when Harriett Bartlett donates a former 3.25 acre pasture to the Chelmsford Land Trust for use as Bartlett Park.
- 1963** — Historic District Study Committee formed.
- 1966** — Historical Commission established.
- 1975** — Chelmsford Center Historic District approved.
- 1989** — Legislative body of Chelmsford changed from an open town meeting to a representative one.
- 2005** — Chelmsford celebrates 350th anniversary.

2 Chelmsford Today



CHAPTER 2 – CHELMSFORD TODAY⁶

HISTORIC VILLAGES AND NEIGHBORHOODS

Historically, the Town of Chelmsford developed as a series of distinct villages centered around civic, agricultural, and industrial pursuits. As industrial enterprises expanded and transportation options improved during the 19th century, Chelmsford's growth accelerated with the expansion of North Chelmsford and the development of new residential neighborhoods such as the Westlands and summer cottages around Heart Pond. The introduction of major transportation corridors during the 1960s and a shift from manufacturing to a service-based economy facilitated Chelmsford's final transformation into the suburban community seen today.

Today, Chelmsford's early villages and neighborhoods are defined by their unique historic development and land use patterns. Each area is visually and culturally distinct, comprised of a collection of physical resources that represents each village or neighborhood's rich architectural and cultural heritage. These neighborhoods maintain their own unique collection of historic homes, open spaces, schools, churches, institutions, and businesses that together tell a collective story of the generations of residents who have called each area home. Today, Chelmsford's residents continue to closely identify with their respective neighborhoods and demonstrate significant pride in their community.

Chelmsford's 2010 Open Space and Recreation Plan identified a total of 22 neighborhoods in the town. However, the majority of these neighborhoods developed during the past 40 years. For this Historic and Cultural Preservation Plan, only the town's most historic and culturally significant villages and neighborhoods are highlighted. (See Map 3: Historic Neighborhoods and Villages) This Plan recognizes that historic neighborhoods and communities are not static; they continue to evolve and change with each generation of residents. Due to the varied nature of Chelmsford's historic neighborhoods, each area presents unique opportunities and challenges relating to historic resource protection. As such, they may require individualized preservation strategies in order to protect their special historic features. What works in one area may not be appropriate for another.

⁶ Unless otherwise noted, historical information for this section was obtained from historic resource inventory forms completed by the Chelmsford Historical Commission.

North Chelmsford

North Chelmsford developed as an industrial village along Stony Brook, Chelmsford's primary source of water power. Geographically and culturally distinct from Chelmsford Center, North Chelmsford developed a separate civic identity with its own town hall (North Town Hall), branch library (the MacKay Li-



brary) and recreation area (Varney Playground). Today, the village is visually defined by its commercial district - Vinal Square - a linear streetscape of single-story early 20th century storefronts adjacent to a triangular town common. North Chelmsford retains much of its industrial heritage, including several well-preserved mill complexes renovated for office, industrial, and

retail space, and an impressive collection of 19th century workers' housing, including both row houses and small cottages, sited on small lots. The area's densely developed residential streetscapes continue to offer a variety of housing options, including both single-family and multi-family housing. North remains a family-oriented neighborhood with active community groups and services such as the Varney Playground Association, the MacKay Library, and the recently renovated North



Town Hall community center. Public officials and local residents are considering designating Vinal Square as a Cultural District to enhance the town's burgeoning arts community, encourage local business development, and foster revitalization efforts. The Town has also identified North Chelmsford as a potential National Register or local historic district but has not pursued designation due to property owner concern.

North Chelmsford cont.



South Chelmsford

The agrarian hamlet of South Chelmsford developed during the mid-19th century around the junction of Acton Road and Maple Road with a school, church, general store, post office, social hall, early Victorian-era homes, and surrounding farmsteads. Industrial enterprises in the area included the D.P. Byam Company, which manufactured sleds and sleighs, and the Lucifer Match Company estab-



lished in 1835 on Robin Hill Road. While much of Chelmsford experienced significant development during the last half of the 20th century, South Chelmsford retained much of its historic character and continues to evoke images of the community's agricultural past with its collection of barns, stone walls, and scenic pastures.

Today, the area known as Kate's Corner retains the original general store, the Baptist Church, a small triangular town common, and well preserved Greek Revival and Italianate style buildings, which share the landscape with stone walls and the impressive Bateman House (ca. 1790), a brick-ended Georgian style farmstead still in agricultural use. Despite the presence of newer, larger houses, South Chelmsford's historic farmhouses, including Red Wing Farm (ca. 1740) on Maple Road and the Garrison House (ca. 1691) on Garrison Road, continue to be the predominate visual feature of South Chelmsford. Local residents perpetuate South Chelmsford's agrarian culture by utilizing a former dairy farm as a community garden. The Town has surveyed this area for a potential historic district but has not pursued designation. Defining the boundaries of an historic district may prove challenging due to the dispersed nature of the area's historic development pattern.

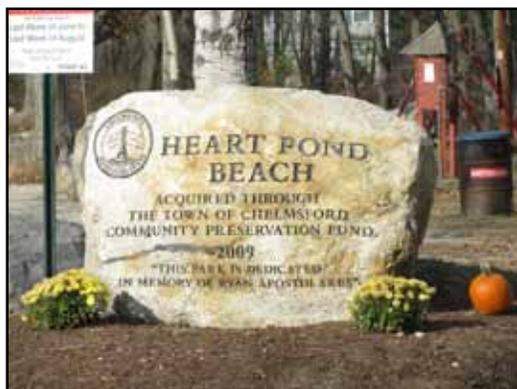


South Chelmsford cont.



Heart Pond

During the early 1900s, the Nickels family of Boston developed a small planned cottage community on the shore of Heart Pond on the Westford border.⁷ The pond was the site of early ice harvesting efforts and was adjacent to the Nickels Cranberry



Company's cranberry bog that relied on the pond as a water source. The Nickels family constructed seven summer cottages along the pond and sold additional lots for a nominal fee. Many of the original cottages had similar floor plans although building

exteriors varied.⁸ Today, most of the early cottages have been winterized and enlarged and several larger new homes have replaced original cottages. What was once a community of seasonal residents is now a year-round area. Despite these changes, at least one original cottage remains intact and the historic development pattern of modest homes on small lots remains. The



Town has not completed an historic survey of Heart Pond, which will make it difficult to protect the remaining historic features of the area.

⁷ This area is also commonly referred to as "Hart Pond".

⁸ Historical information on Heart Pond cottages obtained from historic resource inventory forms completed in response to requests for demolition under the Town's demolition delay bylaw.

Town Center

The Town Center is one of the oldest areas of Chelmsford and contains the town's only National Register district and local historic district. (See Map 2: Chelmsford Center Historic District) Initially developed around the settlement's first meetinghouse in the 17th century, the Center evolved with a commercial, civic, and institutional core known as Center Village surrounded by residential development on a radiating street pattern. Today, the Center's collection of historic homes includes a range of architectural



styles and housing forms spanning more than two centuries of development. This includes the Fiske House (ca. 1798) at 1 Billerica Road, which occupies a prominent location in Central Square. This impressive brick-ended Federal style residence, which was documented by the Historic American Buildings Survey (HABS) in 1937, is highlighted by a pilastered façade, two entrance doors with elaborate fanlights, and a denticulated cornice.⁹ Damaged by a fire in 1978, the house was rebuilt and is now used for offices.

Most buildings in Center Village are well preserved with several early residential structures renovated for commercial use. However, the Odd Fellow's Building is one exception. This vacant building stands on a prominent location in Center Village and the Town has attempted to work with the current owner to address maintenance concerns but with no success. The residential areas of the Town Center surrounding Center Village also feature well preserved historic homes, including an impressive collection of Federal, Gothic, Italianate, Queen Anne, and early 20th century Revival style residences on High, Bridge, and Westford Streets and Littleton and Billerica Roads. Many were built for the owners and managers of mills in Chelmsford and surrounding towns and exhibit a grander scale and ornamentation than seen in the rest of Chelmsford. However, despite the historic and architectural significance of these residences, only the historic properties located within the core of Center Village are protected through the local historic district bylaw.

⁹ Historic American Buildings Survey, "Fiske House, Littleton Street & Billerica Road, Chelmsford, Middlesex County, MA", Nov. 3, 1937. <http://www.loc.gov/pictures/collection/hh/item/ma0304/>

Center Village

Center Village continues to fulfill its role as the town's civic, institutional, and commercial center and is the town's only designated local historic district. Today, the historic Old Town Hall, Chelmsford's main public library, retail establishments, impressive church buildings, a former hotel, an historic burial ground, town common, and well-preserved homes (many converted for commercial use) all contribute



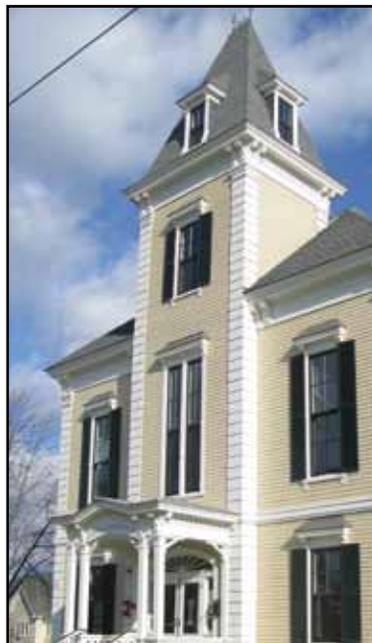
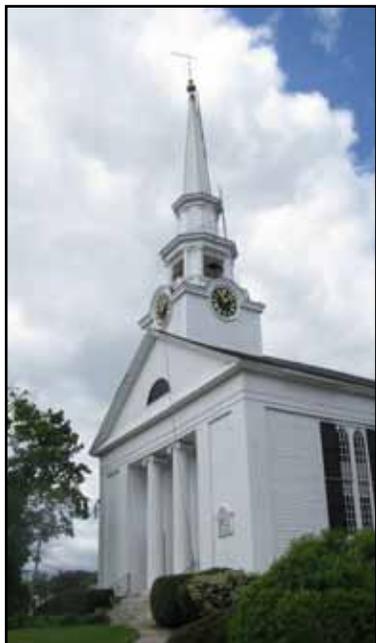
to Center Village's cultural identity and historic visual character. Bartlett Park, a historic open space parcel surrounded by impressive stone walls adjacent to the Library, also contributes to the area's aesthetic and historic appeal. The Town continues to improve the visual quality of the Center and is in the process of depressing

overhead wires around the Common as part of a multi-phase roadway reconstruction project. Within the past decade, historic lighting was installed in the Center through a Massachusetts Highway Department project. Chelmsford's recent Master Plan



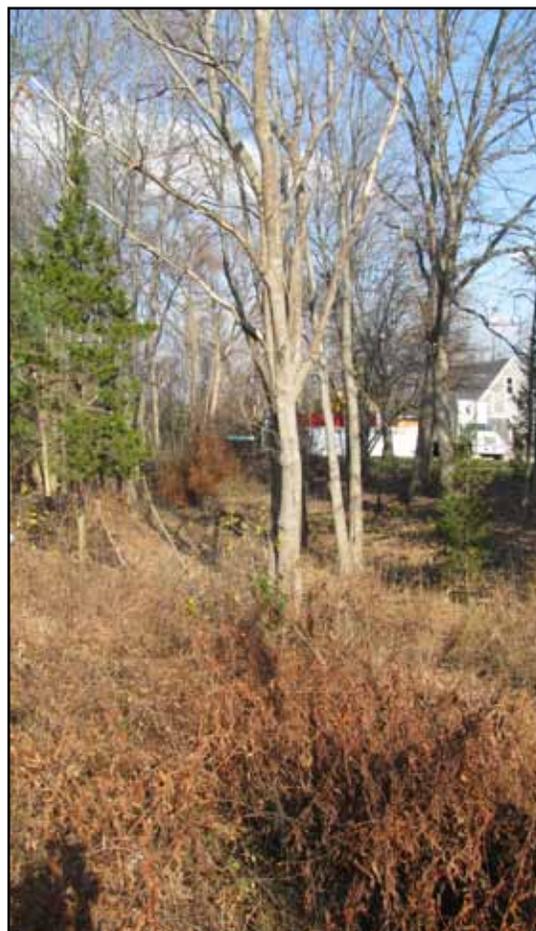
recommended instituting a Center Village Overlay District to "aid in revitalizing, preserving and expanding the village character". Much of the Center is in the "Village Zoning" district, which encourages development that is in character with the historic downtown. Other interests include designating the Village as a Cultural District with the Center for the Arts as its centerpiece.

Center Village cont.

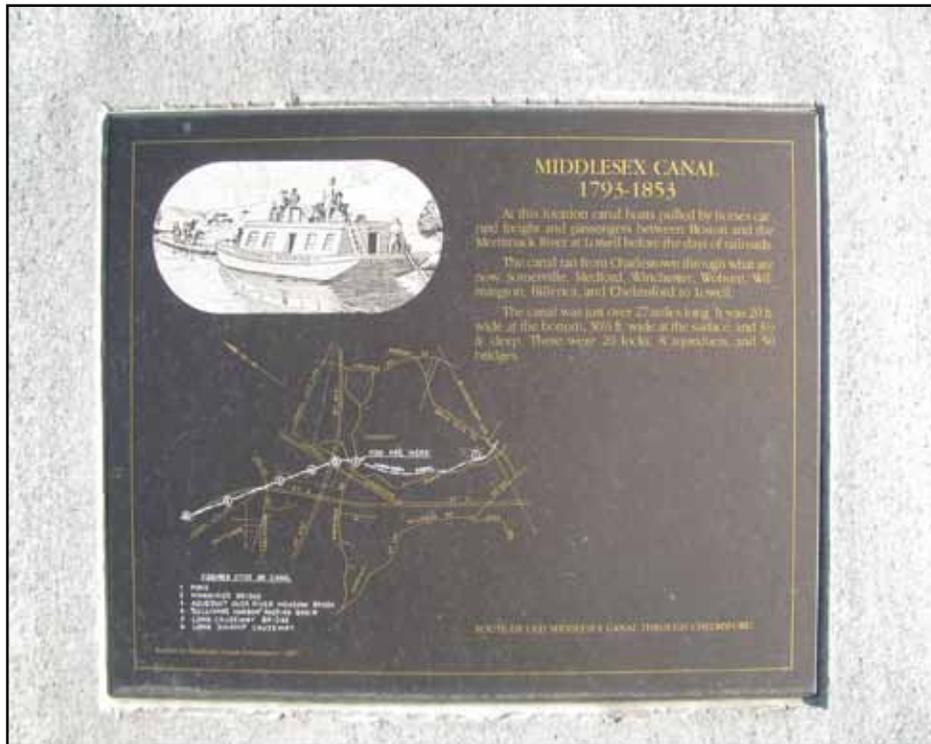


East Chelmsford

East Chelmsford lies along the town's eastern border with Lowell. This area of Chelmsford was the site of early farms and brick kilns established during the late 1700s and 1800s. The neighborhood also included Chelmsford's section of the Middlesex Canal, which operated in the early 1800s. While much of the original area of East Chelmsford is now located within the City of Lowell, the remaining landscape of this neighborhood is distinguished by a housing stock dominated by mid-20th century Cape Cod and ranch houses. Other community landmarks include the former East School, which was restored by the Merrimack Education Center. The construction of interstate highways beginning in the 1960s significantly altered the landscape of East Chelmsford, physically isolating sections of the neighborhood, including residences on Manning Road. The Chelmsford Historical Commission has only documented three monuments in East Chelmsford - the World War II monument (1943), the Peter V. Blazonis Monument (1991) and the Middlesex Canal Monument (1997). No other historic resources have been documented in East Chelmsford and little has been written about the history of this neighborhood.

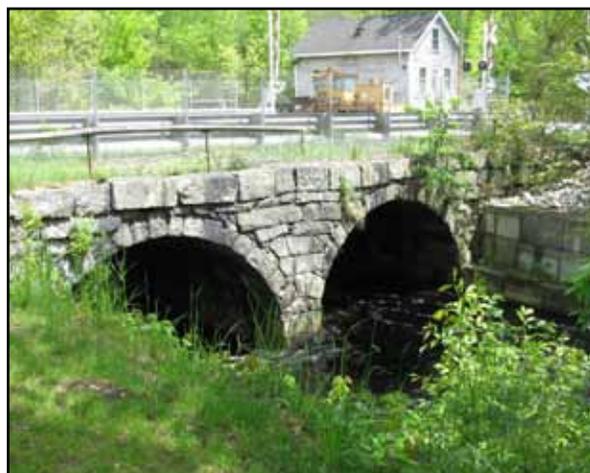


East Chelmsford cont.



West Chelmsford

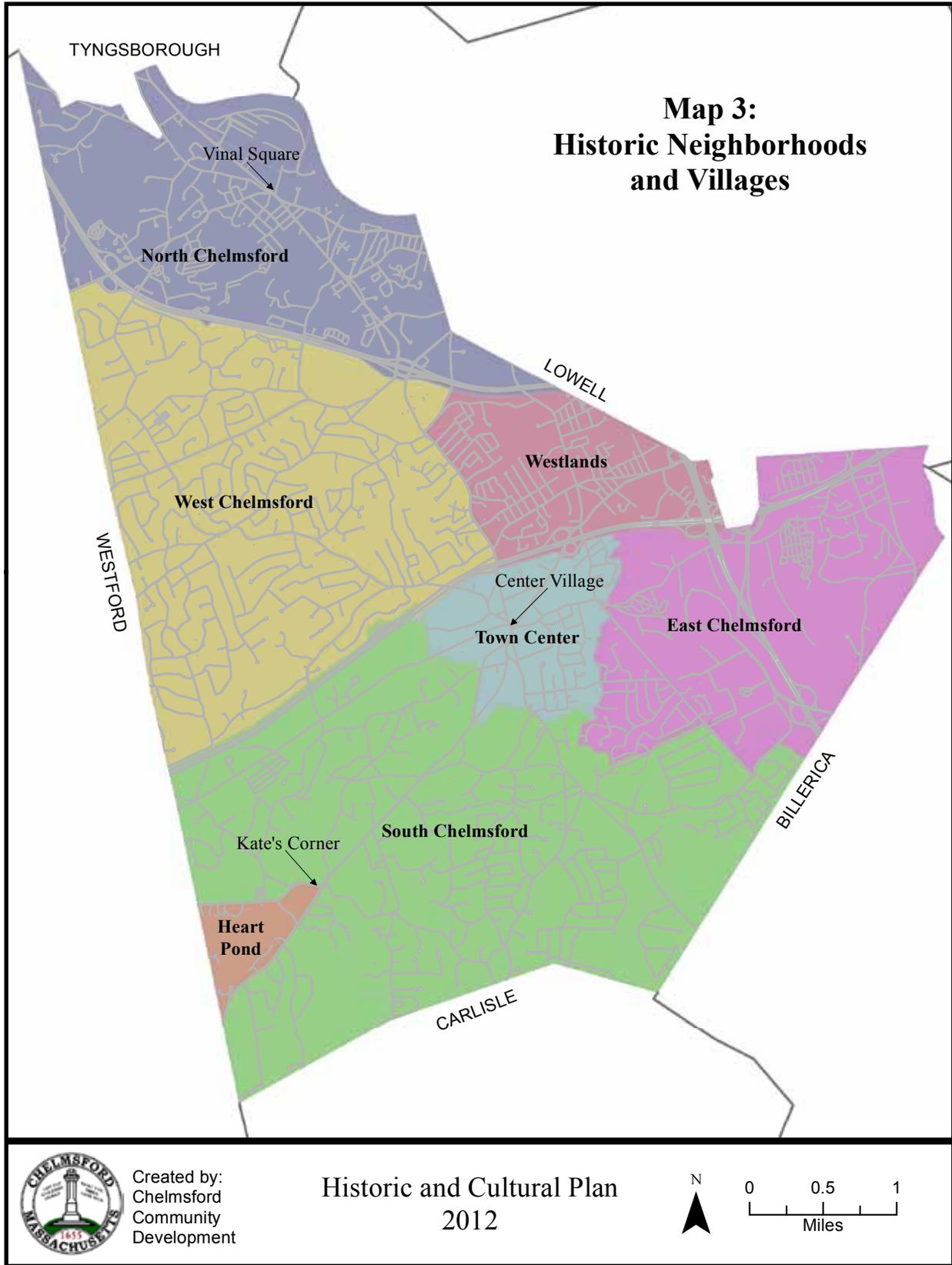
One of Chelmsford's earliest agricultural settlements, West Chelmsford continued to develop through the 18th century when several mills were constructed along the Stony Brook, including a scythe factory and worsted yarn mill, and the Fletcher Granite Quarry began operations on Groton Road. Today, many of the village's early 17th and 18th century Georgian style farmhouses are well preserved and continue to evoke the village's early agrarian past, including the Edward Spaulding House (1664) at 243 Westford Street, the Deacon Isaiah Spaulding House (1735) at 263 Old Westford Road, and the George Spaulding House (1775) at 55 Spaulding Road. Later mid-19th century Greek Revival and Italianate style homes define the southern edge of the village where an early railroad building, now vacant, and the renovated Eagle Mill stand adjacent to the Stony Brook and an early granite arch bridge and deteriorated dam. While the Town has documented many of West Chelmsford's earliest homes (pre-1850) on inventory forms, it has not documented the village's more recent resources.



The Westlands

The Westlands is a turn-of-the-century neighborhood located between the Town Center and Chelmsford's border with Lowell, adjacent to Route 3. One of Chelmsford's only neighborhoods with visually distinct boundaries, the Westlands is distinguished by its traditional grid street pattern and collection of late 19th century and early 20th century homes on tree-named streets. Later development includes mid-century housing that continues the traditional street pattern. Chelmsford's 2010 Master Plan identified this neighborhood as one of the town's most endangered areas due to development pressures associated with its proximity to Routes 4, 495, and 3 and the City of Lowell. To date, only one property has been documented on an historic resource inventory form in this neighborhood.







3 Chelmsford's Historic Resources



CHAPTER 3 – CHELMSFORD'S HISTORIC RESOURCES

Chelmsford's rich heritage is visually expressed through its built environment and cultural landscapes. The town's historic resources – its buildings, structures, objects, landscapes, cemeteries, and archaeological assets – tell the story of Chelmsford, providing physical reminders of the town's past. These historic assets are integral to the town's unique character and sense of place, making Chelmsford a special place to live. Preserving these resources will enable future generations to experience and discover their own connections with the past.

While common historical themes, such as agriculture and manufacturing, exist throughout all of Chelmsford's historic villages and neighborhoods, each area has its own unique character and resources as historic development patterns responded to each area's natural features such as water resources, soil conditions, and topography. Today, this interrelationship between the built and natural environments continues to provide Chelmsford and its neighborhoods with a visually distinct sense of place. In addition to its historic built environment, Chelmsford also maintains extensive collections of historic documents and artifacts within the archives of the Town and local historic and cultural organizations.

While Chelmsford has documented more than 250 historic resources on inventory forms, the majority of the community's historic and cultural resources remain undocumented. (See Map 14: Uninventoried Pre-1935 Buildings) Chapter 3 of this Plan provides a further discussion on the Town's historic resource inventory and Appendix B includes a complete list of inventoried properties. The Chelmsford Historical Commission (CHC) maintains an extensive photographic collection depicting Chelmsford's early buildings, structures, objects, and landscapes and has recorded oral histories, which can be accessed through the CHS website. Chelmsford's history has also been extensively documented in books written by local residents, including the most recent compilation, *History of Chelmsford 1910-1970*.¹⁰

This chapter is intended to be a summary of resource types in Chelmsford; it is not meant to provide in-depth discussion on specific individual resources. Instead, this chapter identifies the types of resources present in Chelmsford and resources in need of documentation and protection. The following overview is based on the town's historic resource inventory and interviews with local historic and cultural organizations.

¹⁰ Eleanor Parkhurst, *History of Chelmsford 1910-1970*.

HISTORIC BUILDINGS

Chelmsford's historic buildings represent a range of architectural styles popular during the past four centuries, including Georgian, Federal, Greek Revival, Second Empire, Italianate, Queen Anne, Shingle, Craftsman, and Colonial Revival styles. Architectural styles are represented in both "high style" architect-designed buildings and more modest "vernacular" versions constructed by local builders. These styles are also rendered on a variety of building forms including residential, commercial, religious, institutional, and industrial buildings.

Most of Chelmsford's historic buildings are well-preserved, exhibiting the hallmark details of their respective styles from the classical and symmetrical design of the 18th and early 19th centuries to the exuberant architectural trim of the late 19th century Victorian era. This built environment defines Chelmsford's visual character today and provides a tangible link to the town's past. Previous historic resource inventory efforts concentrated primarily on documenting the town's earliest homes and resources located within the Town Center and North Chelmsford. (See Map 4: Documented Historic Buildings) While efforts to document other resources in Chelmsford have been limited, this does not mean that the town does not have historic resources located outside of Center and North.

While most of Chelmsford's historic buildings are privately owned, several are held in public and non-profit ownership. Today, the Town maintains ownership of several historic buildings, including the Adams Library, MacKay Library, Center Town Hall, North Town Hall, the 1802 Schoolhouse, the Toll House, and the Dutton House. (See Map 8: Town-Owned Historic Resources) Older structures can present challenges if not adequately maintained. While the Town addresses identified building needs in its 10 year Capital Improvements Plan, it has not developed long-term maintenance plans for its historic buildings. Chelmsford has prioritized the use of Community Preservation Funds for the restoration of its town-owned historic buildings. However, it is still important to plan for future maintenance needs to ensure each building's long-term viability and historic significance. Deferred maintenance only leads to higher costs in the future and the potential for an irreplaceable loss of a community's heritage.

RESIDENTIAL BUILDINGS

Chelmsford is fortunate to retain a well-preserved collection of private homes representing architectural styles popular over the past three centuries, including Federal, Gothic Revival, Italianate, Queen Anne, Shingle, Craftsman, and Colonial Revival styles as well as mid-20th century Cape and ranch houses. These homes have been painstakingly restored by dedicated homeowners, who have preserved each building's architectural features and historic integrity.

EXAMPLES OF ARCHITECTURAL STYLES IN CHELMSFORD



■ Colonial Revival



■ Craftsman



■ Federal Style



■ Gothic Revival



■ Italianate House



■ Mid-Century Cape



■ Queen Anne



■ Shingle Style



■ Victorian Eclectic

While some of Chelmsford's neighborhoods contain a variety of architectural styles, other neighborhoods are more homogenous with only one or two styles represented. Chelmsford Center contains a well-preserved collection of larger homes spanning more than two centuries of architectural styles from Federal style residences to Craftsman style bungalows. South and West Chelmsford also contain a varied collection of housing styles and forms. North Chelmsford contains a significant collection of workers' housing with entire streets comprised of similar one and one-half story single and two family cottages. Other neighborhoods contain distinctive streetscapes of modest mid-20th century single-story ranches.

As discussed in Chapter 3, the Chelmsford Historical Commission has primarily focused on documenting the town's early homes, with only a small number of inventory forms completed for homes constructed after 1900. These 20th century resources contribute significantly to Chelmsford's visual character and define the town's early transformation from a rural landscape to a suburban community. The Historical Commission has identified several local examples of kit houses, a type of prefabricated housing popular in the United States between 1900 and 1940. Kit house manufacturers, including Sears, Roebuck & Company and the Aladdin Company, sold a variety of house plans and styles, ranging from bungalows to Colonials, and supplied all materials needed for construction of a particular house at a fixed price. One known kit house is located on Bridge Street and others may be located within Chelmsford's 20th century neighborhoods such as the Westlands.

RELIGIOUS BUILDINGS¹¹

Chelmsford's religious buildings contribute significantly to the historic character of the community. (Chapter 4 will discuss the cultural role of these institutions.) Ranging from modest, contemporary structures to traditional New England meetinghouse buildings, Chelmsford's churches represent the various architectural styles associated with ecclesiastical design over the past several centuries. Several of Chelmsford's churches are located within the Center Local Historic District and many of the congregations maintain significant historical collections, including church records on baptisms, funerals and memberships as well as photographs, church histories, artifacts, artwork, maps, and plans. These collections are discussed further in Chapter 3. Only five churches have been documented on historic resource inventory forms. (See asterisks below) While most of Chelmsford's religious buildings are well-preserved, dwindling congregations and aging structures can present unique challenges for local churches.



FIRST PARISH UNITARIAN-UNIVERSALIST CHURCH*

2 Westford Street

Located within Chelmsford Center Local Historic District and National Register District

This wood-frame Greek Revival style church (1842) is the fourth structure constructed on this site for the First Parish Church.¹² Originally founded in 1655, the First Parish served both religious and civic purposes, typical of the era. The first, and for many years, the only church in Chelmsford, First Parish served as Chelmsford's only town hall until North Town Hall was constructed in 1853 and Center Town Hall was constructed in 1879. Today, First Parish Church commands a prominent location in the Town Center and its steeple, highlighted by the Town

¹¹ Unless otherwise noted, historic information on Chelmsford's churches was taken from historic resource inventory forms found on the Chelmsford Historical Commission's website, <http://chelmsfordgov.com/CHCwebsite>. Information on historical collections was provided by each participating church during stakeholder meetings held for this Plan.

¹² Peggy Dunn, "A Short History of the Town Clock and why it lives in a Steeple", March 2011.

Clock (1876), is a recognizable landmark in the community. The Town recently approved CPA funds to restore the Town Clock and steeple and is in the process of developing a preservation restriction for the property.

ALL SAINTS EPISCOPAL CHURCH AND RECTORY* 10 Billerica Road,

Located within Chelmsford Center Local Historic District and National Register District

The original portion of All Saints Church, which included the bell tower, cloister, and chapel, was constructed between 1879 and 1888 and designed by J. Walter Malloy. This rubble stone and granite Gothic Revival style church is located on the eastern boundary of Center Village.

CENTRAL BAPTIST CHURCH* 11 Academy Street

Located within Chelmsford Center Local Historic District and National Register District

Constructed in 1868, this wood frame Gothic Revival style church is located on the northern boundary of Center Village. Sited on the edge of the Town Common, the Church is distinguished by its corner steeple and triple lancet windows inset with stained glass on the façade.



FIRST BAPTIST CHURCH* 2-4 Maple Road

The First Baptist Church (1836) is located in South Chelmsford on Maple Road.

Originally designed with Greek and Gothic Revival style elements including a central bell tower, lancet windows, paired entry doors, and a pedimented gable over four pilasters, the building underwent a major remodeling in 1974 with a new portico and central entrance, traditional rectangular windows on the facade, and vinyl siding. The Church also constructed a new bell tower to replace the original tower, which had been removed in 1967.

WEST CHELMSFORD UNITED METHODIST CHURCH 242 Main Street

The original wood frame Victorian-era Methodist Church, constructed in 1888, was destroyed by a fire in 1920. The congregation rebuilt the Church in 1922, replicating the structure's original design of a cross-gable plan with front steeple above a projecting gable-end entrance wing. A new wing was dedicated in 1962.

Chelmsford's more modern churches are replacements for earlier structures. These include St. John the Evangelist at 115 Middlesex Street in North Chelmsford, St. Mary's Parish at 25 North Road in Chelmsford Center, and the Central Congregation Church* (1959) at 1 Worthen Street in Chelmsford Center, which is located within the Chelmsford Center Local Historic District and National Register District. Historic photographs of the earlier church buildings can be viewed on the Chelmsford Historical Commission's website. Despite their new buildings, these congregations maintain historic collections, including church histories and records, newspaper articles, and photographs. The North Congregational Church at 11 Princeton Street in North

Chelmsford also maintains a historic collection of church records, books, media, photographs, drawings/blueprints, maps, framed objects and artwork and historic objects dating from 1800 to present.

HISTORIC HALLS

Over the past century, Chelmsford has been home to many community and fraternal organizations. Several of these groups constructed social halls for meetings, community gatherings, and local events. The Historical Commission has surveyed three historic social halls in Chelmsford. While the Grange Hall (1908) at 17 Proctor Road in South Chelmsford is now a private residence, the other two social halls are vacant.

LIBERTY HALL (1878) at 318 Acton Road in Kate's Corner was originally constructed by the South Chelmsford Village Improvement Association but is now owned by the nearby First Baptist Church. This two-and-one-half story wood frame building retains its original bracketed entry and window hoods with an arched window with drip molding in the front gable.

THE ODD FELLOW'S BUILDING (1896) is located on a prominent lot in Center Village at 41-44 Central Square. The large two-and-one-half story wood-frame building was designed by the firm of Davy & Rayney of Lowell in the Queen Anne style.¹³ When originally constructed, the building housed a grocery store on the first floor and a three hundred seat meeting hall with upper-level balconies on the second floor. Over the next four decades, a series of commercial establishments occupied the first floor, including a bakery, post office, and drug store while the second floor hall was used as



a movie theater, a dance hall, a church, and a grange hall. By the mid-20th century, the second floor had been converted to apartments and the first floor was occupied by the First Bank & Trust Company, which owned the building. Today, Sovereign Bank owns the building, which is vacant and in deteriorated condition. Despite alterations to the structure, including window modifications and vinyl siding, the building contributes to the historic streetscape of the Center Historic District. The Town continues to attempt to work with the property owner to stabilize the building and seek new tenants. However, the existing real estate ownership structure suggests that the owner will be unwilling to renovate and seek new tenants for the building and is waiting until its ownership restriction expires in seven years and it can sell the property.

¹³ Buildings plans for the Odd Fellows Building are located in the Massachusetts State Archives.

MUSEUMS

Chelmsford has two historic house museums - The Garrison House and the Barrett-Byam House. Additional information about the non-profit organizations that operate these museums is provided in Chapter 4.

THE “OLD CHELMSFORD” GARRISON HOUSE at 105 Garrison Road, is operated by a private non-profit organization that maintains the property and undertakes education programming and community outreach.¹⁴ The timber-frame house was constructed in 1691 as one of 19 British garrisons in Chelmsford. In addition to the house, the property also includes a barn, a Summer Kitchen, a working blacksmith shop, an herb garden, the Craft House, the Hill Jock House, and the Fiske House barn. The Association has plans to add several structures to the property over the next few years, including a 1700s barn from New Hampshire and a small structure with original paneling.



THE BARRETT-BYAM HOMESTEAD (CA. 1740) on Byam Road is operated by the Chelmsford Historical Society as an historic museum, archive, and education center.¹⁵ The main two and one-half story wood frame house has a large central chimney and a center entrance with Greek Revival details. An attached barn and several small additions complete the structure.

¹⁴ The “Old Chelmsford” Garrison House, <http://www.garrisonhouse.org>.

¹⁵ Chelmsford Historical Society, <http://www.chelmhist.org>.

INDUSTRIAL BUILDINGS¹⁶

Beginning as early as the 17th century, Chelmsford's waterways provided power for the development of industrial enterprises. Soon after the town was settled in the 1600s, residents constructed saw and grist mills to supply resources for the community. During the Industrial Revolution of the 19th century, textile mills were constructed in North and West Chelmsford. While the businesses that once occupied these mills are no longer extant, the renovated mill buildings and preserved millponds contribute to the visual character of each village and



stand as visible reminders of Chelmsford's industrial past. The CHC completed inventory forms for several of Chelmsford's historic mill properties and buildings. (See asterisks below.)

RUSSELL MILL* Located at 101 Mill Road, the historic Russell Mill property was the site of Chelmsford's first saw mill erected by Samuel Adams in 1656 on River Meadow Brook. Five generations of the Adams family operated a saw mill on the property until it was sold to the Russell family in 1842. During the Russell family ownership, the property's millpond continued to serve as one of the town's major sources of ice. Today, while the brick-ended Federal style house (ca. 1816) has been modified, the property still retains its mill pond, an active waterfall, and an early waterwheel housed in an older building on the property.

EAGLE MILL Located on the Stony Brook in West Chelmsford, the Eagle Mill was originally constructed in 1830 by the Chelmsford Manufacturing Company for the production of worsted wool. The property went through a series of ownership and manufacturing changes over its history. By 1914, the Sugden Press Bagging Company, producer of cloth strainers for dye manufacturing and Hersey Chocolate, occupied the building. After standing vacant for many years, the Eagle Mill was purchased and extensively renovated in the late 20th century by a private owner who now leases the building to several small businesses. The water rights and an adjacent dam (originally constructed in 1830) remain property of the mill.¹⁷

U. S. WORSTED COMPANY - SILESIA WOOLEN MILLS When constructed in North Chelmsford in the late 1800s, the Selesia Mills was the largest mill in Chelmsford. In 1912, the company was sold to the United States Worsted Company for \$3 million. During the first half of the 20th century, the complex was expanded and buildings were sold and reused by other industrial enterprises.

- 51-57 Middlesex Street* - U. S. Worsted Company - Silesia Woolen Mills (1910) Originally constructed for the Silesia Mills but was later used by the Southwell Wool Combing Company.
- 87 Princeton Street* - U. S. Worsted Company - Silesia Woolen Mills (1903)
- Distinguished by its elaborate paneled brick façade, this mill building was later owned by the Gilet Wool Scouring Corporation.

¹⁶ Unless otherwise noted, information on historic mill buildings was obtained through the CHC's historic resource inventory.

¹⁷ Eleanor Parkhurst, *History of Chelmsford 1910-1970*, p. 290-292.

The mill complex at 70 Princeton Street experienced a succession of building construction and industrial uses. These renovated buildings now serve a variety of commercial uses. Three buildings have been documented:

- Silver and Gay's Machine Shop* (1850)
- Chelmsford Foundry Company* (1890)
- Southwell Wool Combing Company* (1922)

OTHER HISTORIC BUILDINGS

While the majority of Chelmsford's historic buildings are well preserved, there are exceptions. Vacant and deteriorating, these buildings still serve as community landmarks and offer significant rehabilitation potential. The Town listed several of these buildings as Endangered Historic Resources in its recent Master Plan.



WARREN AVENUE PUMP STATION

This one-story hipped roof brick building is owned by the Chelmsford Water District and is currently vacant. The District is preparing to restore the building for use as a museum and hopes to complete the project in celebration of its 100 year anniversary in 2013.

MIDDLESEX TRAINING SCHOOL CAMPUS, PRINCETON STREET

This impressive collection of four Classical Revival brick school buildings (1893-1903) is located on a large wooded campus on the town's northeastern border with Lowell.¹⁸ Despite their deteriorated condition, these buildings retain their original slate hipped roofs, decorative entrance porches, terra cotta window trim and cornice details, and leaded fanlights. Currently owned by the Commonwealth and under the jurisdiction of the University of Massachusetts Lowell, all but one building on the campus is vacant. The property currently has a thirty year deed restriction requiring the complex to remain in educational use. However, the restriction expires in 2014 and the property's future is unclear. The Department of Capital Asset Management



¹⁸ Historic building plans for several of the campus buildings are located in the Massachusetts State Archives.

(DCAM) filed an application to demolish the buildings several years ago, but did not pursue the demolition.¹⁹ The Town listed the campus as an Endangered Historic Resource in its recent Master Plan. The Campus has not been documented on an historic resource inventory form.

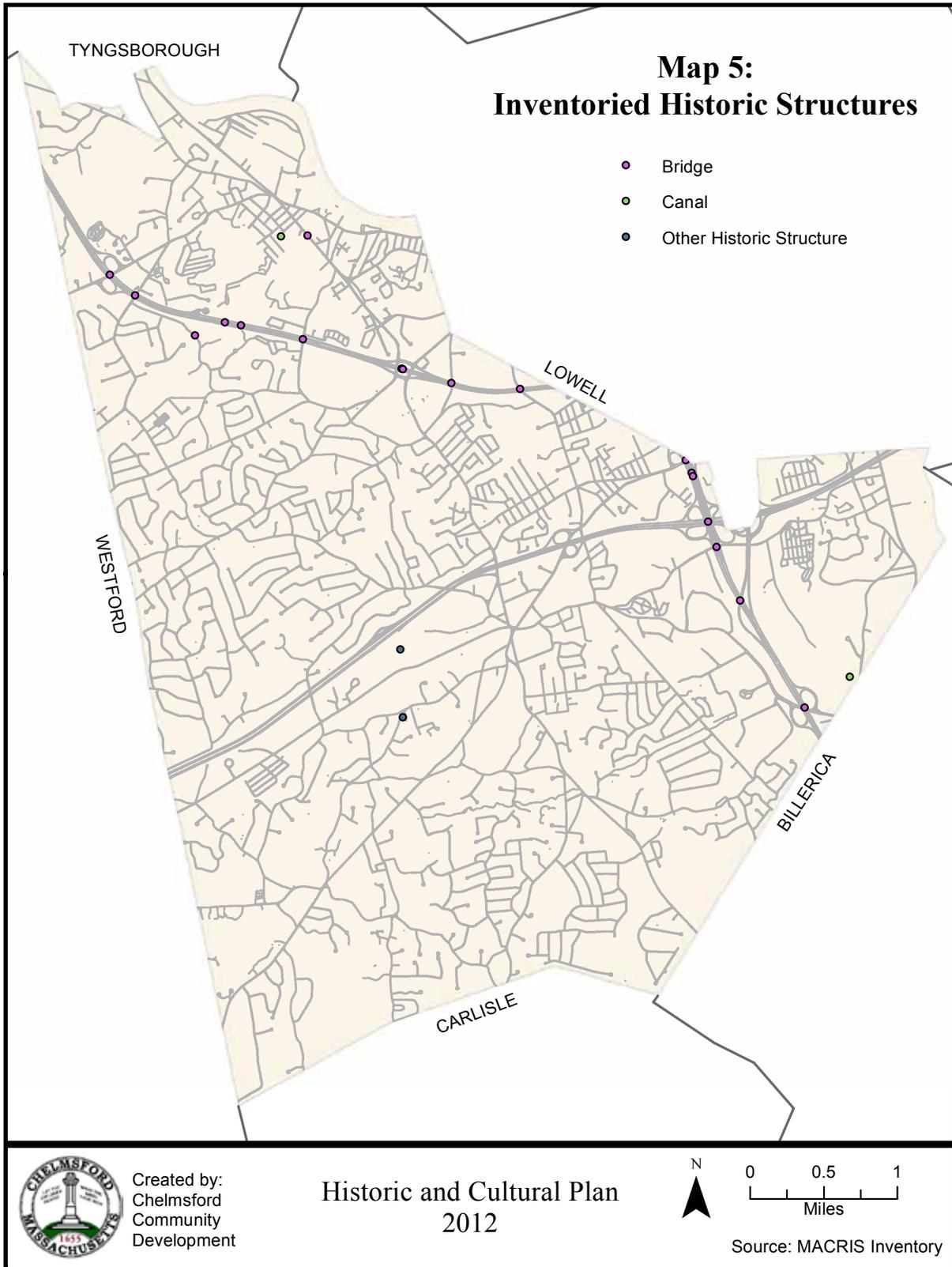


THE TOWN POOR HOUSE AND BARN Located at 110 Middlesex Road, directly adjacent to the intersection of Billerica and Golden Cove Roads, the 1816 Georgian style Jonathan Manning House and Tavern on the Middlesex Turnpike was later converted for use as the town's Poor House in 1872. Despite the private owner's strong interest in preservation, the Poor House and adjoining barn continue to deteriorate and are in need of significant repairs.

STRUCTURES

Chelmsford's collection of historic structures includes portions of canals, bridges, industrial remnants, outbuildings, and stone walls. According to the Massachusetts Historical Commission's Massachusetts Architectural and Cultural Resource Information System (MACRIS), the Town has documented 32 structures on inventory forms, including the Chelmsford lime quarries and kiln on Beaver Brook, the Fletcher Granite Quarry, the Middlesex Canal, the North Chelmsford Canal on Canal Street, Parkhurst Pulpit off Robin Hill Road, and several bridges, most dating from 1940 to 1970. (See Map 5: Documented Historic Structures) However, these resources represent only a small percentage of the historic structures found in Chelmsford today and future inventory projects should include further documentation of these valuable resources. The CHC should work with other town organizations such as the Conservation Commission, the Conservation Trust, and the Open Space Stewards to identify stone walls, foundations, historic mill sites, dams, early saw mills, and lime and granite quarry remnants located on conservation parcels. Efforts should also include confirmation that previously inventoried resources are still extant and document their current condition to ensure the future protection of these valuable resources.

¹⁹ Evan Belansky, Community Development Director, interviewed by Community Opportunities Group, Inc., September 27, 2011.

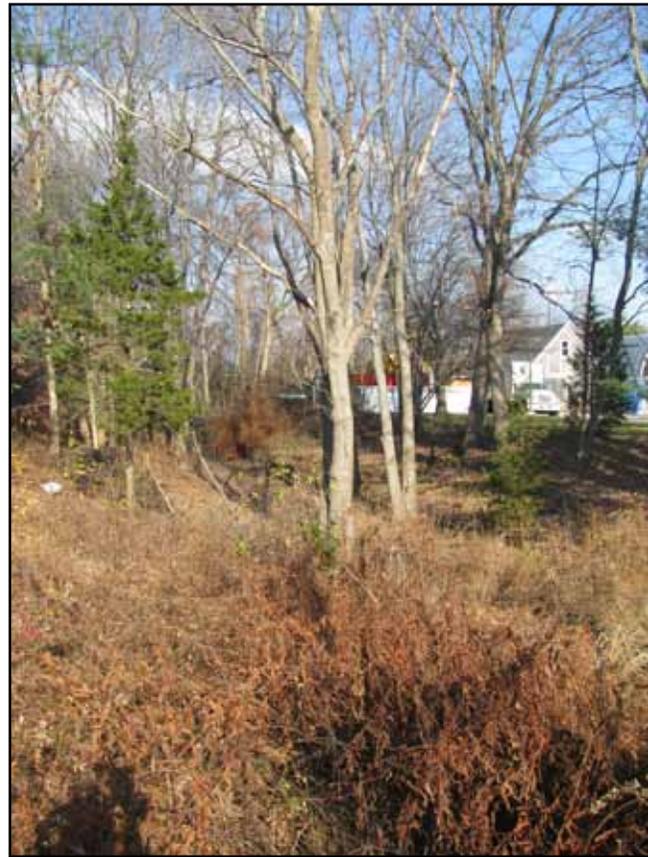


Recognizing the need to protect these resources, the Town's Master Plan recommended incorporating preservation of the town's historic stone walls, foundations, and other cultural resources into local development bylaws and regulations.

MIDDLESEX CANAL Completed and opened in 1803, the Middlesex Canal extended 27 miles from the Merrimack River to Boston Harbor, including a 2.4 mile long section located within Chelmsford. Designed to transport materials from the Greater Lowell area to Boston, the 30-foot wide and three-foot deep canal also served as a sightseeing venue, with pleasure trips offered along the canal. Despite its initial success, the canal began to lose economic viability when the Boston and Lowell Railroad arrived in 1835. By 1853, through traffic on the canal had ended and by the next decade, the land along the canal was subdivided and sold in sections to abutters.²⁰

Today, few visible remnants remain from Chelmsford's portion of the Canal. A section of the original canal trench is still visible and watered at a point north of Riverneck Road to 50 Canal Road Extension, and passes Riverneck Road at the Manning Bridge. While there is interest in restoring Chelmsford's portion of the canal and adding walkways to an adjacent wildlife refuge, access to the canal site is problematic due to private property concerns.²¹

The entire Middlesex Canal was designated a National Historic Civil Engineering Landmark by the American Society of Civil Engineers in 1967. The Canal is also designated as a National Historic Landmark (NHL) and is listed on the National Register of Historic Places. Canal remnants are overseen by the Middlesex Canal Commission, a public entity comprised of representatives from each community along the route of the original canal. A museum dedicated to the Canal is located at the Faulkner Mills in North Billerica and is operated by the Middlesex Canal Association.²²



■ Remnant of Middlesex Canal in East Chelmsford

One extant canal-associated building is now located in Chelmsford Center. The Merrimack River Locks Toll House (ca. 1832) was moved from Lowell to Chelmsford in the 1930s and placed on the Chelmsford Town Common in 1955 for Chelmsford's Bicentennial celebration. Today, the build-

²⁰ Middlesex Canal Commission and Middlesex Canal Association brochure, "The Middlesex Canal 1793-1853".

²¹ National Register of Historic Places Registration Form, "Middlesex Canal Historic and Archaeological District", September 18, 2009. Accessed through MACRIS database <http://mhc-macris.net>.

²² Middlesex Canal Association, <http://www.middlesexcanal.org>.

ing is located within the Chelmsford Center National Register and local historic district. Since the structure is no longer contiguous to the canal route, it is not included within the Middlesex Canal National Register District. Town Meeting recently approved Community Preservation Act (CPA) funds to restore the one-story, timber-framed building for potential future use as a museum.

BRIDGES While the majority of Chelmsford's bridges have been replaced with modern structures, several historic bridges remain in relatively good condition and have been documented on historic inventory forms. The Stony Brook Bridge (1850) is the only intact rubble stone arch bridge along the former Boston & Lowell Railroad system and is one of the oldest structures on the commuter rail system. The bridge's distinctive design includes two arches composed of granite ashlar blocks. An historic structure inventory form completed for the bridge recommends eligibility for the National Register.²³ Another granite ashlar bridge located on School Street near the Eagle Mill in West Chelmsford has not been documented. Other undocumented structures include a series of stone culverts, many constructed as Works Progress Administration (WPA) projects. One example is located in Center Village over Beaver Brook.



■ Stone Bridge, West Chelmsford

OTHER HISTORIC INDUSTRIAL REMNANTS While the Town has not completed a comprehensive survey of known industrial sites, there are many remnants remaining from the town's industrial past. Known sites include a deteriorated dam on School Street adjacent to the renovated Eagle Mill in West Chelmsford, sections of an early canal (Moore's Canal) that transported water from Freeman Lake to a mill in North Chelmsford, lime and granite quarry remnants located on conservation lands, and several deteriorated dams remaining along Beaver

²³ McGinley Hart & Associates, "Historic Structure Inventory Form - MBTA Historical Property Survey Phase II", September 1988. <http://www.chelmsfordgov.com/CHCwebsite/HTML/MiddlesexBridge/Image00.htm>

Brook. The Town's 2010 Master Plan acknowledged the presence of these resources, including a recommendation for interpretive signage at Moore's Canal.

STONE WALLS Stone walls, both dry laid and mortared, are located throughout Chelmsford along scenic roadways, within now-forested land, and bordering the perimeter of the town's remaining open spaces. Dry laid stone walls once served as property boundaries for agricultural fields. Today, these walls testify to the historic development pattern of land ownership and agricultural use, and provide physical evidence of Chelmsford's agrarian heritage. The physical nature of these structures belies their inherent fragility; deferred maintenance and natural erosion can cause many dry-laid stone walls to deteriorate. In other instances, walls are vulnerable to theft. State law prohibits removal of walls that serve as property boundaries. While Chelmsford does not have an inventory of its stone walls, some notable examples can be seen along Bartlett Street and Byam Road, within the conservation land of Kroll Pasture, and defining an historic cart path adjacent to High Street.



■ School Street Wall, West Chelmsford

OBJECTS

MEMORIALS AND MONUMENTS Chelmsford has an extensive collection of memorials and monuments documenting the community's historic events. These objects are located throughout the community and are well preserved. The Town identified 20 local monuments and their inscriptions on a brochure completed during the Bicentennial celebration and documented 28 monuments on historic resource inventory forms (see asterisks below). (See also Map 6: Historic Objects and Table 1 below.) These include military monuments, historical plaques, and memorials. However, Chelmsford does not have a monument commemorating the Civil War. Attendees at meetings held for the 2010 Master Plan suggested that the town develop a walking tour to promote these resources.

Table 1 Chelmsford Monuments		
Name	Date Erected	Location
Revolutionary War Monument*	1859	Academy Street, Center Town Common
World War II Monument Chelmsford War Memorial*	1955	North Road
Clarke School for the Deaf Marker*	1952	Academy Street, Town Common
Revolutionary War Marker –Concord Battle*	1899	Central Square
Horse Trough	1880	Central Square
Town Pound Marker*	1926	Bridge Street – near #7
Horse Trough		Steadman Street – not found
First Town Meeting Marker*	1925	Meeting House Road –near flag pole
Col. Simeon Spaulding Marker	1827	Spaulding House – 75 North Road
Perham Corner Marker		Junction Westford Street & Dalton Road
Perham Park Armed Services Marker*	1925	Chelmsford Street & Dalton Road
Kiwanis Marker – World War II Memoriam – John B. Gallagher		Junction Billerica Road & Turnpike Road
East Chelmsford Armed Services Marker – WW II – Korean War*	1943	Carlisle Street
Vietnam Marker – Lance Corporal Rudolph LeFebre Jr.*	1967	177 Boston Road
Lucifer Match Marker*	1975	192 Robin Hill Road, South Chelmsford
Horse Trough	1900	Acton Road & Maple Road
Garrison House Marker		Garrison Road - South Chelmsford
World War I Monument*	1922	Vinal Square, North Chelmsford
World War I Marker		Main Street & School Street
Bicentennial Marker		
Peter W. Blazonis Monument*	1991	Gorham Street & Carlisle Street
Harvey Family Monument*	1989	2 Harvey Road
Allan & Herbert Clark World War II Memorial*	2000	Main Street & Groton Road
World War I - CPL George Ralph Quessy Monument*	1925	Main Street & School Street
North Chelmsford Vietnam War Memorial*	2006	Vinal Square, North Chelmsford
Veteran's Memorial Park* (numerous markers)	1991-05	North Road
Chelmsford Police Officers' Monument*	2003	2 Old North Road
September 11 Memorial Bench*	2003	200 Richardson Road
Middlesex Canal Monument*	1987	127 Riverneck Road
Parkhurst Pulpit		10 Robin Hill Road

Source: MHC MACRIS database, Town of Chelmsford Bicentennial Brochure, & Peggy Dunn, CHCPP Committee Member



BURIAL GROUNDS AND CEMETERIES²⁴

The Town of Chelmsford maintains six cemeteries located throughout the town. Four town-owned cemeteries have been surveyed and the Town has completed monument restoration and documentation projects in several of the cemeteries. The Chelmsford Historical Commission's website contains contemporary photographs of several local cemeteries, while the Library and Cemetery Department maintain databases of burials and marker inscriptions. Community Preservation Act (CPA) funds have been used for preservation efforts at several of the cemeteries.

FOREFATHERS' BURIAL GROUND (est. 1655 with the earliest surviving gravestone dated 1690) Located at the intersection of Westford Street and Littleton Road in Chelmsford Center, this cemetery contains a significant collection of early slate headstones with examples of cherub, skull and wings, and willow carvings as well as box tombs (1813) and landscape features such as granite curbs, retaining walls, and steps (1839, 1853). The Town received a Massachusetts Historical Commission grant in 2003 for preservation efforts at Forefathers'. As a condition of the grant, the town was required to place a preservation restriction on the burial ground. Previous documentation efforts include headstone rubbings and a database identifying information inscribed on each headstone.



■ Forefathers' Burial Ground, Chelmsford Center

HEART POND CEMETERY (est. 1774, enlarged in 1852, 1870, and 1892 with the earliest surviving headstone dated 1776.) This cemetery, located at the intersection of Garrison Road and Parkerville Road in South Chelmsford, consists primarily of well-preserved slate headstones carved with willow designs. Other resources include a receiving tomb (1874) and fencing with granite posts and wood rails.

²⁴ Historical information on the town's historic cemeteries and burial grounds was obtained through completed historic resource inventory forms and *The History of Chelmsford* by Dr. Wilson Waters, 1917.

RIVERSIDE CEMETERY (est.1841, enlarged in 1890) is located on Middlesex Street in North Chelmsford. The cemetery contains approximately 700 stones, including marble and granite headstones and obelisk monuments. A Victorian-era section is elevated with trees and family plots with granite curbs.

WEST CHELMSFORD CEMETERY (est.1852) is located on Cemetery Lane in West Chelmsford. This small cemetery is accessed by a narrow roadway between residential homes on Cemetery Road and is highlighted by a granite entrance gate. Monuments include both granite and marble headstones and family markers.

PINE RIDGE CEMETERY (est.1888) is Chelmsford's largest cemetery and is located at 130 Billerica Road.

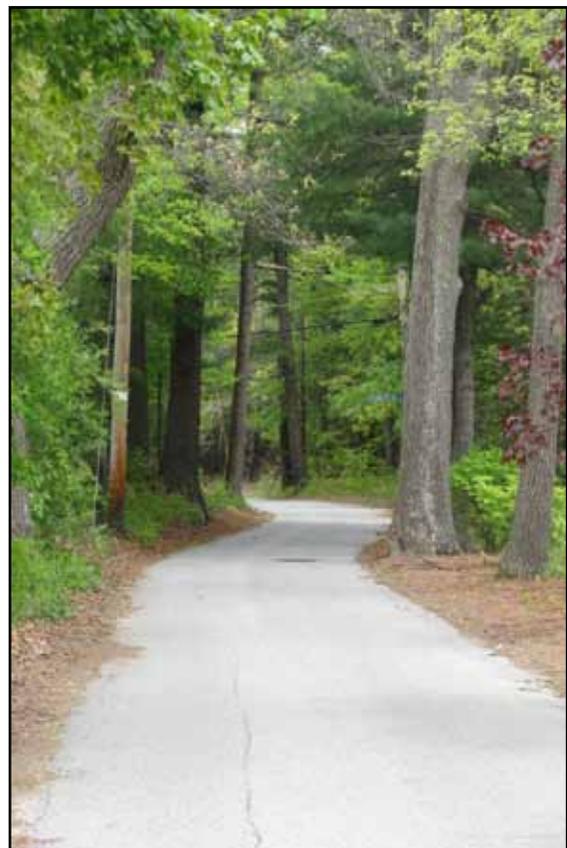
FAIRVIEW CEMETERY (est.1928) is located at the intersection of Main Street and Twiss Road in North Chelmsford. The cemetery's walls and gates were built as WPA projects.

In addition to town-owned cemeteries, Chelmsford has several private cemeteries including St. Joseph's Cemetery, a 100-acre Catholic Cemetery established in 1894 at 96 Riverneck Road in East Chelmsford, and Beth El Cemetery, a Jewish cemetery located at 100 Waverly Avenue in North Chelmsford. Neither of these cemeteries has been documented on historic inventory forms.

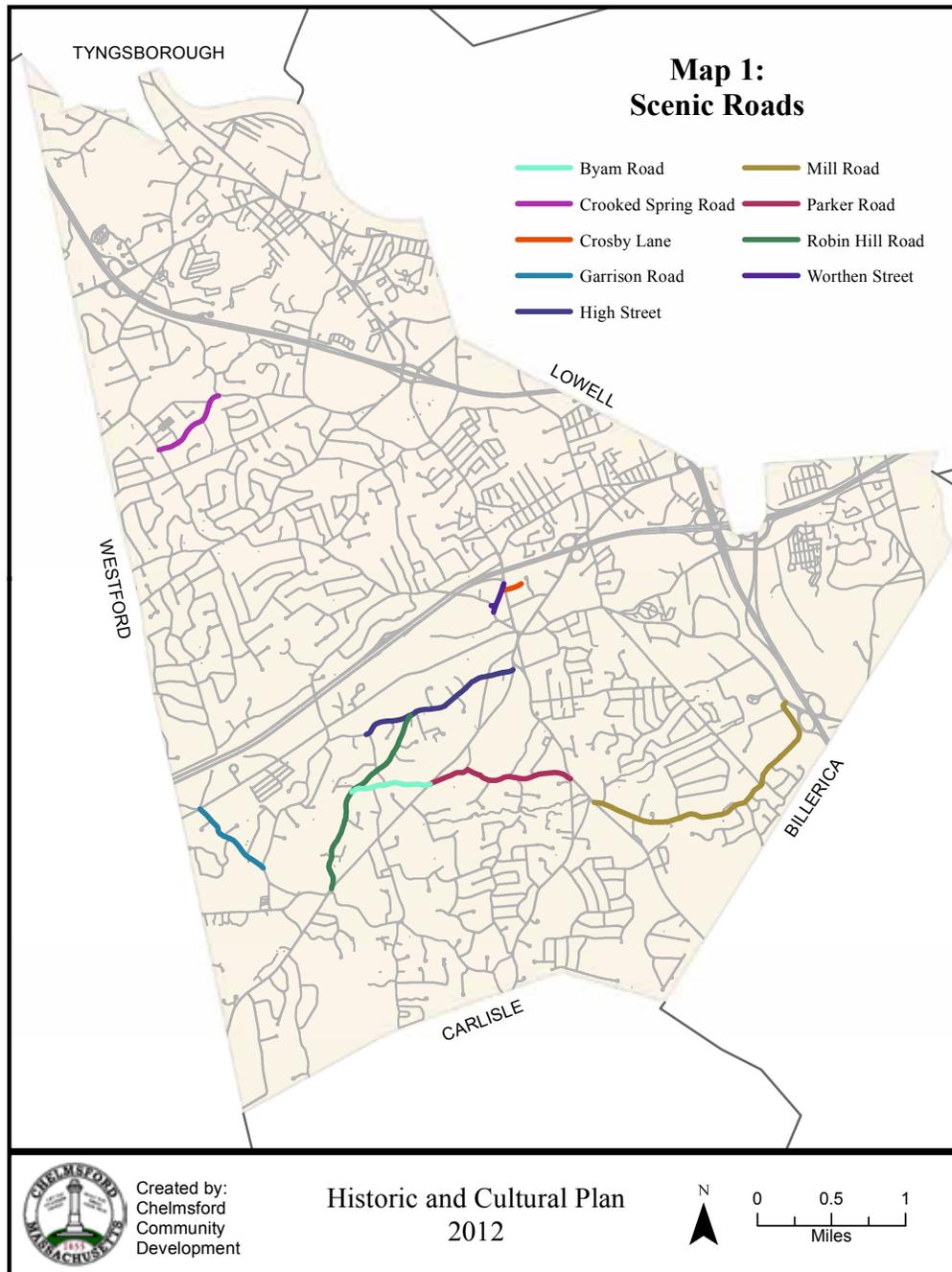
SCENIC ROADS

Despite Chelmsford's intensive development over the past half century and the construction of major roadways such as Route 495 and Route 3, the town's early roadway pattern still exists with many roads maintaining their narrow pavement, winding pattern, adjacent vegetation, mature trees, and stone walls. However, Chelmsford's increasing level of local and through traffic continues to overwhelm the town's historic roadways, resulting in pressure to "improve" these roadways through road widening, granite curbs, and street striping.

Recognizing the need to protect the character-defining features of its historic town roads, Chelmsford designated five scenic roads under M.G.L. Chapter 40 Section 15C Scenic Roads Act in 1974. (The Act prohibits the designation of state numbered routes under local scenic roads bylaws and ordinances.) The Town designated an additional three roads in 1976 and one road in 1984. (See Chapter 3 for a further discussion on the Scenic



Road Bylaw and Map 1: Scenic Roads). The Town has not installed signage to identify its designated scenic roads, nor has it documented the character-defining features present on each roadway. Despite a demonstrated interest in protecting Chelmsford's historic character, the town has not designated any new scenic roads since 1984.



HISTORIC LANDSCAPES

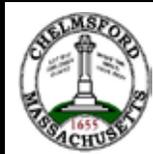
Chelmsford's historic landscapes contribute as much to the town's cultural identity and sense of place as its historic structures. Chelmsford has a wealth of landscapes that retain their natural and scenic qualities and provide visual reminders of the town's rural and cultural past. (See Map 7: Historic Landscapes for documented agricultural and heritage landscapes.) Chelmsford established several recommendations in its 2010 Master Plan pertaining to historic landscape preservation. This included recommendations to preserve the town's remaining agricultural landscapes and to promote the historic significance of the town's existing open space parcels.

AGRICULTURAL LANDSCAPES Chelmsford's suburbanization over the past five decades has had a particularly dramatic impact on the town's agricultural landscape. The demand for new residential development has resulted in the loss of the town's working farms, causing not only a visual change to the town's character but also a cultural change. Today, only a handful of farms remain in active production, while others have transitioned to other forms of agriculture including equestrian facilities, community gardens, and landscape retailers. Preserving the remaining farmland and supporting local agricultural businesses has been an ongoing concern for the town. The Town maintains a prioritized list of unprotected open space lands, including parcels with Chapter 61 designation, for future protection efforts. The Town also recently adopted a Right to Farm Bylaw and appointed an Agricultural Commission to preserve the town's remaining agricultural heritage.



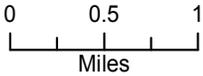
Map 7: Historic Landscapes

- Agricultural Landscape
- Heritage Landscape



Created by:
Chelmsford
Community
Development

Historic and Cultural Plan
2012



Source: Plan Narrative



■ Red Wing Farm, South Chelmsford

The Town worked with a private owner to protect Red Wing Farm at 19 Maple Road in South Chelmsford. The Town purchased the historic property, maintaining the 12.6 acre farmland as conservation land and transferring the historic Hildreth-Robbins House with a preservation restriction to a private owner. The CHC worked to put the Hildreth-Robbins House on the State and National Registers.²⁵

Other historic agricultural lands owned by the Town include the Walter Lewis (Sunny Meadow) Farm. This 22.5 acre farm located between Robin Hill Road and Acton Road includes remnants of the original farm road. The property will be protected by a conservation restriction held by Chelmsford Land Conservation Trust. The Trust also owns several conservation parcels with historic significance. These include:

- Bartlett Park, the town's first conservation parcel with stone walls and open pasture land;
- Bartlett Woodlot, which contains remnants of a historic dam for early grist and saw mills;
- Warren Wildlife Sanctuary, which contains portions of Russell Mill Pond; and
- Kroll Pasture, open pasture land with stone walls.

Chelmsford still has several privately-owned agricultural landscapes remaining in the town and one last operating apple orchard. Several of these properties have limited protection through M.G.L. Chapter 61 status, which provides the Town with the right to first refusal should the property owner seek to transfer title of the property. It has long been a goal of the Town, as evidenced by recommendations established in its recent Master Plan, Open Space and Recreation

²⁵ Anne Forbes, National Register of Historic Places Registration Form, "Hildreth-Robbins House", 2006, Sect. 8, 9.

Plan, and Community Preservation Plan, to work with property owners to protect Chelmsford's remaining farmland.

HERITAGE LANDSCAPES Chelmsford's heritage landscapes – areas created by human interaction with the natural environment – span more than three centuries of development and encompass a variety of forms. These areas, which contain both natural and cultural resources, include farms, parks, commons, town centers, cemeteries, scenic roadways, mill complexes, mill ponds, lime and granite quarries, cranberry bogs, and archaeological sites. However, Chelmsford's heritage landscapes are not well documented or understood. Nearby towns located in the Freedom's Way Heritage Area completed Heritage Landscape Inventory studies funded through the Massachusetts Department of Conservation and Recreation's (DCR) Heritage Landscape Inventory Program. These plans assisted the towns in their efforts to identify, document, and plan for the protection of the heritage landscapes vital to the history, character, and quality of life of each community. While DCR no longer offers technical assistance through this program, the Department's publication *Reading the Land, Massachusetts Heritage Landscape: A Guide to Identification and Protection* is available on its website for municipalities interested in identifying heritage landscapes and determining appropriate preservation planning initiatives²⁶

Examples of heritage landscapes in Chelmsford include Varney Playground, a Town-owned historic park located on Freeman Lake in North Chelmsford. This Works Progress Administration (WPA) project was originally constructed in 1935 and includes an historic granite entrance gate, a granite and brick bath house, and more recent ball fields, tennis and basketball courts, and a playground. The Town recently hired a consultant to prepare a master plan for the property to address accessibility concerns, drainage issues, and restoration needs for the bath house. The Historical Commission is also considering nominating the property to the National Register of Historic Places.

Other examples of heritage landscapes in Chelmsford include historic cart paths and roadway remnants. While the town has not documented these ancient rights of way, one known historic cart path, which is marked by stone walls on both sides, intersects High Street between Robin Hill Road and Route 27. Other undocumented resources include the town's collection of heritage trees, including the impressive Copper Beech tree on the Town Center common. Future survey efforts should include documentation of these resources.



■ Historic Cart Path, High Street

²⁶ Department of Conservation and Recreation, <http://www.mass.gov/dcr/stewardship/histland/publications>

The Chelmsford Conservation Commission is responsible for managing several heritage landscapes, including the Cranberry Bog Reservation on Acton Road. This 180-acre parcel includes 40 acres of active cranberry bog. Other town-owned heritage landscapes include Oak Hill, a 66-acre parcel acquired in 1998, which includes former quarries. In 2011, The Town appointed an Oak Hill Study Committee for purposes of conducting a master plan to study and recommend the best options for the site. As of October 2012, the Committee had taken a vote to recommend open space conservation" as the primary use. It is anticipated that the Committee's final report and recommendation will be issued in the spring 2013.

Chelmsford's natural terrain of granite outcroppings provided the raw material for a variety of structures, including residential and institutional buildings, local bridges, and stone walls still evident in the town today. Most of Chelmsford's granite quarries were located in the area near Routes 3 and 40. The Conservation Commission manages several town-owned parcels with historic roots in the quarry industry, including the 60-acre Lime Quarry Reservation on Littleton Road.

FREEMAN RAIL TRAIL RESOURCES The Bruce Freeman Rail Trail (BFRT) follows the abandoned right of way of the old New Haven Railroad Framingham & Lowell Line through the communities of Lowell, Chelmsford, Westford, Carlisle, Acton, Concord, Sudbury, and Framingham. Phase I, a 6.8 mile paved path between Chelmsford and Westford, is complete and open to the public. The trail travels near some of Chelmsford's most iconic historic and natural resources, including the Lime Kiln Quarry, Bovey Woodland, Forefather's Cemetery, the millpond dam at Beaver Brook, Heart Pond, and the Cranberry Bog in South Chelmsford. Other features include several historic railroad related sites.

20TH CENTURY RESOURCES

Chelmsford's significant collection of mid-20th century resources is a result of the town's extensive development during the mid-1900s. Located throughout the community, these buildings and structures with their distinctive architecture, decorative details, and original signage stand as recognizable landmarks from this bygone era. While the town has not documented many of these resources, notable examples in Chelmsford one-story masonry commercial buildings from the 1920s and 1930s in Central and Vinal Squares and the Care Laundarama building with its distinctive Moderne style and historic neon signage in Central Square. Other 20th century resources include Chelmsford's extensive collection of intact post-World War II Ranch and Cape Cod houses built during the town's suburban expansion in the 1950s and 1960s. Originally constructed as affordable starter-homes, these modest homes continue to provide valuable housing options for local residents. While not traditionally considered "historic", Chelmsford's 20th century resources are representative of a significant period of development in the community and are visible reminders of the town's past.

ARCHAEOLOGICAL RESOURCES

Chelmsford has not conducted a community-wide archaeological reconnaissance survey nor has the town included documented archaeological sites within its existing historic resources inventory. This area of Massachusetts was settled centuries before the first English settlers arrived. Therefore, it is realistic to imagine that significant archaeological resources may exist within Chelmsford. Moreover, Chelmsford has a rich industrial past and it could be expected that industrial-related artifacts remain from former mill sites. Known industrial sites include foundation blocks from the former Boston Ice Company on Freeman

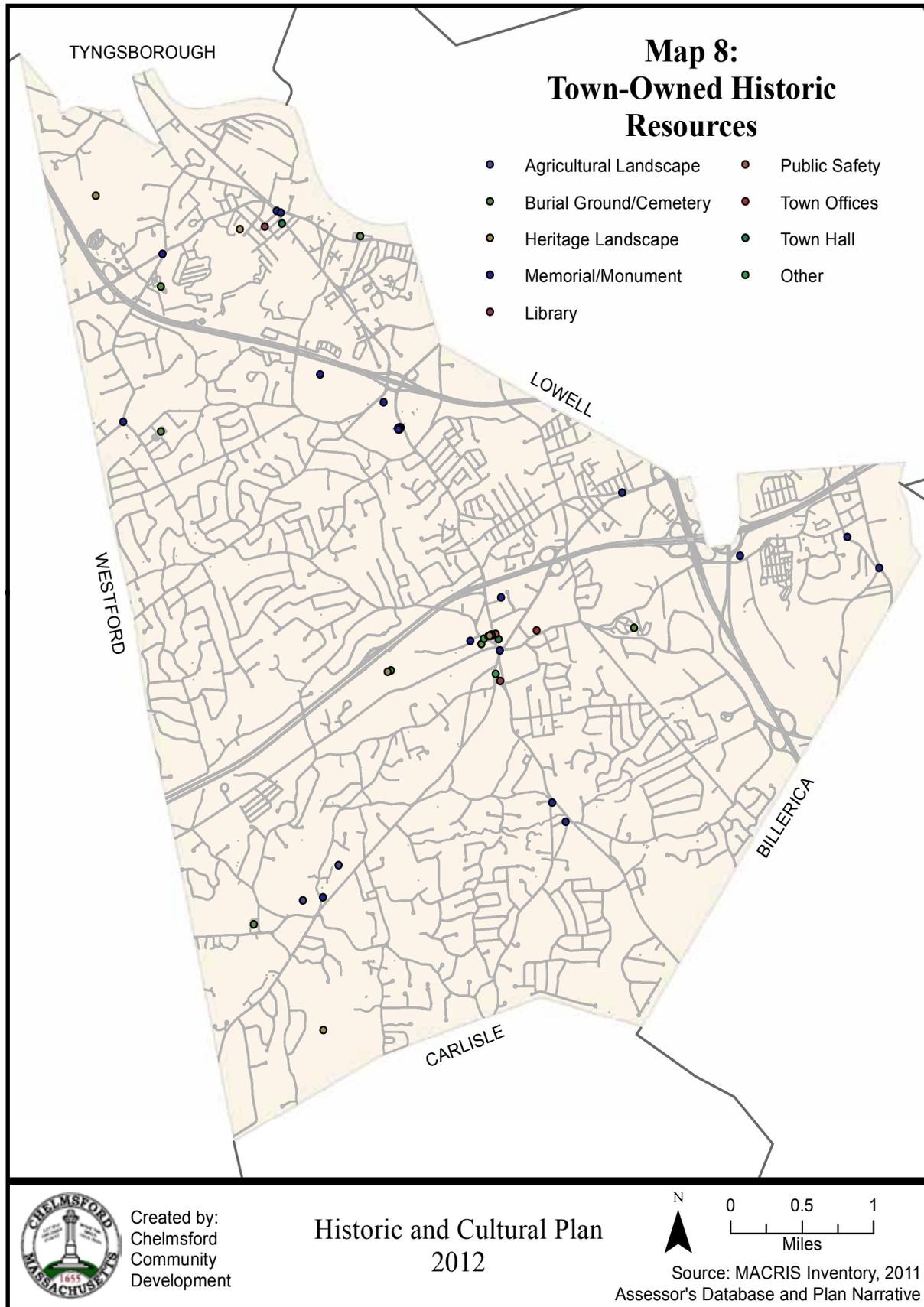
Pond and the remains of an industrial mill pond in Chelmsford Center. Other potential archaeological resources could include remnants from former dams and fish weirs that were once prevalent in the community. In addition, historic agrarian and residential-related archaeological sites may also exist.

Any significant archaeological sites identified in Chelmsford will be included in the Massachusetts Historical Commission (MHC) Inventory of Archaeological Assets of the Commonwealth. This confidential inventory contains sensitive information and is not a public record as required under M.G.L. c.9, s. 26A (1). All archaeological site information should be kept in a secure location with restricted access.

TOWN-OWNED RESOURCES

Historic resources under the care and custody of the Town represent many of the types of resources usually owned by a municipality - a town hall, public library, cemeteries, and parks. In addition, the Town owns two early town hall buildings as well as other less traditional town-owned resources including an early schoolhouse and a canal tollhouse.

In total, the Town of Chelmsford owns nine buildings that are more than seventy-five years old. The majority of Chelmsford's municipally-owned historic buildings are located in the Town Center or in Vinal Square in North Chelmsford. Three of the buildings, the Center Town Hall, the Brick Schoolhouse, and the Merrimack River Locks Toll House, as well as the Forefather's Burying Ground, are located within the Town Center National Register and Local Historic Districts. However, there are other municipally-owned resources, such as historic cemeteries, objects, and structures that are scattered throughout the community. (See Map 8: Town-Owned Historic Resources) While the majority of Town-owned buildings are well preserved with minimal alterations to their historic architecture, several buildings are aging and in need of repair. In response, the Town has prioritized allocation of its CPA historic preservation funds to its own historic municipal buildings and resources. In addition, several Town-owned resources have not been documented on historic resource inventory forms. (Resources documented on historic inventory forms are identified with asterisks below.)



LIBRARIES

ADAMS LIBRARY (1894), 25 BOSTON

ROAD Designed by architect William C. Edwards, the Neo-Classical style Adams Library is a single-story brick and Chelmsford granite structure with a slate hipped roof located on a prominent triangular lot at the edge of the Town Center. Classical details include a central rotunda with copper roof, a broad frieze along the roofline, arched windows, and a projecting pedimented entrance set on granite columns.

The Library was altered in 1929 when the George Memorial Hall was constructed at the rear of the original structure. In 1998, the Hall was razed and a larger addition was added to the original 9,239 sq. ft. building. The Library's Endowment Committee raised additional funds for furnishings and upgrades. The Adams Library is one of the most visited libraries in the Merrimack Valley Library Consortium.²⁷



ANNA C. MACKAY BRANCH LIBRARY*, 43 NEWFIELD STREET Located in North Chelmsford, the MacKay Library (1900) is a one-and-one-half story wood frame former residential structure left to the Town by Ms. MacKay to be used as a branch library. Situated in a residential neighborhood just west of Vinal Square, the library is a valued and much loved community resource for the residents of North Chelmsford, particularly the children's programs offered there. From

2007 through 2012, the Town embarked on an extensive renovation program for the building. The main floor was reconfigured and upgraded with new carpeting, shelving, circulation desk, tables, chairs, and paint. The exterior of the building was painted and repairs were made to the front stairs, roof, and gutters. The final renovation phase included renovations to the second floor including the lobby and staircase.

²⁷ Information provided by Peggy Dunn, Library Trustee.

TOWN HALLS

Chelmsford has invested more than \$5 million in CPA funds to restore its two historic town hall buildings for use as cultural and community centers.

CENTER TOWN HALL (1879), 1A NORTH ROAD

Constructed in 1879 as Chelmsford's main Town Hall, this building continued to serve its original municipal purpose until 1981 when town services were moved to the former McFarlin High School.²⁸ The two-story wood frame structure is an impressive landmark in the Town Center with its three and one-half story center tower. Decorative elements indicative of the building's Second Empire style include corner quoins along the main building and tower, bracketed window hoods, a wooden string course between the first and second floors, and paired brackets and dentil trim along the eaves. Twentieth century renovations include a new entrance with paneled entrance doors, a fanlight, and three-quarter length sidelights. The town recently completed an extensive restoration of the Center Town Hall for use as a cultural and arts center with a performance space, meeting rooms, and an exhibition area. Work included restoration of the building's historic wood clapboards and trim, and auditorium. The building is located within the Center Historic District and is also protected by a preservation restriction.



NORTH TOWN HALL* (1853), 31 PRINCETON STREET

The Greek Revival style North Town Hall serves as a community landmark at the gateway to Vinal Square in North Chelmsford. Constructed in 1853²⁹, the three-story wood frame North Town Hall building was vacant for more than two decades before Town Meeting voted in 2011 to allocate \$2.85 million of CPA funds to restore the building. The Town recently completed restoration of the

building for use as a community center with a small museum space for historical exhibits.

²⁸ Form B – Building - Historic Resource Inventory form for Town Hall, October 21, 1976. Accessed through CHC website <http://www.chelmsfordgov.com/CHCwebsite/HTML/TownHall/Image00.htm>

²⁹ Reverend Wilson Waters, *History of Chelmsford, Massachusetts*, 601.

TOWN OFFICE BUILDING* (1916), 50 BILLERICA ROAD Chelmsford's present town offices occupy the former McFarlin High School (1916). The brick two-story Classical Revival style building has a symmetrical façade with an arched recessed entry with pilasters. When the Town converted the structure to Town Offices in 1981, several modifications were made including removal of the original entrance sidelights, fanlight, and paneled doors. More recently, the town installed new replacement windows.



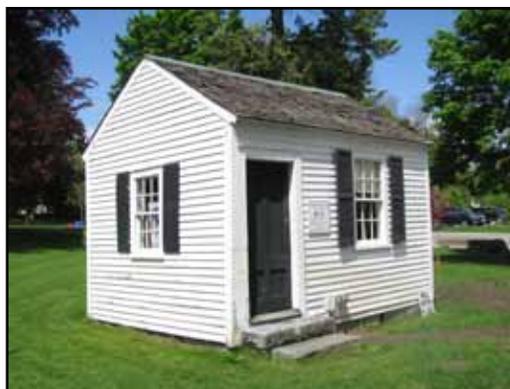
OTHER TOWN-OWNED HISTORIC BUILDINGS



BRICK SCHOOLHOUSE* (1802), WESTFORD STREET

Brick and wood one-story gable end schoolhouse is used for educational purposes during scheduled school visits and community events.

MERRIMACK RIVER LOCKS TOLL HOUSE* (1832), WESTFORD STREET This small single story wood frame building is thought to be the oldest surviving canal toll house in America. Located on the common in the Town Center, the building was identified in Chelmsford's 2010 Master Plan as a potential information booth.



VARNEY PLAYGROUND FIELD HOUSE (1935) This WPA-era brick and granite bungalow with slate roof is located above a small beach on Freeman Lake. The Town is in the process of developing a master plan for the park, which will include restoration needs for the Field House, and the Chelmsford Historical Commission is considering designating the entire park to the National Register of Historic Places.

DUTTON HOUSE (1896), 10 BARTLETT STREET

Adjacent to the Adams Library is the Queen Anne style Dutton House. Constructed in 1896 and designed by architect Charles Parkhurst, this building exhibits many of the distinctive architectural embellishment typical of the Queen Anne style, including decorative shingles, projecting bow windows, carved brackets, and an irregular roofline. The two-story wood-frame building is in deteriorated condition and the Town would like to relocate the structure from the Library property to allow for additional parking and a landscaped area.



CEMETERIES

Chelmsford values its historic cemeteries and has undertaken many efforts over the years to document and protect these fragile resources. The Cemetery Department has compiled information on burials at most of the Town-owned cemeteries and provides this information on its website and at the Adams Library. Other private efforts to document Chelmsford's cemetery markers included a survey of stone carvings and epitaphs at Forefathers as well as stone rubbings of gravestones at the burial ground. However, neither of these documentation efforts is currently available to the public. Chelmsford also has several privately-owned cemeteries that should be documented on historic inventory forms.

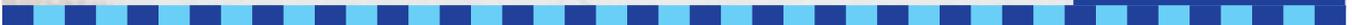
The Town has committed CPA funds to restore historic elements at Forefathers' Burial Ground, and Heart Pond, Riverside, and West Chelmsford Cemeteries. Restoration work included resetting and stabilizing headstones and curbing at burial plots. The Town has identified the need for additional work to restore the box tombs at Forefathers Burial Ground.

HISTORIC COLLECTIONS

In addition to Chelmsford historic built assets and heritage landscapes, the Town also maintains significant collections of historic records, documents, and artifacts. These collections are retained in various locations including two vaults at the Town Offices and in department offices. Private groups and individuals in Chelmsford also maintain historic collections. Artifacts contained in these collections are as varied as the organizations and individuals who maintain them. Historic documents, meeting records, photographs, postcards, furniture, carriages, paintings, films, badges, clothing, swords, and Chelmsford ephemera are just some of the artifacts found in local private collections. Few groups have inventoried their collections and most do not maintain their resources in archival storage. Representatives who attended stakeholder meetings for this Plan expressed a need for technical and financial assistance with managing their collections. Attendees at the public meeting held in support of this plan suggested that the town explore opportunities to work with private groups and individuals to develop public displays of artifacts at various town-owned facilities. Further discussion on individual collections is provided in Chapter 4 under each respective organization. Appendix A contains a preliminary inventory of historical collections maintained by local organizations.

4

Chelmsford's Historic & Cultural Organizations



CHAPTER 4 – HISTORIC & CULTURAL ORGANIZATIONS³⁰

Chelmsford’s list of historic and cultural groups is extensive, including historic, religious, arts-based, media, fraternal, social, business, youth, senior, and service organizations. These groups represent traditional historic and arts-based organizations as well as organizations engaged in local social, business, and community activities. While many communities do not include these types of community organizations in their Historic and Cultural Preservation Planning efforts, committee members in Chelmsford strongly believe that these groups are an integral component to preserving the town’s special community character. Most of the town’s organizations, including both municipal and non-profit, have a long history in the community. Many of these groups offer opportunities to engage in historic and cultural offerings as well as conduct research using their archival collections.

While collaborative efforts between Chelmsford’s historic and cultural groups occur on a project by project basis, there is a recognized need for establishing regular communication and partnerships between these organizations. Other common concerns expressed by local groups during stakeholder meetings held for this plan include a lack of local volunteers, limited financial resources, and difficulty with archival management. However, despite limited resources, many of the town’s historic and cultural groups have begun to utilize online resources to promote their organizations. For groups who maintain historical collections, digital technology has provided additional opportunities to manage and preserve these records. (See Appendix A for a preliminary inventory of historical collections in Chelmsford.)

Preparation of this Preservation Plan provided a unique opportunity to bring many of the town’s historic and cultural groups together not only to discuss common interests and concerns, but also to identify future opportunities for collaboration. This Chapter describes the missions and roles of these historic and cultural groups and identifies historic collections maintained by each group.³¹ However, this list should not be considered inclusive of all groups present in community.

Representatives from the following Stakeholder Groups attended meetings for this Plan:

Historical Commission	Historic District Commission	Planning Board
Conservation Commission	Community Preservation Committees	Garrison House
Historical Society	Chelmsford Land Conservation Trust	Library
Cemetery Commission	Chelmsford TeleMedia	Town Clerk
Cultural Council	Center for the Arts	Arts Society
Veteran’s Agent	Open Space Stewards	Garden Clubs
Fire Department	Chelmsford Schools	Local Churches
Facilities Department		

³⁰ Unless otherwise noted, information in this chapter was obtained through interviews, stakeholder meeting reports, and organization websites.

³¹ For security reasons, this Plan does not identify specific records or artifacts contained in each group’s historic collection.

Historic Preservation Organizations

MUNICIPAL COMMISSIONS

HISTORICAL COMMISSIONS

Established under Massachusetts General Law, Chapter 40, Section 8D, a local historical commission (LHC) is the official municipal agency responsible for community-wide historic preservation planning. LHCs work in cooperation with other municipal departments, boards and commissions to ensure that the goals of historic preservation are considered in community Planning and development decisions. LHCs also serve as local preservation advocates and are an important resource for information about their community's cultural resources and preservation activities.³²

Chelmsford Historical Commission

www.chelmsfordgov.com/CHCwebsite

Mission: To identify, protect, and preserve the historical heritage and resources of the town of Chelmsford. The Chelmsford Historical Commission shall identify, protect and preserve the historical heritage and resources of the town of Chelmsford. To accomplish this mission, the Commission shall provide, but not be limited to, the following:

- Research, compile and maintain an inventory of the town's historic assets.
- Encourage community awareness and interest in Chelmsford's historical heritage, and maintain a presence on the Internet in conjunction with the Town's website in order to promote preservation of those assets.
- Act as a historical resource in cooperation with other town Boards and Committees as needed.
- Advise the town of Chelmsford in all matters pertaining to the proposed destruction or relocation of historical assets in accordance with Chelmsford Demolition Delay Bylaw.

The Chelmsford Historical Commission (CHC) is a seven-member volunteer board responsible for community-wide historic preservation planning and advocacy. The Commission is also responsible for administration of the Town's Demolition Delay Bylaw and provides guidance to other municipal departments, boards, and commissions to insure that historic preservation is considered in community planning and development decisions. While the CHC acknowledges that public perception of its role as a municipal resource is improving, communication between the CHC and other town boards continues to be a concern. The CHC receives limited administrative and technical support from the Town and an annual budget of \$3,000.

For a volunteer-based group, the Commission's responsibilities are extensive and members struggle to accomplish the myriad of tasks required of the Commission. Members are engaged in completing historic resource surveys (mainly for resources targeted for demolition), National Register nominations, and preservation restrictions, as well as community education and outreach. The CHC also operates a sign program, providing historic markers for properties listed

³² Massachusetts Historical Commission, Preservation Through Bylaws and Ordinances, Draft, 2009, p.4.

in the town inventory³³ The CHC maintains an extensive website, which provides historical information on a variety of local resources including the Town Clock, meeting halls, cemeteries, churches, libraries, monuments, railroads, schools, and waterways. In addition, the site provides a list of Chelmsford homes constructed prior to 1940 with links to the inventory forms completed for each property. The site also includes digitized maps dating from 1794 to the present and links to the websites of other local, regional, and statewide preservation organizations. The CHC's website also provides information on the town's demolition delay bylaw, oral histories, and historic preservation funding sources.

CHC RECORDS The CHC maintains committee meeting records as well as records relating to the town's historic resource inventory and demolition delay requests. These records are kept in several locked cabinets in Room 206 at the Town Offices. Demolition delay applications and associated decisions are also on file with the Building Department.

The only CHC records accessible online are those associated with resources documented on the town's historic resource inventory. The CHC also maintains a large photograph collection, which is being scanned and archived at the Historical Society. While the CHC does not promote this collection to the public, they do receive requests for access. When privacy is a concern (e.g. interior views of homes and other views not from a public way) the CHC restricts access to its files. In many instances, the CHC records are originals, with no additional copies available elsewhere.

HISTORIC DISTRICT COMMISSIONS

Local historic district commissions (HDC) are the municipal review authority responsible for regulatory design review within designated local historic districts adopted under M.G.L. C. 40C.

Commission Chelmsford Center Historic District

www.chelmsfordgov.com/CHCwebsite/Historic_District_Home

Mission: To administer the Chelmsford Center Historic District bylaw to preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns; improve and maintain the settings of those buildings and places; and encourage new designs compatible with existing buildings in the district.

The Chelmsford Center Historic District Commission (CCHDC) was established in 1975 as the municipal review authority responsible for administering the Town's single Local Historic District – Chelmsford Center Historic District. The CCHDC is comprised of seven members and two alternates, including a business representative, real estate agent, property owner, and architect. The CCHDC is responsible for reviewing proposed exterior changes visible from a public way to buildings located within the Center Historic District. The appointed commission meets monthly and receives administrative support through the Town Manager's office.

³³ For more information, see Chapter 5 for a discussion on the town's Historic Resources Inventory.

CCHDC RECORDS The Historic District Commission's files and records are stored at the Town Offices. Some historic district information, including design review standards, and several maps are also accessible through the CCHDC's website. However, the bylaws for the historic district are not provided on the CCHDC's website. The CHDC also maintains a small photograph collection with images from the 1960s and 1970s. This collection is stored with the CCHDC's Clerk.

PRIVATE ORGANIZATIONS

HISTORICAL SOCIETIES

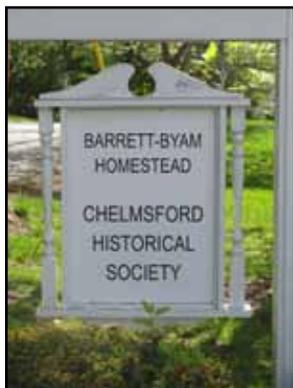
Historical societies are private, non-profit organizations that preserve a community's historical collections and records. These organizations often operate local museums in historic properties and undertake educational programming.

Chelmsford Historical Society, Inc.

www.chelmhist.org

Mission: To collect, preserve, exhibit and interpret documents and artifacts reflecting the life of Chelmsford and its people from the 17th century to the present.

The Chelmsford Historical Society was established in 1930 as a private, non-profit, membership organization dedicated to preserving the historical heritage of Chelmsford. Originally located at the Adams Library, the Society moved its operations to the historic Barrett-Byam House in 1970. Today, the Society is engaged in educational programming, historical research, genealogy, and community activities relating to Chelmsford history. Programs and events include an annual Farm Fair, a Holiday Open House, an Antiques Road Show, Fourth of July events, and an annual 4th Grade Scavenger Hunt. The Society promotes its activities through a membership newsletter, an annual dinner, and local newspapers.



BARRETT-BYAM HOUSE The Society's collections are displayed and archived in several attached historic buildings known as the Barrett-Byam House. The complex includes the main house which contains displays of local artifacts and furniture as well as archival space; a small addition that houses a collection of military artifacts and the Society's original oak cabinet relocated from the Adams Library; and several attached barns, one that is used as a large meeting room and the other that provides additional space for displays and newspaper collections.

Over the past decade, the Society has utilized CPA funds to undertake repairs on its buildings, including installation of a new roof. However, some additional repairs and structural work are still needed. The building complex is protected through a security system and an onsite apartment provides both revenue and property over-

sight for the Society. While the main building has a climate control system, the barn does not. The meeting space is currently only used by the Society, due to concerns about security.

CHS COLLECTIONS The Society maintains an extensive collection of Chelmsford memorabilia and artifacts including toys, papers, clothing, glassware, photographs, books, and glass slides. The Society stores most of the artifacts and other resources not displayed in the museum in archival boxes. The Society also maintains collections relating to the town's industrial and manufacturing heritage. Several years ago, a roof leak damaged some of the Society's paper collections. Once discovered, the Society replaced the roof and began scanning its documents. The Society has also worked with conservation professionals to preserve other fragile resources in its collection. However, without climate control systems in all of the Museum's buildings, the Society's irreplaceable artifacts could be threatened.

The Society received CPA funds in 2009 for archival management software (PastPerfect) and a scanner to digitize its records into a database. It has developed a catalog system to inventory its collection by accession date and item description. However, since the Society does not have paid staff and relies solely on volunteers, the task of scanning and indexing all of its collections is proving to be a slow process. New accessions are indexed and catalogued, but members acknowledge the need to create a plan to scan and catalog its older accessions.

“Old Chelmsford” Garrison House Association

www.garrisonhouse.org

Mission: To preserve the historic “Old Chelmsford” Garrison House and to provide educational programs on colonial life.

The Garrison House Association is a 501(c)3 non-profit organization dedicated to the preservation of the historic Garrison House and four additional buildings that it moved onto its property. Established in 1959, the Association's property now includes the Garrison House, a barn, blacksmith shop, summer kitchen, McCormick Craft House, the Hill Jock House, a dye garden, and a heritage apple orchard. The Chelmsford and Golden Chain Garden Clubs maintain the Association's gardens and grounds. As part of its mission, the Association undertakes educational programming on colonial life, including school programs for local second grade students every fall as well as programs for area school districts in the spring. Students tour the house and barn, learn about colonial life and tools, and participate in hands-on activities.

The Garrison House also sponsors a summer history program for 9 to 13 year olds on colonial crafts and hosts a Colonial Craft Day in the fall, as well as periodic re-enactments and lecture programs. However, a dwindling volunteer base has raised concerns about maintaining programs at the Garrison House since the organization has no paid staff. The group has approached high school students and local seniors



and has attended the Town's annual volunteer fair, but has had limited success in soliciting new volunteers. While the group has had difficulty recruiting local volunteers, it has had some success in attracting volunteers from outside of Chelmsford.

MUSEUM BUILDINGS In addition to the Garrison House (1691), the property includes a barn, a Summer Kitchen structure, a working blacksmith shop, an herb garden, the McCormick Craft House (1950), the Hill Jock House (c. 1756), and the Fiske House Barn. Most of these structures were moved to the Garrison House property to prevent demolition. To maintain its property, the Association has developed a maintenance plan for its buildings. With financial support from the town's CPA program, the Association has completed several restoration projects, including the relocation and restoration of the Hill Jock House. Both the Hill Jock House and the Garrison House have climate control and security systems and the Association has an onsite caretaker.

GARRISON HOUSE COLLECTIONS The Association has a limited collection of historic records, but would like to acquire more genealogical information from families associated with the Garrison House. Most of the organization's resources are physical objects, including buildings, furniture, textiles, tools, objects, and rolling stock. The Association has completed an inventory of its collections and plans to build a new space to exhibit objects now kept in storage. Future plans to reconstruct a barn, now disassembled and stored onsite, would enable the Association to exhibit its extensive collection of rolling stock. The group has worked with the New England Museum Association (NEMA) on record keeping efforts and maintenance of resources.

OTHER MUNICIPAL AGENCIES INVOLVED IN PRESERVATION ACTIVITIES

Chelmsford Public Library

www.chelmsfordlibrary.org

The Chelmsford Public Library maintains an extensive collection of local historical material in the Local History Room at the Adams Library. This collection includes books on local history, maps, photographs, and material from local cultural and historical groups. Material in the collection is accessible to the public for in-library use but is not circulated. Other material, such as library records and archives, are stored in closed stacks. In addition to providing research materials and assistance, the Chelmsford Library plays a significant role in the town's cultural, artistic, and educational offerings with more than 980 programs provided each year³⁴. The programs include monthly book discussion groups, annual summer reading programs, conversation circles, movie nights, guest lecturers and author visits, informational seminars, puppeteers, musical performances, art receptions, and special programs such as One Book Chelmsford - a town-wide reading campaign and WinterFest Community Social Lectures. The Adams Library also sponsors an Intergenerational Poetry Slam, monthly Art Receptions, weekly English Conversation Circles, and monthly foreign language Circles (such as Chinese and French Conversation Circles) as well as writing workshops and groups, craft and cooking classes, book discus-

³⁴ Town of Chelmsford Annual Town Report Fiscal 2011, p. 140.

sions, film series, concerts, and story times for children. Specialized adult programs include lecture series on gardening, historical topics, and genealogy.

The MacKay Library sponsors its own series of cultural programming. These include weekly Story Time events; children's performers; storytellers crafts, holiday celebrations; and writing contests. The MacKay also sponsors monthly book discussions, Mystery Group meetings, and Knitting Circles. During the summer, the MacKay sponsors the Worldwide Wednesday Concert Series, a six-week series of concerts on consecutive Wednesday evenings.

In 2006, the Chelmsford Library collaborated with the CHC and Chelmsford TeleMedia to digitize historic photos into an online archival database. TeleMedia digitized 150 images of North Chelmsford from the Royal Shawcross photograph collection. In 2008, the Library again collaborated with TeleMedia and other local groups on an effort to document historical collections maintained by municipal and community organizations in Chelmsford. In addition to circulating a questionnaire to local groups seeking information about their collections and hosting a series of organization meetings, the Library also sponsored two public programs on archival methods and genealogical research. The Chelmsford History Project is still accessible through the website www.chelmsfordhistory.org and is linked through the Library's website. The Library's website also provides links to the CHS, CHC, the Garrison House Association, the Middlesex Canal Association, and many other online resources relating to the history of Chelmsford. The Library recently utilized a Boston Public Library program that provides assistance with scanning large documents.

Chelmsford Community Preservation Committee

www.townofchelmsford.us/Community-Preservation-Committee

The Chelmsford Community Preservation Committee was created in 2001 when the Town adopted the Community Preservation Act (CPA). Comprised of nine members, including a representative from the CHC, this appointed committee hosts monthly public meetings to review requests for CPA funding and seek public input. The Town provides administrative support to the CPC through the Community Development department. To facilitate distribution of CPA funds, the Committee prepares an annual plan to identify local priorities relating to the approval of affordable housing, open space and historic preservation funding requests. These priorities are discussed further in Chapter 4.

Town Clerk

www.townofchelmsford.us/Town-Clerk

The Town Clerk is responsible for maintaining the Town's vital records, Town Meeting records, public notices, meeting minutes of all Town boards, commissions and committees, and permitting decisions made by development review boards. Town maintains two vaults in the Town Offices. Town Reports dating back to 1874 are available on both the Town and Library's websites and archived records are stored in two vaults at the Town Offices. The Clerk has begun to inventory the Town records but has not completed documentation of all resources contained in

both vaults. During a stakeholder meeting held for this plan, the Clerk identified both inventory and conservation needs for the Town's historic records. In addition to the need for additional inventory efforts, the Clerk also cited conservation needs for the Town's most deteriorated documents, including early marriage records. To address these concerns, she has prepared a multi-year conservation plan and is encouraging local officials to fund creation of a climate control Town Archive. She recently solicited a price proposal from a conservation firm to preserve and scan several selected documents in the town hall vaults and expects to apply for CPA funds next year to complete the project. She also expects to request a dedicated line item in her budget for document conservation needs and would like to establish an "Adopt a Book" program for the town's oldest records to raise funds for conservation needs. The Clerk is very conscious of the damage that can be caused by public use of historic documents and requires the use of gloves and pencils when in the vault.

Cemetery Department

www.townofchelmsford.us/cemetery-department

The Cemetery Department is responsible for the operation and maintenance of the town's six municipally-owned cemeteries and burial grounds, while the three-member, elected Board of Cemetery Commissioners is responsible for cemetery governance. The Superintendent's office is located at Pine Ridge Cemetery where records are maintained for each cemetery. These records are stored in several file cabinets and in a locked safe that is currently inaccessible. Printed copies of the Forefather's Burial Ground and Heart Pond Cemetery records are also stored at the Chelmsford Library. The Superintendent maintains an online database with information on burials at each cemetery, including gravestone inscriptions of birth and death dates. Current through 2011, the Department updates this database twice a year.



Preservation of cemetery gravestones and landscape features is an ongoing concern for the Department and town. While the Cemetery Department has not developed a long-range maintenance plan for each cemetery, staff schedule regular visits to each site to identify any issues that need to be addressed. The Superintendent has utilized CPA funds for monument restoration projects at each of the town's cemeteries and he recently attended a regional conference on cemetery preservation. The Town also includes a line item in the Cemetery Department's annual budget for cemetery restoration projects and vandalism repairs. Current efforts include restoration of cemetery gates and fencing at Forefather's Burial Ground.

Chelmsford Planning Board

www.townofchelmsford.us/Planning-Board

The Chelmsford Planning Board, an elected board of seven members plus an alternate, is chartered to guide land use management that preserves the character and integrity of the town. The Board is responsible for:

- Initiation of planning and zoning studies;
- Developing proposals to change the Zoning Bylaw for Town Meeting approval;
- Maintaining the Site Plan and Special Permit Rules and Regulations;
- Reviewing and approving subdivision plans;
- Reviewing and approving site plans for commercial, industrial, and residential development; and
- Reviewing and approving special permits.

The Planning Board recently sponsored several planning studies, including the Chelmsford Master Plan, the Affordable Housing Production Plan, and the Open Space and Recreation Plan. All Board activities are subject to the Open Meeting Law and public comment sessions. To date, the Planning Board has had limited involvement with local historic preservation efforts. The Planning Board recently instituted a Zoning Bylaw Review Subcommittee to engage in revisions to the Town's Zoning Bylaw. This work will include architectural design guidelines for new development.

Chelmsford Conservation Commission

www.townofchelmsford.us/Conservation-Commission

Comprised of seven members, the Conservation Commission is responsible for enforcing the State's Wetlands Protection Act and the Town's Wetlands Bylaw. The Commission also manages more than 750 acres of conservation land in Chelmsford. While these conservation parcels contain significant natural resources, they also play an important role in documenting the town's Native American, rural, industrial, and cultural heritage. These sites include historic pastureland, cranberry bogs, mill ponds, lime quarries, canal remnants, and potential archaeological resources. The Town has developed trail maps for several of its properties³⁵:

- Cranberry Bog
- Crooked Spring
- Deep Brook
- Lime Quarry
- Red Wing Farm
- Russell Mill
- Thanksgiving Forest
- B. B. Wright Reservation

³⁵ These trail maps, which identify stone walls on each parcel, are available on the Commission's website.

Chelmsford Open Space Stewards (COSS)

<http://thechelmsfordian.com>

Mission: To maintain and improve the Town's trail systems.

The volunteer-based COSS has a Memorandum of Understanding (MOU) with the Town Manager and works with the Conservation Commission and the Land Conservation Trust to maintain and improve trail systems within Chelmsford's protected open space parcels. COSS receives a small municipal budget and utilizes CPA funds to complete maintenance and improvement projects throughout the community. The group also sponsors events such as "The Day Before Thanksgiving" event at Rounds Rock, a tree scavenger hunt each winter, and the Air Pumpkin and Pumpkin Float each fall. The group has a dedicated core of volunteers and is able to gather larger groups of volunteers for discrete tasks. As one of the town's most active groups involved with protecting with the town's cultural landscapes, COSS representatives expressed several concerns at a stakeholder meeting for this plan. The group noted that conservation parcels are threatened by encroachment, illegal dumping, and the theft of stone walls. In addition, while cultural resources are present within many of the town's conservation parcels, there is limited documentation of these artifacts, which are in need of maintenance and preservation. Specific resources cited for preservation include:

- Bridge at Bartlett Park;
- Dam at Bartlett Woodlot;
- Various remnants of lime kilns;
- Pulpit and kilns on Robins Hill;
- Fish weir on Beaver Brook in Town Center;
- Granite remnants from old quarries
- Dams at Deep Brook (remnants from former ice business); and
- Russell Mill property, privately owned parcel that includes stone walls and old hunting areas from the 1930s.

COSS representatives recommended the creation of cultural resource maps and guidebooks for each of the town's historically significant conservation lands to identify resources located on each property. Other suggestions include the use of publicity to raise awareness of the town's historic resources, including reinstating the "Where in Town?" segment in the Independent and online Chelmsford Patch.

Chelmsford Fire Department

The Chelmsford Fire Department maintains several collections of historic records and artifacts. In addition to a collection of historic firefighting equipment stored in the Department's mechanics building, the Department also has two historic fire trucks, a 1935 Maxim and a 1967 Maxim that are stored in a garage on Riverneck Road and are used in local parades and as flower cars during memorial services. The Department also maintains a collection of historic photographs and 35 millimeter films, as well as collections of aluminum helmets from the 1940s and historic

badges. These resources are stored in the Fire Chief's office due to a lack of storage space in the current fire department building. The Fire Department, which has a volunteer historian, is interested in expanding its collection and would consider displaying some of its artifacts in a secured public location.

PRIVATE CONSERVATION GROUPS

Chelmsford Land Conservation Trust (CLCT)

www.clct.org

Mission: To preserve open space in Chelmsford and to advocate for land conservation and interest in Chelmsford's natural history and heritage.



Established in 1961, the private, non-profit Chelmsford Land Conservation Trust's (CLCT) is a 150+ member organization that owns ten properties in Chelmsford that are open to the public. The group has no paid staff and relies on volunteers to manage its properties. The group utilizes the Chelmsford Open Space Stewards for land maintenance. All CLCT properties have trails, some of which connect to the Bruce Freeman Bike Trail. The Trust offers guided walks on its properties and participates in town events, including Fourth of July activities and WinterFest, when it offers guided tours of its properties,

including Kroll Pasture, cranberry bogs, and Skunk Island, which is only accessible when wetlands are frozen. While many of its properties have strong historical connections with the town and contain dams, barn cellars, foundations, and stone walls, the Trust does not currently promote the historical significance of its properties. During a stakeholder meeting for this Plan, representatives expressed an interested in participating in a heritage landscape study.

CLCT Properties

Archer Meadow Preserve

Lt. Edward-Hope Bovey Woodlot

Bartlett Park

McDermott Woodlot

Bartlett Woodlot

Miriam E. Warren Wetlands

Kroll Pasture

Warren Wildlife Sanctuary

Larter Pasture

Calder Pasture

REGIONAL PRESERVATION GROUPS

Middlesex Canal Association

www.middlesexcanal.org

Incorporated in 1964, the Middlesex Canal Association is a non-profit organization dedicated to promoting the history of the Middlesex Canal and preserving its extant remains. The organization operates a museum and visitors' center at the Faulkner Mill in North Billerica. Its website contains links to historical societies in each of the communities along the canal's historic path.

Middlesex Canal Commission

www.middlesexcanal.org/commission

The Middlesex Canal Commission was created in 1978 by the Massachusetts Legislature to engage in efforts to return the Middlesex Canal to public use. Pursuant to a 5-phase Master Plan, the Commission's role is to plan, acquire, restore and maintain the remnants of the Middlesex Canal for a future Middlesex Canal Heritage Park.

The Commission is comprised of:

- A representative from each of the Canal communities - Boston, Somerville, Medford, Winchester, Woburn, Wilmington, Billerica, Chelmsford, and Lowell;
- a State Representative and a State Senator;
- the Executive Director of the MAPC (Metropolitan Area Planning Council);
- the Executive Director of the Northern Middlesex Council of Governments (NMCOG);
- the Commissioner of the DCR (Department of Conservation and Recreation); and
- Commissioner of the Massachusetts Highway Department.

Bruce Freeman Rail Trail

www.brucefreemanrailtrail.org

The Bruce Freeman Rail Trail serves many roles in the community, providing recreational opportunities, transportation options, and connections to the town's local heritage and culture. The Bruce Freeman Rail Trail Association has developed a map that identifies historic sites in Chelmsford within close proximity to the Trail, including Forefathers' Cemetery and the Toll House, the Lime Quarry, Barrett-Byam House, Robin Hill Road and Lewis Farm, Maple Road and Red Wing Farm and the Garrison House, and Hart Pond. Friends of the Bruce Freeman Rail Trail, a 501(c)3 non-profit volunteer group, works in partnership with state and local governments toward the completion of the rail trail. The Friends engage in public education and outreach efforts, trail clearing and maintenance projects, and sponsor fund raising campaigns and grant applications. The Chelmsford Bicycle and Pedestrian Advisory Committee works with the Freeman Rail Trail to coordinate maintenance, policing and enhancements to the Trail and also works to improve bicycle and pedestrian conditions throughout Chelmsford.

The Freeman Trail is heavily used by both pedestrians and cyclists and provides a unique opportunity to highlight Chelmsford's local history and culture. Several local artists recently installed a public art gallery on a retaining wall along the trail in Chelmsford Center. Combining art and history, the artists recreated historical scenes of Chelmsford, using photographs from the Chelmsford Historical Society's archives. The Trail also passes several of Chelmsford's most iconic historic buildings and sites, providing additional opportunities to promote the town's historic assets to trail users through interpretive signage and markers. While the Barrett-Byam House and the Garrison House are identified on the trail map, these facilities are not open to the public on a regular basis due to lack of staffing. Should these groups coordinate a specific day when they are both open to the public, this event could be posted on the trail.

STATE AND NATIONAL PRESERVATION ORGANIZATIONS

There are a number of state and national groups dedicated to the preservation of historic and cultural resources. Several of these groups have assisted Chelmsford with efforts to protect and promote the town's historical assets. Some of these groups also provide financial assistance to municipalities and non-profit groups for preservation-related activities. A list of these funding sources is provided in Appendix C.

In addition to technical and financial assistance, several of these organizations also maintain records relating to Chelmsford's historical assets. Other records, such as historic architectural plans and photographs, can be found in online collections such as the Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) maintained through the Library of Congress, at <http://memory.loc.gov/pictures/collection/hh/>. The HABS program documented the Fiske House in 1937 with interior drawings, architectural features, floor plans, elevations, and black and white photographs. Other organizations that maintain historic archives are Historic New England, Inc., the Boston Public Library (BPL), and the Massachusetts Historical Society. The BPL also offers grants for organizations interested in archival programs as well as scanning services for large format documents.

Massachusetts Historical Commission

www.sec.state.ma.us/mhc/mhcidx.htm

The Massachusetts Historical Commission (MHC) maintains the state's Inventory of Historic and Cultural Resources as well as National Register reports, local historic district study reports, preservation restrictions, and reconnaissance surveys completed for each community. Most of these files are now available online through the Commission's MACRIS database.³⁶ The MHC also maintains records of archaeological assets identified in the Commonwealth. While the MHC does not allow public access to the specific locations where artifacts have been found in Chelmsford, they do provide a list of archaeological surveys completed in the town.

³⁶ Massachusetts Cultural Resource Information System, <http://mhc-macris.net/>

Massachusetts Archives

www.sec.state.ma.us/arc/arcidx.htm

In addition to genealogical information, the Massachusetts Archives maintains a collection of historic architectural plans for some public buildings in the Commonwealth. This collection includes several floor plans of buildings in Chelmsford. While many of the plans date to the 1960s, there are several older plans that date to the late 1890s.

Preservation Massachusetts, Inc

www.preservationmass.org

The only statewide non-profit preservation organization in Massachusetts, Preservation Massachusetts, Inc. provides support and technical assistance to local preservation groups in the Commonwealth. The organization also maintains a Statewide Most Endangered Properties List and hosts an annual Preservation Awards Program each spring. These programs provide an opportunity for local communities to raise awareness of threatened properties and to recognize important local preservation projects.

New England Museum Association

www.nemanet.org

The New England Museum Association (NEMA) is a membership organization dedicated to strengthening member museums and other museums in New England. According to its website, NEMA achieves this mission by “fostering communication and ethical conduct; providing professional development; promoting excellence in museum operations; and encouraging support for the museum community”. In addition to providing technical assistance, publishing newsletters, and running an online listserv program, the Association also hosts workshops and an annual conference.

National Trust for Historic Preservation, Inc.

www.preservationnation.org

The National Trust for Historic Preservation (NTHP) is a privately funded nonprofit organization that provides leadership, education, advocacy, and resources to save diverse historic places throughout the country and to revitalize local communities. In addition to its magazine, website, field offices, and annual conference, the Trust sponsors a number of programs, including an annual Most Endangered Properties List, an annual Preservation Awards program, Save America’s Treasures Grants, and the National Main Street Program. The National Main Street Program provides assistance to local communities to revitalize business districts within a preservation context. This technical assistance includes marketing, design, organizational development and economic restructuring services for states, regions, and communities on a fee-for-service basis.

CULTURAL ORGANIZATIONS IN CHELMSFORD

Chelmsford's cultural organizations play a vital role in preserving the town's community identity and way of life. Chelmsford is a town with diverse cultural offerings to meet the needs of its residents, both young and old, and its business community. Ranging from municipal groups to art-based organizations to social and fraternal groups, these organizations offer educational and recreational programming, community outreach activities, and opportunities for residents to interact with one another. While perhaps not traditionally considered within the purview of a Historic and Cultural Preservation Plan, Chelmsford's cultural groups play as important a role in defining the town's unique and special community character as its physical resources. Therefore, this Historic and Cultural Preservation Plan considers groups engaged in contemporary culture as well those engaged in efforts to preserve the town's cultural heritage.

Events hosted by Chelmsford's historic and cultural groups, both individually and collaboratively, have become an integral part of local tradition and contribute to community pride. These events include:

- The Memorial Day Parade - Comprised of local groups such as the Chelmsford Middle and High School bands, local scout troops, police guard, Little League ball teams, and local politicians. The parade alternates between North Chelmsford and the Town Center each year.
- The Fourth of July celebration - Celebrated its 45th anniversary in 2012. This multi-day celebration includes a parade, country fair, band concerts, and a 5K road race.
- WinterFest - Started in 1993 as a way to showcase Chelmsford's conservation lands and open spaces. Since then, the event has grown to include more sites and organizations around town, and now celebrates cultural activities in addition to the nature-based winter activities.
- The Chelmsford ArtWalk - First offered during the annual WinterFest celebration in 2011. The multi-week art show and competition showcased local window displays by members of the Chelmsford Art Society in the storefronts of Central Square. The event was sponsored in association with the Chelmsford Cultural Council and The Community Action Program.
- The Chelmsford Arts Festival - Hosted each year at the Center Town Hall by the Chelmsford's Arts Society.
- The Farmers' Market - This weekly seasonal market offered during the summer continues the town's agricultural tradition and encourages the "Buy Local" ethic in the community.
- Garden Tour and Quilt Show - Annual events offered by local garden clubs and quilters.
- Community concerts and plays - Offered by the Chelmsford public schools and local bands and theater groups at various locations and times throughout the year.



■ photo courtesy of Community Development Office

MUNICIPAL AND PRIVATE ART AND MUSIC ORGANIZATIONS

Chelmsford Cultural Council

www.chelmsfordculturalcouncil.com

The Chelmsford Cultural Council (CCC) is the municipal committee responsible for distributing grant funds from the Massachusetts Cultural Council's Local Cultural Council (LCC) Program for community-based projects in the arts, humanities, and sciences. The CCC also receives limited Town funds. Over the past several years, the CCC has funded school field trips, afterschool programs, concerts, festivals, lectures, theater, dance, music, and film events. CCC-funded projects have included the recently published Chelmsford History 1910-1970 and stone rubbings at several historic cemeteries.

Chelmsford Center for the Arts

www.chelmsfordarts.com

The Chelmsford Center for the Arts (CCA), located in the Center Town Hall, is Chelmsford's only public art institution. Opened in 2009, the CCA provides affordable tenant space and short-term rental space for groups. Management of the building is funded by rental proceeds and is overseen by a five-person committee appointed by the Town Manager. Currently, the building is home to the CCA Gallery, three Artists-in-Residence Studios, Chelmsford Art Society, Chelmsford Community Band, Chelmsford Community Jazz Band, and Illumination Opera. The CCA also sponsors cultural programming such as a summer camp, music concerts in the building's two performance spaces, art exhibits, and a film series.



Chelmsford Art Society

www.chelmsfordartsociety.com

Founded in 1970, the private non-profit Chelmsford Art Society promotes the arts through education, networking, and scholarships. The 120-member Society provides a venue for artists to display and promote their work through monthly meetings and newsletters, local art shows, competitions, and collaborations with local businesses. The Society also hosts several major events each year:

- Art Auction (November) to benefit the Youth Art Scholarship Fund and local artists.
- 4th of July Art Festival
- Member's Exhibit (December)
- Art on the Common (May) in Chelmsford Center, which hosts exhibitors, artists, vendors, live music and live painting demos by local artists.

The Society maintains a collection of photo albums and Best in Show books from Fourth of July events. However, the Society expressed concerns that some of its older files were damaged while stored at the Center Town Hall and additional secured storage space is needed.

Illumination Opera

www.illuminationopera.com

Illumination Opera is a new organization that provides intergenerational projects to bring the opera experience to the community.

Chelmsford Community Band

www.chelmsfordband.org

The Chelmsford Community Band is an adult, non-professional, community band who hosts an annual summer concert series on the Town Common and performs at various times throughout the year.

Chelmsford Friends of Music

www.cfom.org

This group works with the Chelmsford public schools to fund music education programs at all grade levels and to provide scholarship assistance.

Chelmsford Quilt Guild

www.chelmsfordquiltguild.com

Local quilters established the Chelmsford Quilt Guild, a non-profit educational organization that hosts monthly meetings that include presentations and workshops on both quilt history and construction techniques. It also sponsors public quilt shows and donates over a hundred comfort quilts to local charities, hospitals, and hospice.

RELIGIOUS INSTITUTIONS

Over its history, Chelmsford's changing demographics facilitated the introduction of new religious denominations in the community, an occurrence that continues today. These religious institutions play a significant role in the town's cultural and historic identity, providing spiritual, cultural, and social opportunities for both parishioners and town residents. In addition to church services, these institutions offer concerts, community suppers, bingo, youth groups, outreach activities, and meeting space for other community groups.

Many of Chelmsford's churches maintain significant collections of historic records and artifacts. Preservation and documentation of these resources vary by institution. Some groups maintain an index of their collections while others acknowledge having only a limited understanding of their collections. All church representatives who attended stakeholder meetings for this plan expressed a need for assistance with their archival efforts. While this Plan focuses primarily on preserving each group's historical resources, future efforts should also include preservation of the cultural offerings provided by each religious group.

The following religious groups attended stakeholder meetings for this Plan to discuss their historic collections:

FIRST PARISH UNITARIAN-UNIVERSALIST CHURCH, 2 WESTFORD STREET The Church maintains an extensive historical collection that includes documents associated with the Church’s early ministers, reports from committees and events, photographs, original artwork, one stained glass window, and several sterling pieces that are now stored at the Museum of Fine Arts in Boston.

CENTRAL BAPTIST CHURCH, 11 ACADEMY STREET Historical resources maintained by the Church include a 1912 Estey organ and an extensive collection of records and items dating from the 1850s to the present, including books, objects, photographs, drawings/blueprints, framed objects and artwork.

FIRST BAPTIST CHURCH, 2-4 MAPLE ROAD Historical collections maintained by the congregation include historic records, books and journals, and historical objects located in the church safe.

WEST CHELMSFORD UNITED METHODIST CHURCH, 242 MAIN STREET The Church maintains historical collections of records, books, journal, media, and photographs.

THE NORTH CONGREGATIONAL CHURCH at 11 Princeton Street in North Chelmsford maintains a historic collection of church records, books, media, photographs, drawings/blueprints, maps, framed objects and artwork and historic objects dating from 1800 to present.

Other religious institutions located in Chelmsford include:

Table 2 Religious Institutions in Chelmsford	
Religious Institution	Address
St. John the Evangelist	115 Middlesex Street
Central Congregation Church	1 Worthen Street
All Saints Episcopal Church	10 Billerica Road,
St. Mary’s Parish	25 North Road
Aldersgate United Methodist	Boston Road
Congregation Shalom	Richardson Road
Baha’l Faith	P.O. Box 544
Bethel Christian Church	Littleton Road
Grace Community Church	Billerica Road
Calvary Chapel	Steadman Street
Immanuel Baptist	Boston Road
Kingdom Hall Jehovah’s Witness	North Road
Chinese Bible Church of Lowell	Littleton Road
St. John the Evangelist	Middlesex Street
Church of Christ	North Road
Trairatanaram Temple	Quigley Street
Trinity Lutheran	Old Westford Road
<i>Source: Peggy Dunn, Member, Chelmsford Historic and Cultural Plan Committee</i>	

MEDIA

Chelmsford is serviced by several local and regional newspapers as well as a local cable access channel. These media venues all provide opportunities to promote the town's historic and cultural resources. Several also serve as historical resources, with extensive archives available for online searches. The Chelmsford Public Library provides links to the websites of these media organizations and also allows patrons to search the archives of the Chelmsford Independent and Lowell Sun through the library's paid subscription.

- Chelmsford Independent at <http://www.wickedlocal.com/chelmsford/>
- Lowell Sun at <http://www.lowellsun.com/>
- Chelmsford.Patch.com - part of the national Patch.com network, the website Chelmsford Patch provides local news, interactive discussion forums, and information on events and businesses.

Chelmsford TeleMedia

www.chelmsfordtv.org

Created in the 1960s, Chelmsford TeleMedia was one of the first local cable access channels in the area. Today, it is an independent, 501(c)3 corporation funded by revenues generated by cable subscribers. The organization operates three separate channels that broadcast more than 30 shows, as well as recordings of local meetings, events, games, and concerts.

Collections

TeleMedia's collections date back to its inception in the 1960s. However, due to the fragile nature of its media, many of the videos stored in its collection may no longer be readable. Even more recent DVD collections have a limited shelf life of five to ten years. While earlier film reels may not experience the same deterioration as more recent video tapes and digital recordings, TeleMedia no longer has equipment to play the reels. TeleMedia has begun to organize and identify its collection to enable the organization to prioritize the recordings deemed most important. Once prioritized, TeleMedia will need to make copies of each recording to ensure continued preservation.

GARDEN CLUBS

Chelmsford's garden club tradition extends back more than 90 years to the inception of the Chelmsford Garden Club in 1922. Established by the Chelmsford Welcome Wagon Newcomer's Club as a day group, the Chelmsford Garden Club ultimately spun off into several evening clubs in the 1960s for members unable to attend daytime meetings. At one time, Chelmsford had ten active garden clubs.³⁷ Today, there are five active clubs – the Chelmsford Garden Club, the Country Lane Garden Club, the Golden Chain Garden Club, the Lazy Daisy Garden Club, and the Open Gate Garden Club. Each of these groups are involved in community beautification efforts, educational programming, therapeutic gardening, and philanthropic endeavors in Chelmsford. Each group also maintains records dating back to its inception. Some collaboration is occurring between groups through joint programs such as Art in Bloom at the Center Town Hall and the 350th Anniversary at the Barrett-Byam House. However, aging members, declining membership, and limited resources have forced many of the clubs to reduce the number of activities they undertake each year. During one of the stakeholder meetings held for this plan, club members also cited lack of communication with Town departments as an ongoing challenge.³⁸ The Town does not have an inventory of current garden club planting locations to guide municipal departments when landscape maintenance is occurring. This lack of coordination often results in the destruction of garden plantings. Club members agree that the creation of a Garden Club Council would facilitate collaborative efforts between groups and may aid in coordinating beautification efforts with the Town.



Chelmsford Garden Club

The 75-member Chelmsford Garden Club is the oldest garden club in Chelmsford. This club is responsible for plantings at several town conservation parcels, including plantings at the Lime Quarry, B.B. Wright Reservation, and the butterfly garden at Red Wing Conservation Area. The Garden Club also works with the Garrison House where it donates an historic variety of tree each Arbor Day and maintains a dye plant garden that is used by students during colonial crafts activities. Other planting locations maintained by the Chelmsford Garden Club include Town Offices, Old Town Hall, the sundial on the Town Common, the old horse trough in the Center, and Vinal Square. The organization hosts a garden and house tour each year and offers public educational programs at its monthly meetings.

³⁷ Garden Clubs no longer extant: Buttonwood; Chelmsford Farms; Four Season; Laurel; and Woodbridge.

³⁸ Garden Clubs present at stakeholder meetings include the Chelmsford Garden Club, the Golden Chain Garden Club and the Open Gate Garden Club.

Country Lane Garden Club

According to its website, the Country Lane Garden Club maintains the Heritage Education Garden, which it planted in 2005 and 2006 just outside the original Adams Library building. The garden is designed so that each wedge-shaped bed highlights culinary, medicinal, household, or ornamental plants that were common in the area in 1894, when the Adams Library opened.

Golden Chain Garden Club

Established in 1964, the 30-member Golden Chain Garden Club has worked with both the Garrison House Association and the Historical Society to design historically-appropriate gardens at their respective museum properties. At the Garrison House, the Club designed an herb garden with heritage plants and identification markers. At the Byam House, the Club designed a rock wall garden that is now maintained by the Historical Society. Other civic projects include plantings at the McKay Library and a xerioscape garden at the Chelmsford Water Department. Golden Chain has also collaborated with the Chelmsford Art Society on an Art in Bloom project at the Chelmsford Library. The club recently consolidated an extensive collection of newspaper articles, photographs, and other ephemera spanning its nearly fifty year history into scrapbooks that are maintained by a club member.

Open Gate Garden Club

Established in 1962, the 30-member Open Gate Garden Club participates in civic and community projects, including maintenance of plantings at the Perham Corner Traffic Island and the Jessie Stewart Memorial Urn at the Central Congregational Church. Open Gate also decorates the Barrett Byam House for the Chelmsford Historical Society's Annual Christmas Open House and worked with the Historical Society in the design and maintenance of a tiered garden with heritage plantings at the Byam House. However, deteriorating framing at the garden has forced the club to end their involvement. The Club has also designed several gardens, including the John Carson Memorial Garden. For more than two decades, Open Gate conducted programs for second grade students in the Chelmsford Schools, but curriculum and staffing changes ultimately ended the collaboration. The group continues to offer scholarships for local children interested in attending science and nature-related programs. Open Gate also publishes a monthly newsletter "Through the Open Gate", which provides information on conservation, horticultural, and Garden Club Federation of Massachusetts and National Garden Club projects

MUNICIPAL AND PRIVATE GROUPS INVOLVED WITH PRESERVING COMMUNITY CULTURE

Elder Services Department and Council on Aging

www.townofchelmsford.us/Elder-Services.cfm

Support services and cultural offerings for Chelmsford's seniors are provided through the Town's Elder Services Department and the Council on Aging at the Chelmsford Senior Center. The Council, which is made up of eleven members appointed by the Town Manager, serves in an advisory capacity and works with the Elder Services Director to develop policy, programs and services. The Chelmsford Senior Center, which opened in 1989, is one of the most active Senior Centers in the Commonwealth offering over thirty programs and services each year³⁹

Chelmsford Community Education

www.chelmsfordcommunityeducation.org

The School Department's Office of Community Education is responsible for the Town's recreational programming and management of the Town's athletic field schedules. Maintenance of the town's park, playground, and recreation facilities is supervised by the Public Facilities Department.

Agricultural Commission

Chelmsford formed an Agricultural Commission in 2009. Appointed by the Board of Selectmen, this five-member board represents the town's farming community and serves as facilitators for encouraging and promoting agriculture and agricultural-based economic opportunities in Town. The Commission also advises the Town Manager in the care and use of Town owned agricultural properties.

³⁹ Elder Services Department website, <http://www.townofchelmsford.us/Elder-Services.cfm>

BUSINESS GROUPS

Chelmsford Economic Development Commission (CEDC)

www.chelmsfordbusiness.com

A newly formed municipal committee, this group's mission is to foster economic development in Chelmsford. Committee members work with prospective businesses interested in opening or relocating to Chelmsford, work with public officials and municipal committees, host business surveys and roundtable meetings with commercial realtors and businesses, collaborate with local and regional business organizations, and participate in industry associations.

Chelmsford Business Association (CBA)

www.chelmsfordbusiness.org

The Chelmsford Business Association is a group of nearly 300 member businesses that operate in Chelmsford. The organization was established in 1990 by a group of business people who were concerned with the many issues of owning and operating a business in Chelmsford. The CBA promotes local business through a newsletter, a cable television show, and other activities. The group also sponsors numerous local events and community groups, including local political debates.

Rotary Club of Chelmsford

www.chelmsfordrotary.org

The Chelmsford Rotary is a volunteer organization of business and professional leaders who support humanitarian, intercultural, and educational activities in the community. The group sponsors local public school students through dictionary donations to third grade students, sponsorships for sophomores to attend leadership training seminars, support for the High School Interact Service Club, as well as awards to Students of the Month and scholarships for graduating seniors.

OTHER LOCAL COMMUNITY GROUPS

Chelmsford Volunteers

www.chelmsfordvolunteers.org

This repository of volunteer opportunities is maintained by the Chelmsford Library's Community Services Department with links to each group provided on the department's website. The listing includes local and regional organizations organized by categories: arts, children, education, environmental, history, low-income, religious, seniors, special needs, sports, support, and women. The Library also hosts an annual volunteer fair to allow local groups to reach out to potential volunteers.

Community Action Program Committee

www.townofchelmsford.us/Community-Action-Program-Committee

The Community Action Program Committee (CAPC) is a municipal committee responsible for distributing small grants, up to \$10,000 annually, to local groups for community based projects, such as painting projects, repairs, beautification, or other small construction projects. The CAPC will fund 50% of a total project up to \$2,500, with consideration for full funding for projects costing no more than \$250. It is expected that projects will benefit the Town of Chelmsford and that the applicant donate labor and contribute or seek another funding source for the remaining 50% of the project cost. Since 1997, the CAPC has awarded more than \$60,000 in grant funds for projects at the town's playgrounds, playing fields, conservation lands, and cemeteries.

Lowell Sportsmen's Club

www.lowellsc.org

One of New England's oldest sportsmen's clubs, the Lowell Sportsmen's Club (LSC) first formed in 1913 in downtown Lowell. The club was incorporated in 1931 and moved to its present facilities in Chelmsford in the late 1930's. The mission of the LSC is to promote all legitimate sport with rod and gun, to enforce the laws for the protection and propagation of fish and game within the State, and to secure such legislation in this direction as may be needed. The club owns approximately seventy acres of land in North Chelmsford, MA, and includes features such as outdoor trap and skeet fields, 100-yard rifle range, archery range, fishing pond, indoor pistol range, and other recreational equipment. The club holds numerous events throughout the year, some of which are open to the public, in addition to monthly club meetings. The property also includes a caretaker's house.

Local Scout Troops

Chelmsford has a vibrant scout community, comprised of both Boy Scouts and local Girl Scout troops. These individual troops are responsible for numerous civic projects such as beautification efforts and community outreach. Many of the town's conservation improvement projects were completed by local Eagle Scouts. Local boy and girls scouts have also participated in

preservation projects in Chelmsford, including a girl scout who assisted with historic research projects and stone rubbings at town cemeteries.

Attendees at the public meeting held for this Plan recommended researching Chelmsford's local scout history and also that local organizations continue to utilize local scouts for future preservation projects.

Fraternal Organizations

Chelmsford's history of hosting local fraternal organizations dates back more than a century. Today's groups include American Legion Post 212 on Juniper Road, Post 313 at 90 Groton Road in North Chelmsford, The Benevolent & Protective Order of Elks Lodge 2310 at 300 Littleton Road, and the Knights of Columbus (home.att.net/~chelmsfordkofc).

Recreation and School Organizations

Chelmsford residents display their commitment to local sports, recreation, and education by participation in variety of groups, including the Chelmsford High School All Sports Booster Club, the Chelmsford High School Alumni Association, Chelmsford Little League (www.chelmsfordlittleleague.com), Chelmsford Pop Warner (www.leaguelineup.com/chelmsford-popwarnerfootball); and the Chelmsford Swimming and Tennis Club (www.chelmsford-swimandtennis.org).

Other Social Groups include:

- Chelmsford Republican Town Committee
- Chelmsford Toastmasters Club #4031 www.chelmsfordtoastmasters.org
- Chelmsford Women of Today www.cwotma.org
- Chelmsford Mother's Club www.chelmsfordmothersclub.org

5

Existing Policies, Regulations & Planning Efforts Relating to Historic and Cultural Preservation



CHAPTER 5 – EXISTING POLICIES, REGULATIONS & PLANNING EFFORTS RELATING TO HISTORIC AND CULTURAL PRESERVATION

Preserving Chelmsford’s historic and cultural resources involves both a protection of the town’s physical resources and its more intangible cultural resources. Traditionally, municipal regulations have focused on planning tools and bylaws that protect a community’s physical resources, e.g. its buildings, streetscapes, and landscapes. In contrast, cultural preservation – protecting a community’s social fabric - is more difficult to regulate and requires a commitment by public officials and residents to establish local policies and practices that will encourage continued cultural activity and community involvement. The following is a discussion on Chelmsford’s existing efforts to regulate, encourage, and plan for the protection of the town’s historic and cultural resources.

LOCAL HISTORIC PRESERVATION PLANNING TOOLS AND BYLAWS

Chelmsford has documented and protected its historic resources through a variety of historic preservation programs and bylaws. A list of these preservation programs follows, arranged by least to most protective, with a brief synopsis of their intent and function.

HISTORIC PRESERVATION PLANNING TOOLS

Historic Resources Inventory

Identifying a community’s historic resources through a historic resource inventory provides the foundation for historic preservation planning at the local level. This inventory includes all of a community’s historic resources including its buildings, structures, objects, cemeteries, landscapes, and archaeological sites. To date, Chelmsford has submitted documentation for 260 historic resources to the Massachusetts Historical Commission’s (MHC) Inventory of Historic and Archaeological Assets of the Commonwealth (See Appendix A - List of Inventoried Resources).⁴⁰ Each individual inventory form includes information on the resource’s architecture or physical appearance and historic significance, as well as photographs and a locus map. However, some of the properties listed in Chelmsford’s inventory are no longer extant. More recently, CHC volunteers have completed survey efforts on a property by property basis often in response to a property owner’s request or a request for a demolition permit. These demolished properties are also included in the town’s historic resource inventory. The Town has not utilized the services of a professional preservation planner to review its existing forms or complete a more comprehensive inventory of its historic resources.

⁴⁰ Town of Chelmsford Community Development Department.

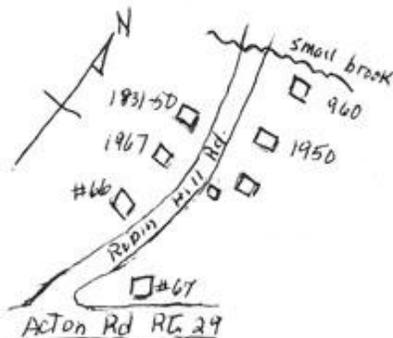
FORM B – BUILDING

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



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) December 2005

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

117/421/7 Westford 300

Town Chelmsford

Place (neighborhood or village)

South Chelmsford

Address 192 Robin Hill Road

Historic Name Orrin J. Spaulding House

Uses: Present residence - 1 family

Original residence - 1 family

Date of Construction 1879-80

Source Lowell Daily Courier, Oct. 1, 1879
 Tax/real estate valuation records

Style/Form

Architect/Builder Orrin J. Spaulding, 1st owner

Exterior Material:

Foundation cut granite blocks

Wall/Trim vinyl siding

Roof ridge: front to back

Outbuildings/Secondary Structures

none. The barn is attached to the house

Major Alterations (with dates)

none since 1974, except vinyl siding 1987 or 88.
 shed: 1882 or 1883
 barn: 1885; unfinished May 1 that year

Condition good

Moved no yes Date

Acreage 12,800 sq. ft.

Setting This house is located in the outskirts of a rural village, on an old road. A wooded area is behind and to the right (south) of the house. The Match Factory monument stands on the right side of the driveway, which leads up to the right side of the house.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

<i>Chelmsford's inventoried resources date from 1664 to 2011 and include:</i>	
203 buildings	2 areas (Chelmsford Center & Middlesex Canal)
28 objects	4 burial grounds
32 structures	

While Chelmsford's individual inventory forms include extensive historical narratives, many have only limited information on architectural significance and do not identify the presence of secondary features on the property, such as outbuildings, stone walls, and landscape elements. In addition, the Town's existing inventory is not comprehensive in terms of resource type, age, and geography. While the majority of the town's earliest buildings (pre-1850s) are documented, landscapes and structures are not well represented in the inventory, nor are late-nineteenth and early- to mid-twentieth century buildings. As indicated on Map 9: Documented Historic Resources and Map 10: Inventoried Historic Resources, there are also historic areas of Chelmsford with little to no documentation or inventory forms. Map 14: Non-Inventoried Pre-1935 Buildings further highlights the significant number of historic buildings in Chelmsford that have not been documented.

Original copies of Chelmsford's inventory forms are kept at Town Hall and at the MHC. The forms are also accessible through the Chelmsford Historical Commission's (CHC) website, which provides links to each individual inventory form. A record of Chelmsford's inventory is accessible through the MHC's online searchable database, Massachusetts Cultural Resource Information System (MACRIS).⁴¹ While Chelmsford's individual forms are not currently accessible through MACRIS, the MHC is in the process of scanning these older forms and expects to have them available online within the next year. New inventory forms are required to be completed in a digital format as well as in printed form. Once Chelmsford's inventory forms are accessible through MACRIS, the CHC should provide a link to the searchable MHC database through its website.

41 MACRIS, <http://mhc-macris.net/>

Archaeological Inventory

Chelmsford has not completed a town-wide archaeological reconnaissance survey to identify areas where archaeological resources may be present. However, the town has completed several individual archaeological surveys. A field survey was completed for the site of the town's first meetinghouse on Meetinghouse Road to identify any archaeological resources that may still be present on the site. However, none were found. Other surveys completed during transportation and sewer construction projects also found no resources. The Massachusetts Historical Commission maintains copies of these surveys in their files.

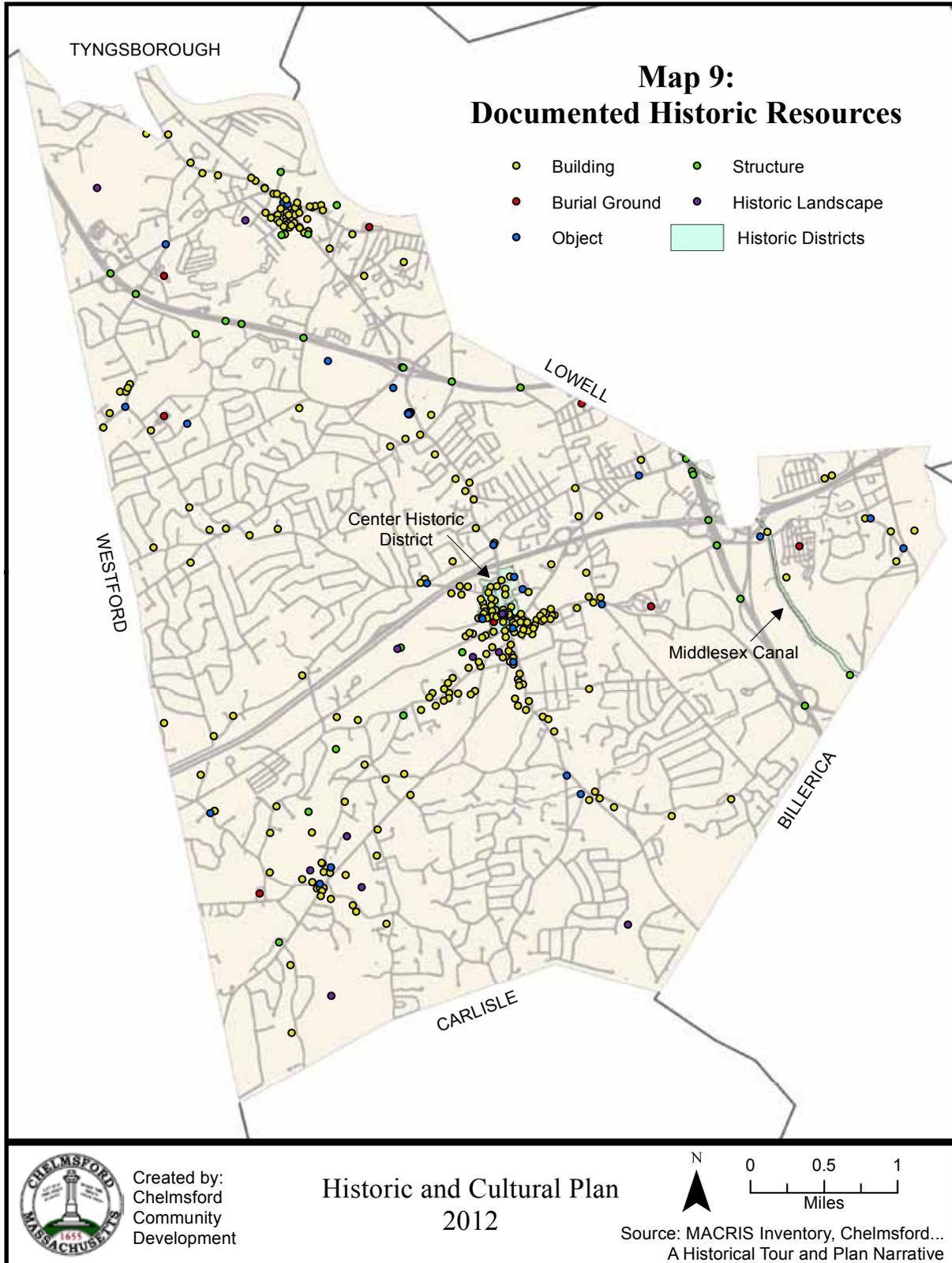
National Register of Historic Places

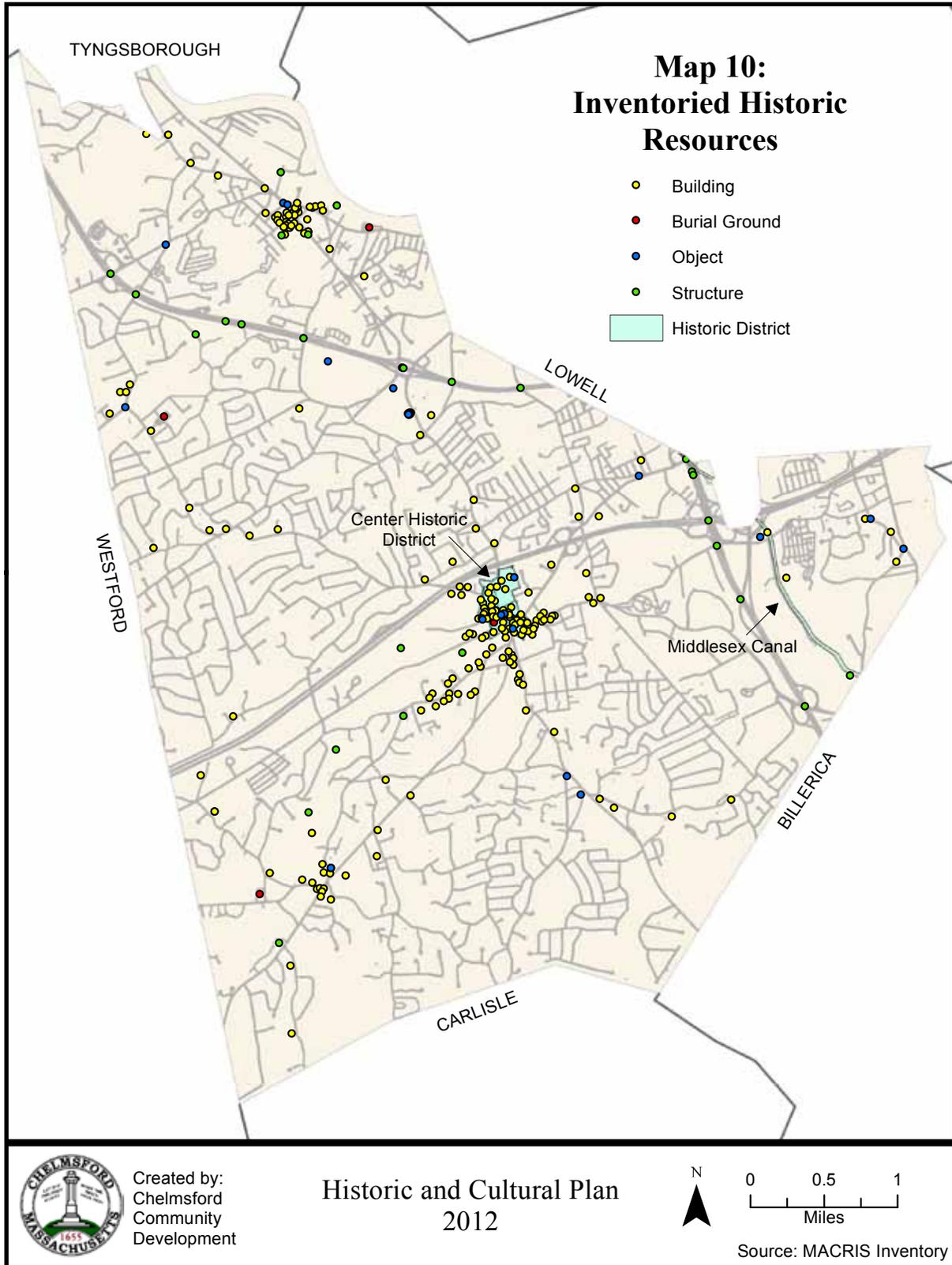
Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is the official federal list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. Section 106 of the National Historic Preservation Act requires Federal agencies to consider the effects of their projects on historic properties. Therefore, any development or construction project seeking federal funding, licenses, or permits must be reviewed by the State Historic Preservation Officer (the MHC) to determine if the project will have an adverse effect on a National Register listed or eligible resource. If a National Register resource will be adversely affected, the proponent is required to consult with the MHC to see if there is an opportunity to avoid, minimize or mitigate the adverse effect.

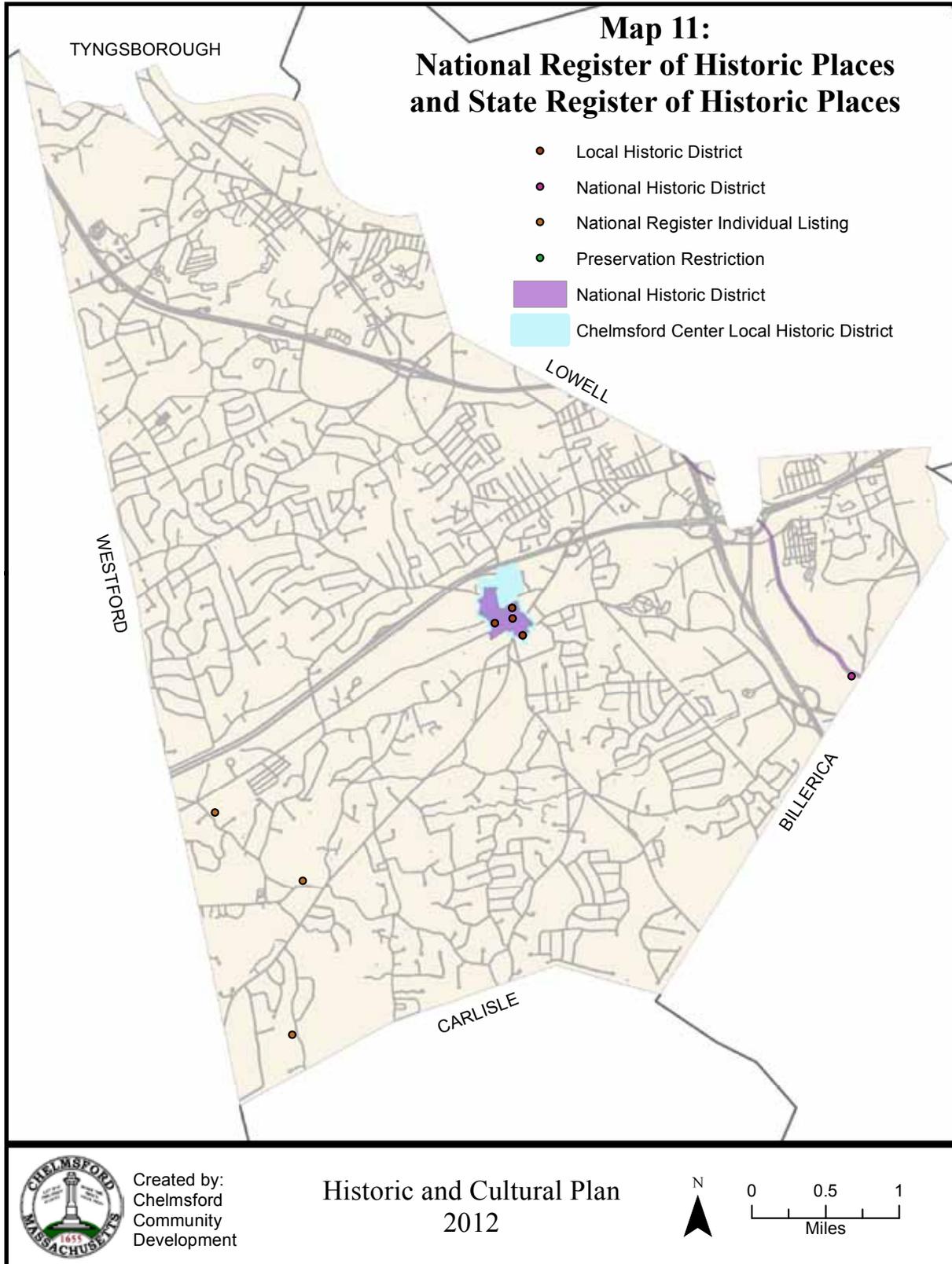
Chelmsford has four individual properties and one historic district listed on the National Register (See Tables 3 and 4 and Map 11: National Register of Historic Places). The remains of the Middlesex Canal, which is located within 10 different communities including Chelmsford, is also listed on the National Register as a regional historic district. Portions of the canal were listed at different times, which is reflected in the boundary locations cited in Table 4.

Table 4			
Historic Districts in Chelmsford Listed in the National Register of Historic Places			
Historic Name	Location	Date Listed	# of Properties
Chelmsford Center	Intersection of Billerica, Littleton, Boston and North Rds, Westford and Chelmsford Sts and the NY/NH and Hartford Railroad	2/20/1980	42
Middlesex Canal ²	(Regional Historic District)	8/21/1972	6
Middlesex Canal Historic & Archaeological District	(Billerica/Boston (Charlestown)/ Chelmsford/ Lowell/Medford/ Somerville/Wilmington/ Winchester/ Woburn) Running SE from Chelmsford-Lowell border at southern edge of Rt. 3S ramp to SE corner of 100 Equador Rd	11/19/2009	4

Source: State Register of Historic Places 2011







State Register of Historic Places

The State Register is a compendium of all Massachusetts properties designated within local or National Register historic districts, individually listed in the National Register, designated as a National Historic Landmark, protected by preservation restrictions under M.G.L. c. 184, ss. 31-32, or formally determined eligible for National Register designation by the National Park Service. The MHC updates the list annually. There are twelve areas in Chelmsford listed on the State Register. (See Map 11: State Register of Historic Places and Appendix C for a list of all State Register properties.) However, there appears to be several instances of incorrect and missing information relating to Chelmsford's State Register properties.

Any project seeking funding, licenses, or permits from a state agency is subject to review in compliance with M.G.L. c. 9, ss. 26-27C, as amended by St. 1988, c. 254. The purpose of this law is to eliminate, minimize, or mitigate adverse effects to properties listed in the State Register. MHC is the state agency authorized to review and comment on state licensed, permitted, or funded projects to determine any adverse impact on historic or archaeological resources. Similar to Section 106 Review for federal projects, the state process requires that all state agencies, including the Massachusetts Highway Department, the Department of Housing and Community Development, and the Massachusetts Cultural Council, submit projects to MHC for a determination of potential impacts to historic properties. If MHC determines that adverse impacts will occur, then mitigation is explored to minimize any threats. The Massachusetts Environmental Protection Act (MEPA) also requires that impacts to historic resources be identified and mitigated during development review.

Preservation Restrictions

A preservation restriction is the strongest tool available for preserving historic resources. Restrictions consist of a recorded legal agreement between the property owner and a qualified non-profit or governmental organization to maintain identified architectural features of an historic building or structure. These features can include both interior and exterior elements. Similar to the legal structure of a conservation restriction, preservation restrictions are attached to the deed of a property. The organization that holds the restriction is responsible for monitoring the property and approving any proposed changes to the portions of the building included in the restriction. Donation of a preservation restriction to a qualified organization may allow the owner to take a federal charitable contribution tax deduction if the property is listed in the National Register of Historic Places.

According to the State Register, Chelmsford currently has four properties protected by preservation restrictions under M.G.L. ca. 184, §§ 31-33 (See Table 5 and Map 12: Preservation Restrictions).⁴² All of Chelmsford's existing preservation restrictions run in perpetuity and will never expire. The Chelmsford Historical Commission is in the process of creating additional preservation restrictions for private properties that have received Community Preservation Act funds. However, the restriction process has been time-consuming as each restriction must be individually developed and approved by the MHC. The Town has not required preservation restrictions to be

⁴² Chelmsford has several preservation restrictions that are in draft form or are completed but not yet accepted by the Massachusetts Historical Commission and are therefore not listed in the State Register. These include restrictions for the Town Clock and 9 North Road.

placed on its municipally-owned properties that have received CPA funds. While the CHC has considered requesting preservation restrictions for the Town's iconic historic buildings such as the 1802 School House and the Toll House, identifying an organization willing to hold a restriction, many of whom require an endowment for maintenance costs, has proven challenging. Lack of political interest in preservation restrictions has also been a deterrent for the Commission.

Table 5			
Preservation Restrictions on Historic Properties in Chelmsford			
Property	Location	Date Enacted	Holder of Restriction
Chelmsford Old Town Hall	1 North Road	4/24/1985	MHC
First Parish Church	2 Westford Street	In Progress	Town of Chelmsford
J.P. Emerson House	11 North Road	11/21/1978	Town of Chelmsford
Forefathers' Cemetery	Westford Street	7/2/2003	MHC
Richardson Barn	66 Graniteville Road	11/30/2009	Town of Chelmsford

Source: State Register of Historic Places 2011 and Chelmsford Historical Commission records.

HISTORIC PRESERVATION BYLAWS

Demolition Delay Bylaw

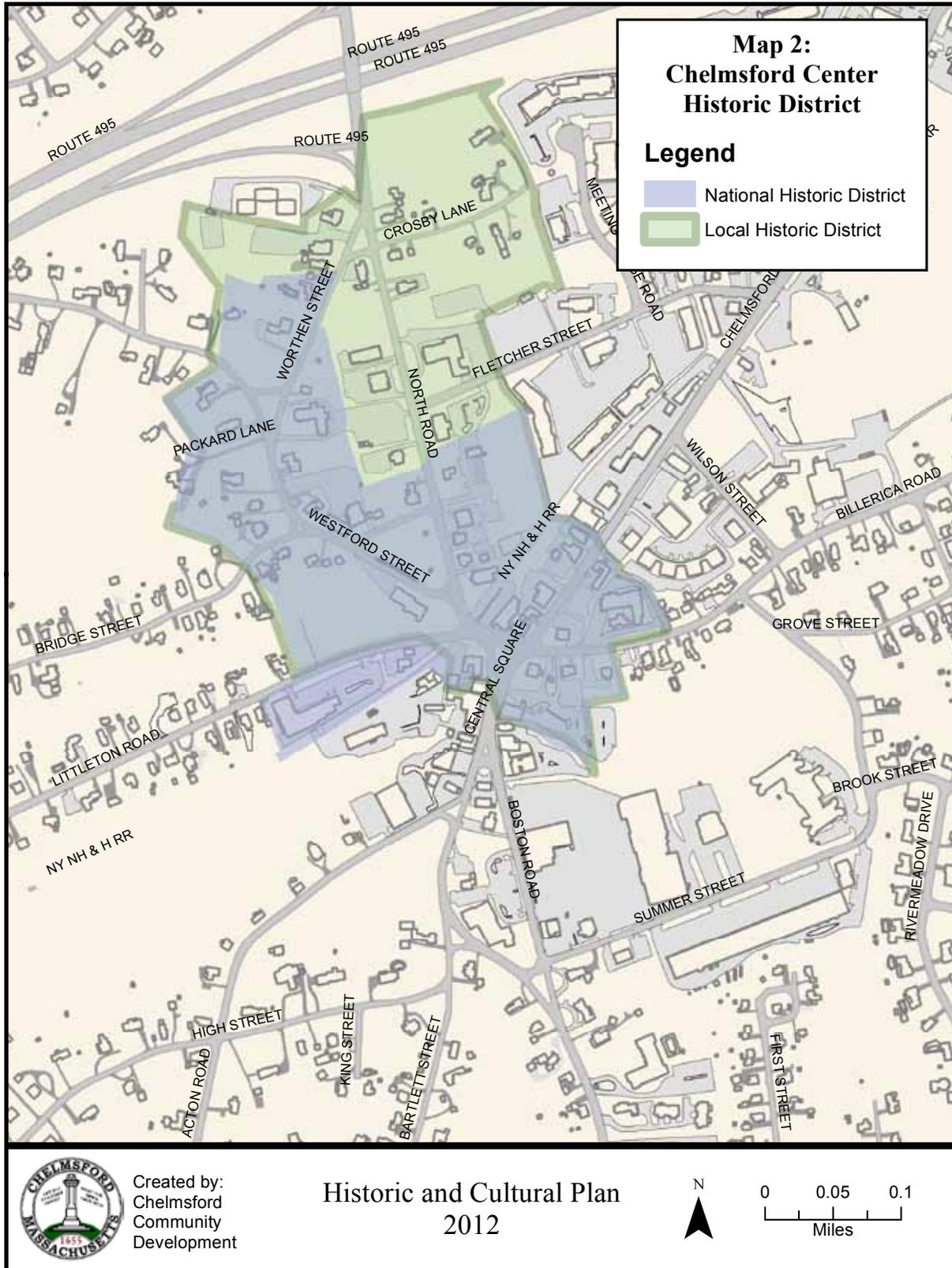
In 2005, Chelmsford adopted a Demolition Delay Bylaw that required a six month delay on demolition of structures more than seventy-five years old that are determined to be historically significant and preferably preserved. In 2008, Town Meeting approved a revision to the bylaw increasing the delay period to twelve months.

Chelmsford's bylaw requires any owner filing a demolition permit for a property that is more than seventy-five years old to file a notice of intent to demolish with the Inspector of Buildings. The Inspector of Buildings checks the Assessor's database records to determine whether the structure is older than seventy-five years and is therefore subject to the demolition delay bylaw. If the Inspector determines that the structure is more than seventy-five years old, he requires the owner to submit an application for demolition delay, which is forwarded to the Historical Commission, the Board of Selectmen, and the Planning Board.

Some communities in Massachusetts require that all demolition applications be forwarded directly to their historical commission so that the structure can be reviewed against the community's historic inventory to determine whether the building meets the age threshold. In many instances, an Assessor's records are not an accurate record of a building's age and may represent only the "effective date of construction" e.g., the date of the last major investment into the building as evidenced by the issuance of a building permit.

For buildings that are subject to the town's demolition delay bylaw, the property owner must submit an application form that includes a copy of the demolition plan, a description of the building or structure to be demolished, the reasons for the demolition, and the proposed reuse of the property. Chelmsford's demolition delay bylaw does not require the submittal of photographs and maps. If the CHC finds the structure to be architecturally or historically significant and preferably





preserved during a public hearing process, up to a twelve-month demolition delay period may be imposed. This delay period allows the CHC to work with the property owner to determine an alternative to demolition or appropriate mitigation. However, after the delay period expires, a property owner is allowed to demolish the building if he or she is unable or unwilling to seek an alternative. Should a property owner violate the demolition delay bylaw, a monetary fine and a three year moratorium on the issuance of a building permit is imposed.

One of the most successful stories resulting from the Town's demolition delay bylaw is the preservation of the Hill Jock House. Originally slated for demolition by the property owner, the Garrison House Association acquired the structure and moved it to the Garrison House property where it was restored. The Association also acquired the historic Fiske House barn when the property owner proposed demolition of the structure. The CHC negotiated transfer of the structure to the Garrison House Association and the barn was dismantled and rebuilt on the Garrison House property. However, the CHC has not been able to save all of the structures proposed for demolition. Many of the properties proposed for demolition have deteriorated to the point where they are structurally unsound and the Commission has reluctantly agreed not to invoke the demolition delay process. (The Town does not have regulations in place to require property owners to maintain historically significant buildings.) When demolition has occurred, the CHC has sought to salvage building materials. In addition, not all historic buildings in Chelmsford are protected through the demolition delay bylaw. Buildings that do not meet the seventy-five year criteria are not subject to review. The Town recently lost an architecturally significant mid-century modern house that did not meet this threshold. Unfortunately, the CHC did not learn of the impending demolition until after the structure was destroyed.

Local Historic District Bylaw

The Town designated the Chelmsford Center Historic District in 1980 under M.G.L Chapter 40C. This district includes 42 properties within the commercial area of the Town Center. (See Map 2: Chelmsford Center Historic District) Under the local bylaw, the Chelmsford Center Historic District Commission (CCHDC) has the authority to review and approve all proposed alterations to buildings and structures located within this district that are visible from a public way. Demolition and new construction also require CCHDC approval. The CCHDC reviews proposed alterations, new construction, and demolitions in a public hearing to determine if a Certificate of Appropriateness can be issued for the proposed work.

M.G.L. Chapter 40C, which defines a historic district commission's review authority and its powers, functions, and duties, allows an owner to repair or replace an architectural feature that does not involve a change in design, material, color, or outward appearance through a Certificate of Non-Applicability. The legislation also prohibits a local historic district bylaw from reviewing landscaping changes such as the planting or removal of trees and shrubs. Chelmsford's Historic District Bylaw (Chapter 68 of the Town's General Bylaws) further excludes review of paint and roof colors and storm doors and windows.

To support the historic district bylaw, the Commission established Design Review guidelines, which are available on the Commission’s website. These include guidelines for minimum maintenance, demolition, new construction, restoration, preservation, and signage for properties located in the district, as well as standards for fencing, screening, paving, and planting. While the regulations do not prohibit tree removal, it strongly recommends against removal of any existing trees. However, these guidelines do not include visual graphics.

The Commission acknowledges the need for increased education and outreach to property owners in the district to build awareness of local history and district regulations. Disregard of regulations by out-of-state property owners and the proliferation of signs in the district are additional concerns expressed by the Commission. Other attendees at stakeholder meetings for this Plan expressed concern about a lack of enforcement of the bylaw by the Commission. The Town has installed historic district signs at various locations in the Town Center but has not developed specific building plaques for designated properties.

Much of the area within the Chelmsford Center Historic District coincides with the commercial district of the Town Center. Partnering preservation interests with efforts to encourage retail and business development can be a successful formula for creating vibrant downtowns. The Town is currently considering designation of the Town Center as a Cultural District. Other potential revitalization efforts could include establishing a Main Street Program for the town’s historic commercial districts.

As shown in Table 6, the number of applications reviewed by the CCHDC over the past five years varies significantly. The majority of applications were approved as Certificates of Non-Applicability.

Table 6			
Chelmsford Center Historic District Applications 2007-2011			
Year	Number of applications	Certificate of Appropriateness	Certificates of Non-Applicability
2007	17	6	11
2008	14	9	5
2009	12	10	2
2010	16	6	10
2011	19	9	10

Source: Chelmsford Town Reports 2007-2011

OTHER MUNICIPAL BYLAWS FOR THE PROTECTION OF HISTORIC AND CULTURAL RESOURCES

Scenic Roads Bylaw

Chelmsford first designated scenic roads in 1974 in accordance with the Scenic Roads Act, M.G.L. c. 40, s. 15C, but did not adopt a local bylaw. Initially, the town designated five roads and then added an additional three roads in 1976 and one road in 1984. (See Map 1: Scenic Roads for location of Chelmsford's designated Scenic Roads and Table 6 for a roads list). Based on a recommendation of the Town's 2010 Master Plan, Town Meeting approved a Scenic Roads Bylaw in 2012. The Town does not have plans to designate new scenic roads and has not installed markers identifying the Town's existing nine scenic roads.

Chelmsford's Scenic Roads Bylaw requires Planning Board approval, following a public hearing, when trees or stone walls will be removed during repair, maintenance, reconstruction, or paving within the right-of-way of a designated scenic road. The construction of new driveways or alterations of existing drives qualify as road work as long as they are within the scenic road's right-of-way. The new bylaw defines teardown or destruction of a stone wall as the destruction of more than five (5) feet of wall, whether or not contiguous, within or along the boundary of a right-of-way regardless of whether or not repair, maintenance, reconstruction or paving work is involved. Trees covered by the ordinance include any tree located within the public right-of-way that has a diameter of more than six inches as measured four feet above the ground. Last year, the Board of Selectmen adopted a new policy limiting re-striping to roadways that have existing striping. All scenic roads require Selectmen's approval prior to restriping.

Table 7		
Designated Scenic Roads in Chelmsford		
Street Name	Portion of Road Designated	Date Designated
Byam Road	Robin Hill Road to Acton Road	1974
Crooked Spring Road	School Street to Meadowbrook Road	1974
Crosby Lane	In its entirety	1974
Garrison Road	Littleton Road to Hunt Road	1974
High Street	Acton Road to Locust Street	1976
Mill Road	Boston Road to former Old Billerica Road	1984
Parker Road	Concord Road to Acton Road	1976
Robin Hill Road	In its entirety	1976
Worthen Street	In its entirety	1974
<i>Source: Evan Belansky, Chelmsford Planning Department</i>		

Land Use and Development Regulations

Chelmsford's zoning bylaw does not contain specific provision or incentives for the dedicated purposes of preserving historic resources. The Town's Site Plan Review provisions do require proponents to identify existing features such as stone walls and larger caliper trees and to consider minimizing the removal of these features as part of the approval process.

Chelmsford's Zoning Bylaw contains one provision (Section 195-13) that allows the conversion of older houses into multi-dwelling units. Specifically, this provision permits the alteration of a single family dwelling in existence in 1938 to be converted into a two-family dwelling provided the lot contains at least 15,000 sq. ft. and the exterior of the structure is not altered from its existing residential character. This provision is applicable in the RC zoning district by right and in the RB and RM zoning districts by special permit. The bylaw has not been utilized recently and should be further reviewed.

Community Preservation Act

Chelmsford is one of 148 communities in the Commonwealth that have adopted the Community Preservation Act (CPA).⁴³ The CPA is a tool to help communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities – all vital components for maintaining strong community culture. When Chelmsford first approved the CPA in 2001, the town imposed a surcharge of only one-half percent on residential property tax bills.

In 2007, Town Meeting increased the surcharge to one-and-one-half percent. The Commonwealth provides matching funds from the Community Preservation Trust Fund to each participating community. The actual amount that Chelmsford received from the state has varied from year to year, depending on the funds available in the trust fund and the number of participating CPA communities. As the number of communities with CPA programs has grown, the available state match has decreased significantly. While Chelmsford received a 100 percent match in 2001, the Town received a match of approximately 27% in 2011 and expects only a 25% match in 2012.



All projects funded through a local CPA program must meet the requirements of M.G.L. Chapter 44B. For historic preservation projects, this includes full compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and placement of preservation restrictions on historic properties acquired with CPA funds. Some communities have required preservation restrictions for all preservation projects, private and public, funded through their CPA programs. This is consistent with MHC's requirement for communities receiving funding from the Massachusetts Preservation Projects Fund (MPPF) program, which requires that any

⁴³ Community Preservation Coalition, <http://www.communitypreservation.org/content/cpa-overview>, accessed May 1, 2012.

organization, public or private, must place a preservation restriction on the affected building as a condition of receiving MPPF funds. Chelmsford only requires preservation restrictions for privately-owned properties. While the Town has approved funding for several privately-owned structures, Town Meeting members have expressed concerns about utilizing local funds for the restoration of non-municipal properties.

To date, the Town of Chelmsford has committed almost \$9 million in CPA appropriations to eligible projects, with the majority of funds allocated to historic preservation projects. (See Table 8 below). The Town has allocated the remainder of the CPA funding for the protection of its remaining open space and for the development and preservation of the town’s affordable housing stock. The majority of awarded projects involved municipally-owned properties, reflecting a concern about providing public funds for privately-owned properties.

CPA Project Category	Funds Allocated	Percent Allocated
Historic Preservation	\$5,681,109	64.61%
Open Space	\$1,949,466	22.17%
Affordable Housing	\$1,162,700	13.22%

Table 8			
Community Preservation Act – Historic Preservation Projects			
Year	Property	Description	Appropriation
2001	Riverside Cemetery	Remove high-risk trees and stabilize a granite retaining wall at the Riverside Cemetery	\$10,000
2001	Middlesex Canal Survey	Survey of Chelmsford's portion of Middlesex Canal	\$10,000
2003	North Town Hall	Roofing and window repair	\$28,247
2005	Hill Jock House	Restoration of 1756 building by Garrison House Association	\$50,000
	Forefather's Burial Ground	Restoration of approximately 43 headstones	\$5,375
2006	Heart Pond, Riverside, & West Chelmsford Cemeteries	Rehabilitation of historic elements, including resetting and stabilizing gravestones and curbs	\$25,000
2006	Varney Playground Fieldhouse	Restoration plan to restore Fieldhouse and field	\$20,000
2008	Barrett/Byam House	New roof on homestead, climate control for museum, repair water damage, and purchase archival scanning and storage system	\$50,000
2009	Garrison House/Fiske Barn	Structural repairs, including sill and joist replacements	\$45,500
2010	North Town Hall	Interior and exterior restoration, including removal of vinyl siding and restoration of original wood clapboards, window restoration, addition of full handicap accessibility.	\$2,850,000
2010	Center Town Hall	Interior and exterior restoration, addition of full handicap accessibility.	\$2,560,000
2011	Town Clock in First Parish Steeple	Rebuild and restore Town Clock and church steeple, restore slate roof	\$163,224 (with additional \$66,810 from First Parish Church)
2012	1802 Schoolhouse	Structural restoration	\$34,500
2012	Toll House	Exterior restoration	\$17,600
2012	Forefathers' Burial Ground	Restoration of markers	\$5,675
2012	Riverside Cemetery	Restoration of markers	\$5,632
2012	North Town Hall	Lighting and sound system	\$13,500

Source: Community Preservation Coalition's CPA Projects Database (www.communitypreservation.org/projects/reports) and Chelmsford Voting Reports from Town Meeting 2012

Table 9				
Community Preservation Act – Open Space, Recreation, and Affordable Housing Projects				
Year	Category	Property	Description	Appropriation
2002	OS	Red Wing Farm	Parking lot	\$25,000
2006	OS	Cranberry Bog	Dam and Parking	\$60,000
2007	OS	Lewis (Sunny Meadow) Farm	Acquisition of 22.5 acre farm on	\$1,500,000
2007	OS	Open Space	Capital Improvements	\$25,000
2008	OS	Pond Street Beach	Acquisition	\$230,000
2011	OS	Heart Pond	Invasive weed removal	\$25,000
2010	OS	Robin Hill/ Acton Roads	Land acquisition for use by Sunnymeadow Community Garden and Freeman Rail Trail	\$80,000
2010	AH	Manahan Street Housing	Development of Veterans Housing	\$400,000
2010	AH	Highland Avenue Affordable Housing	Development of affordable housing units	\$75,000
2008	AH	CHOICE Center	Development costs for the creation of multiple units of senior and disabled affordable housing	\$350,000
2007	AH	Buy Down Project	Housing Authority's buy down project to make homeownership possible for low-income families	\$100,000
2006	AH	Putnam Road	Affordable Housing Project	\$150,000
2006	REC	Varney Park	Recreation feasibility study	\$20,000
2005	AH	New 202 Housing for Seniors	Construction of a new low-income Senior Housing development on Sheila Avenue	\$27,700
2004, 2001	AH	Condo Buy Down Program		\$40,000, \$20,000
<i>Source: Community Preservation Coalition's CPA Projects Database (www.communitypreservation.org/projects) and Chelmsford Voting Reports from Town Meeting 2012</i>				

EXISTING PUBLIC POLICIES RELATING TO THE PRESERVATION OF HISTORIC & CULTURAL RESOURCES

Current Planning Efforts

The Town recently formed the Center Village Master Plan Committee and hired a land use consultant to research zoning provisions for preservation of the town's historic and agricultural resources based on recommendations established in the 2010 Master Plan. The Town also recently commissioned studies for two of its historic landscapes, Oak Hill and Varney Playground, to determine appropriate preservation options for these community assets.

The Town is also considering designation of its two historic downtowns as Cultural Districts. Led by the Chelmsford Cultural Council and local residents and businesses, this Cultural District Initiative is envisioned to bolster tourism, encourage business and job development, attract artists and cultural enterprises, preserve and reuse historic buildings, and enhance and encourage cultural development.

Municipal Building Management and Cultural Reuse

Preservation of Chelmsford's historic town-owned buildings provides an opportunity for the community to protect its architectural heritage while promoting local culture. As evidenced in Chapter 3 of this Plan, Chelmsford actively promotes cultural arts in the community, both for fine arts and heritage tourism. To facilitate this goal, the Town has adapted several of its historic buildings for arts and cultural venues. In the 1980s, Chelmsford first renovated the Center Town Hall for use as a cultural center. The Town completed an extensive restoration and modernization of the building earlier this year. The Chelmsford Center for the Arts now occupies and manages the building and several local art, music and theater groups rent space in the Hall. (See Chapter 4 for more information on these groups.) The CCA is envisioned to become a centerpiece of a Cultural District within Center Village. The Town also recently completed a restoration of the North Town Hall for use as a community center. Building committees were established to oversee both of these projects. The Town worked closely with the CCHDC and the Chelmsford Historical Society on the Center Town Hall project since the building is located within the Chelmsford Center Historic District and is protected by a preservation restriction. Both Town Halls will have dedicated space for historic displays.

Chelmsford has also preserved several historic buildings for heritage education and public information purposes. The 1802 Schoolhouse, located in Chelmsford Center, is maintained as a museum, while the Middlesex Canal Toll House has been identified as a potential information booth for the community. The Town has allocated CPA funds for repairs to both of these buildings. However, school curriculum changes over the past decade have resulted in the limited use of these buildings, raising concerns that public awareness and appreciation of these historic assets is diminishing.

The Town is seeking to preserve the underutilized Queen Anne style Dutton House at the Adams Library by moving the house to another location and restoring the building for use as affordable housing. Removal of the house would allow the land to be used for parking and a new greenway connection to Bartlett Park. As described in Chapter 2, the Dutton House retains its original wood windows, decorative shingles, and other Victorian-era architectural details. The Town should consider placing a preservation restriction on the building if it is transferred to private ownership.



Management of the Town’s historic buildings is overseen by the Public Facilities Department. The Center Town Hall, the Adams Library, and the Forefathers’ Burying Ground are located within the Chelmsford Center Historic District, requiring review of any exterior changes by the Chelmsford Historic District Commission. While the Town has undertaken restoration projects for many of its historic buildings, it has not prepared maintenance and preservation plans for the long-term care of these facilities. Although not officially referred to as “maintenance and preservation plan”, the Town’s 10-year Capital Improvement Plan does identify and plan for maintenance improvements to the town’s historic facilities.

Agricultural Preservation

Chelmsford has long demonstrated a commitment to protecting the town’s open spaces as conservation lands. This stewardship extends beyond ecological concerns, in many instances the town’s land conservation efforts have preserved Chelmsford’s agricultural heritage as well. The Town leases some of its conservation lands to private individuals for agricultural purposes and other parcels are used for community gardens. To further encourage the retention of the town’s remaining farms, the Town recently adopted a Right to Farm Bylaw and appointed an Agricultural Commission. Chelmsford’s adoption of the Community Preservation Act also demonstrates the Town’s commitment to preserving Chelmsford’s historic and cultural resources, including its open space and agricultural lands.

EDUCATION AND OUTREACH ACTIVITIES

As discussed in Chapter 4, Chelmsford's historic and cultural organizations engage in town-wide education and outreach activities to promote the preservation of Chelmsford's historic and cultural resources. These include:

- The Historical Commission's extensive website and historic plaque program;
- The Historical Society's lecture programs and annual fourth grade scavenger hunt;
- The Garrison House Association's annual Colonial Craft Day, second grade school tours, and summer history programs;
- The annual WinterFest celebration to highlight the town's conservation lands;
- The Chelmsford Art Society's annual art shows at the Adams Library and Center Town Hall;
- Educational and community programs offered by the Chelmsford Library, the Senior Center, and local churches,
- The seasonal Farmers' Market highlighting local farmers and encouraging Buy Local initiatives,
- Local Scout projects, including efforts to repair local trail resources, historical research, and development of interpretive displays.



■ Farmers' Market (photo courtesy of Community Development Office)

In addition to these programs, the town's preservation and cultural groups have collaborated on numerous town-wide events in the past including the Bicentennial Celebration activities in 1976, and Chelmsford's 350th Celebration in 2005. In anticipation of the Bicentennial, the Chelmsford Historical Commission published a brochure in 1975 entitled "A Walking Tour of the Chelmsford Center Historic District" that included a map with descriptions of 34 historic sites. While no longer in

print, the Library and Historical Commission maintain copies of this brochure in their collections. The CHC also developed a walking tour for North Chelmsford but did not publish the information. The handwritten tour notes are maintained in the CHC files. Also in honor of the Bicentennial, the Town published a brochure identifying 190 historic homes, 20 monuments, 22 industries, 18 churches, and 8 cemeteries in the community.

Chelmsford's preservation groups have the opportunity to develop new educational and outreach initiatives through continued collaborations with other town organizations, such as the Chelmsford Land Trust, Land Conservation Stewards, the Arts Society, and Cultural Council. These efforts could include reinstating the Town's preservation awards program, the creation of self-guided walking tour brochures that include local conservation resources, and development of interpretive signage at the town's historical museums to correlate with information provided in the Bruce Freeman Rail Trail Map. Chelmsford could also consider developing new initiatives that utilize modern technology, such as geocaching activities, cellphone audio tours, and mobile app walking tours for smartphones.

PRESERVATION OF HISTORIC MUNICIPAL RECORDS AND COLLECTIONS

Chelmsford's interest in record preservation and archival storage dates back to the late 19th century when Town Meeting adopted an article to collect and store documents in a town safe and to transcribe old records.⁴⁴ Today, state law requires the retention of public records by local Town Clerks.⁴⁵ Chelmsford maintains two vaults in Town Hall for its historic records but many town departments and commissions maintain their own records. The Town Clerk is currently assessing the collection of records stored in the two vaults to determine conservation needs. However, the town has not yet completed an inventory of these records, now has it established protocols for determining which records should be stored in these vaults. Other private organizations in Chelmsford also maintain significant historical collections containing both records and artifacts. (See Chapter 4 for descriptions and locations of private collections). In the past, the Library attempted to survey local groups and organizations to identify all historical collections in Chelmsford. The Town has also considered creating a central archive center but has not identified a location or funding source for the project.

PREVIOUS PLANNING EFFORTS RELATING TO HISTORIC AND CULTURAL PRESERVATION

While this Preservation Plan is Chelmsford's first planning endeavor specifically dedicated to historic and cultural resources, the Town has engaged in previous planning efforts that have included preservation objectives.

Chelmsford Master Plan: Vision Quest 2020

Chelmsford's 2010 Master Plan focuses on seven specific areas: land use and zoning; economic development; transportation and circulation; housing; open space and recreation; natural, historic, and cultural resources; and facilities and services. While Chapter VIII - Natural, Historic, and Cultural Resources speaks directly to protecting the town's historic and cultural resources, other chapters of the Plan also discuss preserving the town's community character. The Plan's principal goals include the goal to "Maintain, protect and preserve the natural, cultural, and historic resources that provide the Town its unique identity and enhance the quality of life of its residents".⁴⁶

CHAPTER VIII — Natural, Historical, and Cultural Resources provides an abbreviated history of Chelmsford and an overview of the town's historic agricultural landscapes, buildings, areas, structures, objects, burial grounds and cemeteries, quarries, and endangered historic resources. The Chapter also identified existing preservation efforts, historic designations, regulatory tools, and historic organizations, as well as the town's cultural groups, programming, and events. The Chapter culminates in a series of recommendations.⁴⁷

⁴⁴ *Chelmsford 1910-1970*, p. 11.

⁴⁵ Massachusetts General Law Chapter 66, Section 8.

⁴⁶ Town of Chelmsford, *Chelmsford Master Plan: Vision Quest 2020*, p. 7.

⁴⁷ *Ibid*, p. 302.

- Prepare a Historic and Cultural Resources Preservation Plan to inventory resources, and outline a strategy to maintain, preserve, protect and promote the historic and cultural assets of the community.
- Establish an information booth on the Town Common and/or in the Old Town Hall to promote tourism and benefit the local cultural economy. In addition, the Town should encourage the State to reopen the Visitor's Center at the rest area on I-495 northbound in Chelmsford.
- Design guidelines established for areas throughout the community should emphasize the importance of historic preservation.
- Modify the Town's subdivision regulations and zoning bylaw to provide the development community with guidance relative to the preservation of historic resources.
- Participate in DCR's Historic Landscape Initiative to develop an integrated and proactive approach to heritage landscape preservation.
- Improve efforts to routinely maintain and preserve Town-owned historic structures. A maintenance and preservation plan is needed for all Town-owned buildings, including its historic properties. The need for improved maintenance and preservation of these structures should be reflected in the funding priorities of the Community Preservation Committee.
- Resources should be made available to provide support to several boards and commissions, including the Historic District Commission, Historical Commission, and Agricultural Commission. This should include assistance in applying for grant funds.
- Establish a program that provides low-interest loans for façade improvements for private properties located in a designated historic district or along a scenic roadway. These low-interest loans should be provided in exchange for a preservation restriction or covenant in perpetuity.
- Institute procedures and train staff in acquiring, storing, and preserving historical records and documents. The Town should also consider constructing an Archives Center to stabilize and preserve its historic records.
- The Town's Scenic Roads Bylaw and administrative procedures should be reviewed to determine whether they are practical, enforceable, up-to-date, and consistent with the practices and operating procedures of the town. Town staff, boards, and commissions should be educated in terms of the significance of the bylaw and the permitting procedures that are to be followed.
- Continue to explore the concept of establishing historic districts in North Chelmsford and in South Chelmsford. An educational process should be initiated so that citizens understand the significance, restrictions and impact of creating a National Register district vs. a local historic district.

Other chapters in the Master Plan speak to protecting, preserving, and promoting the town's cultural identity – including its variety of housing options, its remaining open space lands, and its economy. These chapters highlight the community's physical and community resources and establish recommendations to protect Chelmsford's culture and unique sense of place.

CHAPTER VI — Housing establishes the goal to “Promote the development and maintenance of diverse and affordable housing opportunities for Chelmsford’s residents consistent with the community’s character for all income levels, lifestyles, and age groups.” This chapter included recommendations for the Chelmsford Housing Authority and the Community Preservation Committee to preserve existing housing and develop new housing opportunities to address diverse housing needs of the community and for the Town to utilize the Village and Mill Reuse Overlay District as a means to encourage the redevelopment of existing sites into mixed-use, higher value properties.

CHAPTER VII — Open Space and Recreation sets forth the Goal Statement to “Manage, preserve, and protect the open space and recreation resources and invest in the expansion of these areas to enhance the quality of life”. This chapter established numerous recommendations related to preservation of community culture and heritage, including:

- Identify and prioritize open space and recreation parcels to be targeted for future acquisition and protection;
- Pursue alternative methods of land conservation, through easements, participation in the Agricultural Preservation Program and the use of limited development projects;
- Strengthen conservation and preservation incentives within the Town’s bylaws and regulations;
- Maintain a current inventory of Chapter 61, 61A, and 61B parcels and create a notification process to be utilized when a property owner seeks to remove a property from Chapter 61 status;
- Identify possible future linkages between open space parcels and identify missing links within the town’s trail network;
- Distribute town-wide trail and conservation maps to enhance awareness and increase the use of the town’s trails and open spaces;
- Create additional recreation areas, improve access to open space and recreation facilities for those with disabilities, and create additional parking for rail trail and other open space and recreation areas as appropriate;
- Seek additional resources, support, and monetary assistance for the Chelmsford Open Space Stewards; and
- Develop a Master Plan for the UMASS Lowell West Campus and Oak Hill parcels that has an open space component.

CHAPTER IV — Economic Development sets forth the goal “To establish an active economic development program to retain and attract “growth” businesses which enhance the town’s tax base and create well-paying jobs, in manner that balances job creation with the quality of life.” The chapter identified the potential for transforming Chelmsford’s two historic commercial districts - Center Village and Vinal Square - into vibrant mixed-use districts with strong retail, commercial uses, and housing. The Plan also established several recommendations related to the continued revitalization of these areas:

- Prioritize redevelopment initiatives and promote mixed-use redevelopment projects in the Town Center and North Chelmsford;

- Direct the Chelmsford Economic Development Commission (CEDC) to host regular sessions for residents and business owners in Center Village and Vinal Square to hear their vision for these town centers and to educate them on what other communities have done to revitalize their town centers. Explore funding opportunities under the Business Improvement District (BID), District Improvement Financing (DIF), Community Development Action Grants (CDAG), and Community Development Block Grant (CDBG) programs in order to assist in the revitalization of these town centers; and
- Establish a Mill Reuse Overlay District in North Chelmsford and implement a District Revitalization program.

To support the development of the Master Plan, the Town held a series of community meetings. This public process indicated strong local sentiment for preservation of Chelmsford's heritage. The Plan's Appendix A contains a list of comments and recommendations received during these meetings. Recommendations related to heritage protection/preservation are included in both the Historic and Cultural section as well as in the Open Space and Recreation comments. These recommendations include:⁴⁸

- Create design guidelines for mixed-use development and redevelopment projects within Town Center and Vinal Square.
- Establish a Mill Reuse Overlay District and Bylaw in North Chelmsford,
- Work with UMASS Lowell to develop a master plan for the West Campus on Princeton Street.
- Amend the zoning bylaw to address the unique needs of agricultural enterprises to encourage preservation of lands and allow businesses to remain economically viable.
- The Town should work with property owners to preserve the town's remaining agricultural lands. The Town should consider purchasing development rights for these agricultural properties or purchasing the properties in fee, where feasible and appropriate.

Since the 2010 Plan was completed, Chelmsford has pursued several preservation-related recommendations, including the development of this Historic and Cultural Preservation Plan and instituting administrative procedures for the Town's Scenic Roads Bylaw. Other preservation recommendations not yet implemented by the Town have been incorporated into this Plan.

Chelmsford's Open Space and Recreation Plan 2010

Chelmsford's 2010 Open Space & Recreation Plan is the sixth plan developed by the town to focus on the future management and preservation of the town's natural resources, open spaces, and recreational opportunities. Local residents have long recognized the essential role open space contributes to the quality of life within the community. In addition to ecological benefits, Chelmsford's open spaces provide opportunities for recreation, civic, social, and educational interactions and preserve vestiges of the town's rural past. Preservation of these landscapes, many of which have deep historical connections within the community, will retain vital links to the town's heritage while maintaining community identity and sense of place. While the

⁴⁸ Town of Chelmsford, *Chelmsford Master Plan: Vision Quest 2020*, Appendix A, 18.

Town has actively sought to permanently protect its remaining open space, significant acreage remains vulnerable to development. This includes several of the town's large historic farms and some of the community's most scenic landscapes.

Recognizing the diverse role that open space plays in community culture, the Open Space Plan establishes a wide range of recommendations, including:

- Inventory historic and natural resources within conservation areas;
- Assess and prioritize public and private vacant lands for open space protection;
- Develop criteria for evaluating and prioritizing potential parcels for open space conservation restrictions or acquisition;
- Determine appropriate locations for new neighborhood parks in underserved areas;
- Develop pocket parks within neighborhoods lacking access to existing recreation areas;
- Designate or create a Parks and Recreation Commission;
- Provide public maps and brochures on open space and recreation opportunities;
- Acquire land and/or place permanent CRs on private land to create linkages to existing open spaces
- Complete a master plan for Oak Hill emphasizing protection of open space and creation of recreational opportunities;
- Create plan to evaluation and prioritize acquisition or protection of all Chapter 61 lands;
- Create appropriate zoning regulations for agricultural land;

Community Preservation Plan

Under M.G.L. Chapter 44B, Chelmsford's Community Preservation Committee (CPC) is required to annually update its Community Preservation Plan to establish policies for distributing CPA funds. These funds can help to address many community concerns relating to preservation of local culture. The 2012 Community Preservation Plan identified the following goals⁴⁹:

Historic Preservation Goals:

- Preservation, acquisition, and enhancement of sites of archaeological, cultural and historic significance
- Provide technical assistance to private homeowners of historic properties to encourage their preservation.
- Provide education and community outreach regarding the historic and cultural resources within the town.

⁴⁹ Chelmsford Community Preservation Committee, *Community Preservation Fiscal Year 2012 Plan*, 12.

Open Space and Recreation Goals:

- Preserve open spaces that have value as water, wetland, and wildlife habitat;
- Pruse the acquisition of parcels that will enhance linkages to existing open space;
- Preserve agricultural lands protected under Chapter 61A which represent Chelmsford's farming heritage and which add to the local food supply for humans and livestock;
- Meet current and future town recreation needs for recreation areas; and
- Improve access to trail linkages to conservation and recreation land.

Affordable Housing Goals:

- Meet local housing needs along the full range of low and moderate incomes, while promoting diversity and the stability of individuals and families living in Chelmsford;
- Ensure that new affordable housing is harmonious with the existing community;
- Meet the 10% State standard for affordable housing;
- Leverage other public and private resources to the greatest extent possible.

In addition to the above goals, the CPC identified several long term projects for future CPA funding:⁵⁰

- Stabilization and rehabilitation of barn at 110 Billerica Road. House and barn were built to service the Middlesex Turnpike. Farm also served as the "Poor House".
- Preparation of Historic and Cultural Resources Preservation Plan.
- Commercial Façade Improvement Program.
- Residential Façade Improvement Program.
- Funding for continued inventory of historic structures.
- Restoration of the box tombs in the Forefathers' Cemetery.
- Restoration work on the 1802 Schoolhouse in Chelmsford Center.

Chelmsford Affordable Housing Plan 2011

This Plan focuses on preserving the town's affordable housing options, vitally important for maintaining Chelmsford's economic, social, and demographic diversity. The Plan identifies opportunities to combine preservation interests with affordable housing needs by highlighting historic buildings for affordable housing. The Middlesex Training School Campus and the town's historic mill buildings were both highlighted as conducive to reuse as affordable housing. The Plan noted that historic mill buildings are particularly suited to reuse as live/work spaces for artists. To facilitate this idea, the Plan recommended that the town establish a Mill Re-use Overlay District in North Chelmsford to encourage additional uses not addressed in the underlying zoning district. This District would allow greater flexibility in redeveloping existing structures. The Plan highlights the opportunity to combine historic preservation interests with affordable housing needs – noting that mill conversions can partner with inclusionary housing, allowing 10-25% of the units to be deeded affordable.

⁵⁰ Ibid, 13.



Issues,
Opportunities &
Recommendations



CHAPTER 6 – ISSUES, OPPORTUNITIES & RECOMMENDATIONS

Chelmsford residents have long recognized the important role that historic resources play in defining the town’s visual character and sense of place. Chelmsford’s tapestry of historic resources creates a physical environment that is unique to Chelmsford and these resources provide a tangible connection with the past. Chelmsford’s cultural assets – its churches, organizations, community groups, businesses, and people – also contribute to the town’s unique quality, making it a truly special place to live. While not traditionally considered in local Historic and Cultural Preservation Plans, Chelmsford’s cultural organizations play as important a role in defining the town’s unique and special community character as its historic resources.

Preserving and promoting Chelmsford’s historic and cultural resources has long been a goal of the town. The correlation between preserving community heritage, promoting local culture, and maintaining a vibrant, sustainable community was a theme woven throughout Chelmsford’s 2010 Master Plan. This Historic & Cultural Preservation Plan continues and supports this theme through a set of recommendations focusing on advocacy and regulatory efforts. These recommendations aggregate and detail the issues and opportunities identified in Chapters 1 through 5 with a focus on:

- Maintaining Chelmsford’s connections with the past, which have shaped the community;
- Supporting the activities that define Chelmsford’s current culture; and
- Planning for a future that supports the continuation of the “Chelmsford way of life”.

HISTORIC AND CULTURAL ADVOCACY

INCREASING CAPACITY OF LOCAL PRESERVATION AND CULTURAL GROUPS

Increasing Membership, Communication, and Collaborative Opportunities for Town Committees and Community Organizations

For Chelmsford to successfully implement its preservation and cultural advocacy goals, it must continue to rely on local volunteers. The Town is fortunate to have a dedicated core of residents who participate in local volunteer efforts, both on the municipal level and with community groups. These volunteers have been responsible for accomplishing much of the town’s historic preservation and cultural efforts over the past three decades. However, it is becoming increasingly difficult to attract new volunteers, reflecting a statewide trend of diminishing interest in civic and community engagement. Fewer individuals are volunteering for municipal boards and committees. Local non-profit and community groups also cite the lack of volunteers as a critical concern. Recognizing the vital role volunteers serve in the community, the Chelmsford Library hosts a Volunteer Fair each year to connect local groups with individuals interested in volunteering. Unfortunately, attendance at the fair has declined over the past few years while the need for volunteers continues to increase. Promoting the fair through a variety of media sources such as newspapers, community blogs, email distributions, creation of a Facebook page, and school, town, and community websites may help to reach a broader audience of potential volunteers. Expanding this outreach to area college students may also increase the town’s volunteer pool, particularly for short-term projects. Utilizing local Scout troops and youth groups,

who undertake community service activities each year, as well as local seniors who participate in the Town's Senior Volunteer Program, could also help to address volunteer needs for some of the town's historic and cultural organizations⁵¹

For individuals who volunteer to serve on the Town's boards and committees, it will be important to ensure that each new appointee has a thorough understanding of their respective committee's mission and role in the community. Without this knowledge, it can be challenging for local boards to make thoughtful and informed decisions, particularly boards with regulatory authority.

Participants in stakeholder meetings for this plan also cited lack of communication and coordination between local boards and commissions as an ongoing weakness in Chelmsford, although they did acknowledge that communication improved with the appointment of the Community Preservation Committee (CPC), which includes representatives from several local groups. These stakeholder meetings identified many common interests between the town's preservation and cultural groups and began a dialogue that should continue beyond the preparation of this Plan. Identifying opportunities to collaborate on educational and advocacy activities will help to ensure successful efforts in the future. This dialogue can also facilitate coordination between groups to ensure successful project implementation. For example, representatives from the town's Garden Clubs expressed an interest in working with DPW staff to coordinate maintenance of planting locations in the community.

Identifying a municipal staff person or committee to act as a community liaison between the town's groups would be beneficial. For cultural and arts groups, this role could be served by expanding the mission of the Cultural Council beyond its current role as distributor of Massachusetts Cultural grants. For historic and conservation groups, the Town could consider designating an existing staff position to serve as community liaison. Compiling a list of local groups and inviting these groups to meet on a regular basis to discuss common interests, concerns, and collaborative opportunities could be a task assigned to the liaison(s). The liaison(s) could also assist with mediation should disagreements or misunderstandings arise between local groups and municipal boards.

Recommendations

- Identify a community liaison(s) to be responsible for coordinating communication between local committees, community groups, and municipal staff. This liaison should create a list of Chelmsford's historic and cultural organizations and their activities, develop a stakeholder communication map, and develop and maintain a cultural calendar to be posted on the town's website. Lead Responsibility - Town Manager.

51 Chelmsford's Senior Volunteer Program allows local seniors to volunteer in the community in lieu of paying property taxes.

- Continue to support the efforts of Chelmsford Volunteers to encourage and increase volunteer participation in non-municipal historic and cultural groups. Assist with direct invitations to local groups involved in community service programs as well as expanded promotional outreach to solicit new volunteers. Lead Responsibility - Library.
- Develop dialogue with local scout and church groups, school service clubs, and senior volunteers to identify opportunities for collaboration with local historic and cultural organizations. Lead Responsibility – Community Liaison.
- Host summits to bring local groups together to discuss current activities, common interests, and future opportunities for collaboration. These summits could also serve as implementation strategy meetings for recommendations identified in this Plan. For example, the Town Clerk could host a historic collections management summit to provide town staff and local historic and cultural groups with information on collection management protocols and conservation options. The DPW Director could host an annual meeting with local garden clubs to coordinate seasonal plantings in the community. Lead Responsibility – Historical Commission with assistance from various town departments and committees.
- Facilitate communication between local boards and committees by developing an agenda distribution system and encouraging timely completion and posting of committee minutes on the town’s website. Lead Responsibility - Town Clerk.
- Ensure that new appointees to municipal committees have an understanding of the committee’s role and mission in the community and encourage all committee members to attend periodic training sessions. The CHC could work with other area municipalities to develop and host regional training sessions on historic and cultural interests. Lead Responsibility - Town Manager, Board of Selectmen, and Historical Commission.

Increasing Technical Support for Town Committees

While Chelmsford has a successful history of volunteer led efforts, it can be difficult to engage in advocacy endeavors without some dedicated staff support. Volunteers have limited time and technical expertise, which can hinder efforts to protect historic resources, particularly those that are under imminent threat such as demolition. For example, while CHC members are dedicated to preserving the town’s historic resources, it is extremely challenging to undertake and complete projects as a volunteer. The CHC has engaged in only limited inventory efforts and educational programming over the past few years and is finding it increasingly time-consuming to work with property owners to identify successful resolutions to demolition requests. In a time of decreasing municipal revenue and competing community needs, solicitation of grant funds is becoming more and more important. However, identifying applicable grant programs and completing application forms can be a lengthy and technically challenging endeavor. Expanding the responsibilities of the Community Development Department to include preservation planning services would enable the Commission and the Town to implement the strategies identified in this Plan as well as in previous planning endeavors. These duties could also include technical assistance to other municipal boards and committees that do not have staff support, such as the Agricultural Commission and the Cultural Council.

Recommendations

- Appropriate a small annual budget for the CHC to seek technical assistance with demolition delay requests. Lead Responsibility – Community Preservation Committee, Board of Selectmen, Town Manager
- Expand responsibilities of Community Development Office to include preservation planning services. Lead Responsibility - Board of Selectmen, Community Development, Historical Commission
- Identify opportunities to provide dedicated administrative and technical staff support for municipal boards, commission, and committees. Lead Responsibility - Community Development.

Consider Certified Local Government Designation

Since Chelmsford has a local historic district ordinance, it is eligible to apply for Certified Local Government (CLG) designation, granted by the National Park Service through the MHC. The CLG designation is awarded based upon the strength of a community’s existing and proposed programs for historic preservation. Certification would make Chelmsford eligible for funding that is only available to designated CLGs. All state historic preservation offices are required to allocate ten percent of their annual Federal appropriations to CLG communities.

<i>There are currently twenty certified local governments in Massachusetts:</i>		
Boston	Hingham	Newton
Bedford	Lexington	Plymouth
Brookline	Lowell	Quincy
Danvers	Medfield	Salem
Eastham	Medford	Somerville
Falmouth	Methuen	Worcester
Grafton	New Bedford	

Recommendation

- Chelmsford should seek the benefits of Certified Local Government status for the Chelmsford Historical Commission. Lead Responsibility - Historical Commission and Community Development.

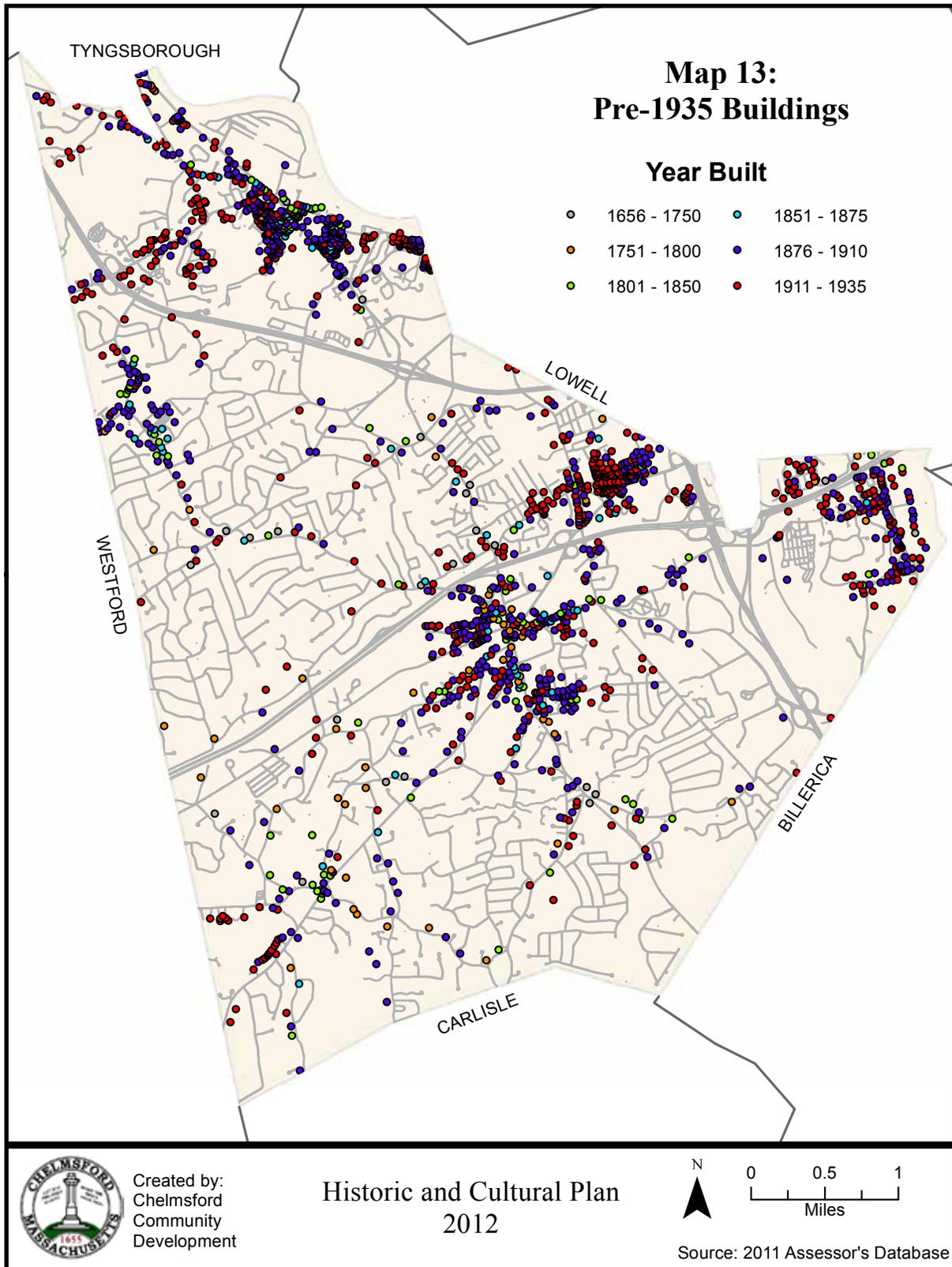
DOCUMENTATION OF HISTORIC RESOURCES

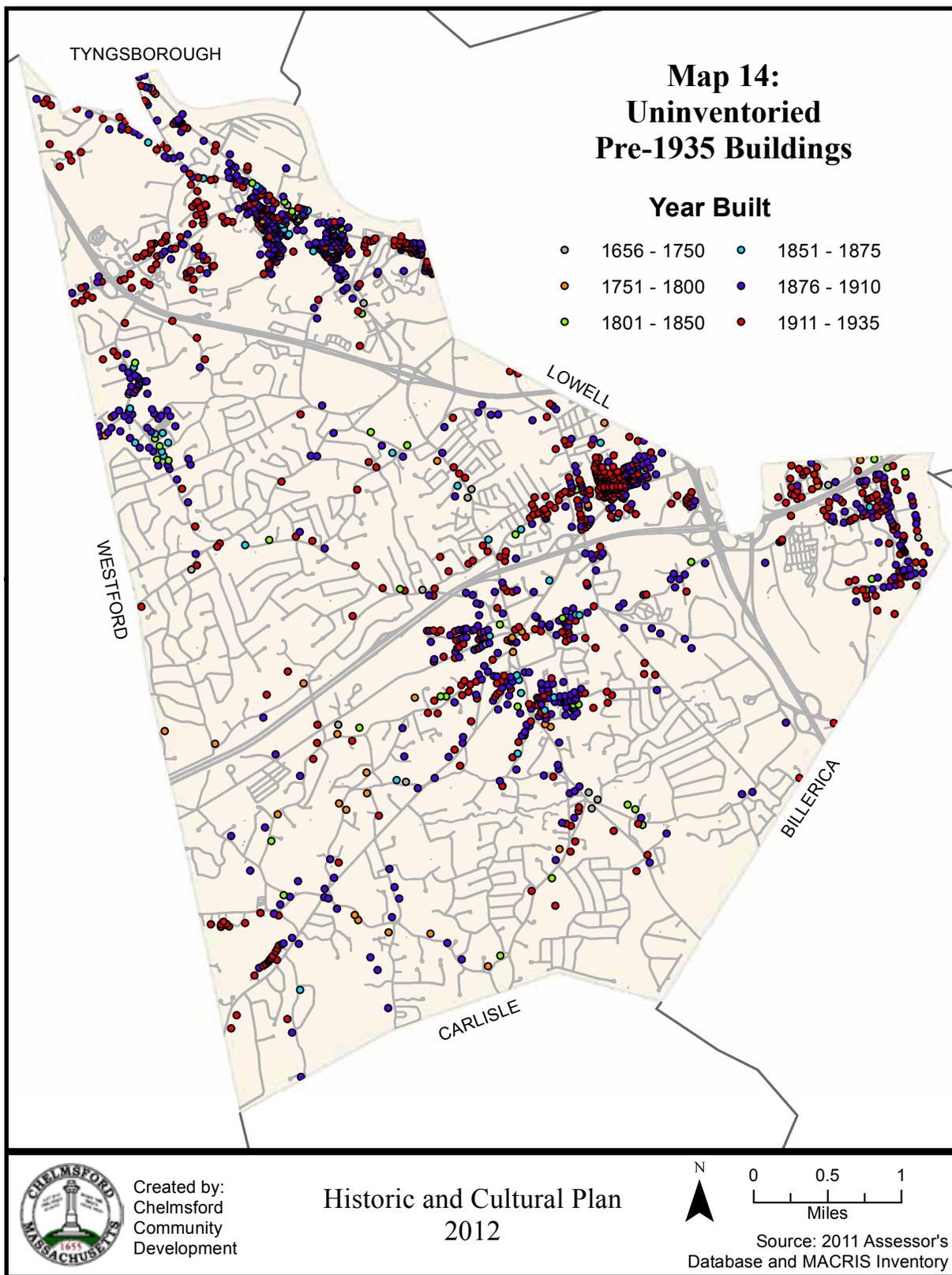
Chelmsford Historic Resources Inventory

Over the past three decades, a group of dedicated volunteers have documented more than 250 historic resources in Chelmsford, including many of the town's oldest homes. These inventory forms, which are accessible on the Historical Commission's website, provide invaluable information on the town's history. However, while these inventory forms include extensive historic documentation, many lack complete architectural descriptions. More recent resources (those constructed in the mid to late 19th century and early 20th century) and historic resources located outside of Center Village and South Chelmsford remain undocumented, including several municipally-owned buildings and structures. Map 13: Pre-1935 Buildings and Map 14: Uninventoried Pre-1935 Buildings demonstrate the significant number of buildings in Chelmsford that lack documentation. (See Map 13: Pre-1935 Buildings and Map 14: Uninventoried Pre-1935 Buildings)

Without a record of all of its historic resources, the Town cannot plan adequately to protect its heritage. For example, limited or incomplete documentation can hinder the Town's effective use of its demolition delay bylaw, which only allows review of buildings that are identified as seventy-five years or older.

Future survey efforts should include documentation of underrepresented resources such as 20th century resources and heritage landscapes and should include resources located in undocumented neighborhoods, such as the Westlands, Heart Pond, and East Chelmsford. Additional survey work is also needed to inventory undocumented resources in the Town Center, and West, North, and South Chelmsford. The CHC should also review and update existing inventory forms with new photographs, expanded architectural descriptions, and contextual review, noting any changes that may have occurred to the resource since it was originally documented. Due to the breadth of the town's inventory needs, the CHC may want to consider completing a series of neighborhood-based inventory projects that would be a more manageable and cost effective means to document resources. Presently, Commission members complete individual inventory forms on a case by case basis, primarily when a building is proposed for demolition. Recognizing the amount of time and expertise required to complete historic resource inventory forms, the CHC may determine that a more comprehensive survey effort requires professional assistance. The Town could seek a matching Survey and Planning grant through the Massachusetts Historical Commission to hire a preservation consultant. Once new inventory forms are completed, the Town should integrate this historic information into the town's GIS database and update the town-wide map that identifies Chelmsford's historic resources.





Recommendations

- Identify resource types and geographic areas most at risk and prioritize them for inventory efforts. Lead Responsibility - The Historical Commission with support from Community Development. This should include, but not be limited to, the following resources:
 - . Properties that have received CPA funding, including Oak Hill, North Town Hall, Varney Playground, and Middlesex Canal.
 - . Town-owned historic resources: Town Office Building; North Town Hall; the MacKay Branch Library; Varney Playground; the Dutton House; and Pine Ridge and Fairview Cemeteries.
 - . Threatened historic resources, including the Middlesex Training School Campus and the remaining historic cottages on Heart Pond.
 - . Undocumented neighborhoods including the Westlands, which was identified in the 2010 Master Plan as one of the town’s most endangered areas due to development pressures associated with its proximity to Routes 4, 495, and Route 3 and the City of Lowell. To date, only one property has been documented on an historic resource inventory form in this neighborhood.
 - . Heritage Landscapes, including conservation lands owned by the Chelmsford Land Conservation Trust, parcels managed by the Chelmsford Conservation Commission, the Middlesex Canal, the town’s historic cart paths, roadway remnants, and heritage trees.
 - . Historic structures, including stone walls, bridges, canals, industrial remnants, and outbuildings.
 - . 20th century resources, including the Care Laundarama building and intact post-World War II residential streetscapes of ranch and Cape Cod houses.
- Seek professional consultant services to undertake historic resource surveys via local CPA funding and matching Survey and Planning grants.

Archaeological Reconnaissance Survey

Chelmsford’s archaeological resources can provide vital information on the town’s development and cultural history. While Chelmsford has experienced significant development over the past half century, areas of undisturbed land still exist that could yield important resources. A town-wide archaeological reconnaissance survey would identify areas with a high likelihood to contain archaeological resources. Without proper documentation, Chelmsford’s archaeological resources could be lost without much awareness that they existed.

Recommendations

- Seek professional consultant services to complete a town-wide archaeological reconnaissance survey via a Survey and Planning Grant and matching local CPA funds. Lead Responsibility – Historical Commission with support from Community Development.

- Participate in Massachusetts Archaeological Month each October. This annual celebration includes activities in communities throughout the Commonwealth such as site visits, lectures, and tours. The MHC's website includes a downloadable event poster and calendar. Lead Responsibility – Historical Commission.

HISTORIC AND CULTURAL ADVOCACY & EDUCATION

Encouraging a sense of stewardship for Chelmsford's built environment, similar to the stewardship already understood for the natural environment, is critically important. Chelmsford's historic resource inventory can be used to foster public appreciation of Chelmsford's rich heritage and to develop a public awareness campaign to encourage residents to consider historic designations. While the CHC has an extensive website, it has been many years since the Town has produced informational brochures and literature highlighting Chelmsford's historic resources. Providing information on Chelmsford's historic buildings, neighborhoods, cemeteries, and other heritage resources in formats that are attractive, accurate, and easily understood should be a priority of the Town. Utilizing modern technology, such as smartphone apps and audio recordings, can help to distribute this information to a broader audience. These efforts can build a better understanding of why Chelmsford's historic resources are important and why they should be preserved.

Chelmsford's cultural assets are those unique, intangible resources that provide the social fabric of the community and make it a special and desirable place to live. These diverse cultural assets include Chelmsford's people, activities, neighborhoods, and institutions. Supporting the efforts of the town's cultural groups, including its garden clubs, art associations, neighborhood groups, social organizations, and churches to remain viable and relevant within the community is as important as preserving Chelmsford's tangible physical resources. Identifying opportunities for the Town to assist and promote the efforts of these groups should be one of the Community Liaison's responsibilities, as recommended earlier in this Chapter. The recent Master Plan highlighted the need for continued partnership between local businesses and arts groups to maintain Chelmsford as a culturally diverse place to live and work. The Master Plan also proposed the creation of Arts Districts in the Town Center and North Chelmsford utilizing Chelmsford's two historic town halls as district anchors.

Stakeholder meetings held in support of this plan identified many common interests between the town's various historic and cultural groups. The development of summit meetings and the appointment of a community liaison (as recommended earlier in this chapter) would encourage continuation of this collective dialogue and help to identify opportunities to collaborate on advocacy and educational outreach efforts.

Historic Sign Program

While Chelmsford operates a historic sign program, which offers free markers to owners of inventoried properties, participation is surprisingly limited and is most likely due to a lack of awareness of the program. Historic signs can be instrumental in developing public appreciation of a community's historic buildings. These markers provide a visual reminder of local history and can be a vital educational tool for local residents and visitors alike. To encourage prop-

erty owners to participate, the CHC should work with other local groups such as the Chelmsford Center Historic District Commission, the Chelmsford Historical Society, and neighborhood groups to promote this program.

Preservation Awards Program

Revival of Chelmsford's annual Preservation Awards Program is just one of the many advocacy efforts the Historical Commission could undertake to foster a preservation ethic in the community. The CHC could work with the CCHDC and the CHS to develop this program and to identify recipients for the awards. There are many innovative examples of preservation awards programs in Massachusetts. The City of Somerville developed a unique collaboration between its historic preservation commission and its high school drafting department. After the Commission selected projects for an award, students created computerized renderings of the restored buildings, which were presented to the property owners during an awards ceremony. The local newspaper also published articles about each honored property. Other communities present awards to individuals to honor their achievements in local preservation advocacy.

The CHC could present these awards each May during National Preservation Month. The National Trust for Historic Preservation provides a list of promotional resources that can be developed in conjunction with Preservation Month on its website, www.preservationnation.org, including a Preservation Proclamation to announce Preservation Month to the community. Other educational programming to highlight Chelmsford's historic resources could include walking tours, informational brochures, and interpretive signage and displays at sites throughout Chelmsford.

Chelmsford Center for the Arts

The recent creation of the Chelmsford Center for the Arts at Old Town Hall fulfilled a community desire for a centralized venue to host local music, arts, and cultural groups. Chelmsford's only public art institution provides affordable tenant space and short-term rental space for groups. Funded by rental proceeds and overseen by a five-person committee, the CCA also sponsors cultural programming such as summer camps, music concerts in the building's two performance spaces, art exhibits, and a film series.

Cultural Districts

Prominently located within Chelmsford Center, the iconic Old Town Hall is envisioned as a cornerstone of a new Arts District. In North Chelmsford, the recently restored North Town Hall could also serve the same purpose for an arts district in North Chelmsford, while area mill buildings could be used for artists' live/work space. An Arts District is a geographically defined area intended to promote a high concentration of cultural facilities and programs, such as art galleries, theaters, music venues, and public squares for performances. In addition to beautification efforts, these districts can provide employment, attract residents and tourists, enhance property values, and expand the local tax base.

Recommendations

Public Education

- Develop an informational brochure on the sign program that can be distributed at various locations in Chelmsford and work with other local groups and organizations to promote the program to their members and the general public. The CHC should promote the sign program in conjunction with future survey efforts as well as with local newspaper articles, information on the Town's main webpage, and mailings to owners of inventoried properties. Lead responsibility – Historical Commission.
- Coordinate preservation activities during Preservation Month each May. Annual programs could include Preservation Awards, Most Endangered Program, a Preservation Fair, educational workshops, and walking tours. Lead responsibility – Historical Commission.
- Installation of historic interpretive displays at town-owned buildings such as the Center Town Hall, North Town Hall, and the Library, and at other public locations such as at historic sites along the Freeman Rail Trail. These displays could incorporate designs that allow smartphone technology to provide additional information via online applications. Lead Responsibility - Town Manager with assistance from the Historical Commission and Permanent Building Committee.
- Update historic brochures published during the Bicentennial. Lead Responsibility – Historical Commission, Historic District Commission and Historical Society.
- Update and publish self-guided walking tour brochures for the Town Center and North Chelmsford, with an online version that can be downloaded via smartphone technology. Lead Responsibility – Historical Commission, Historic District Commission and Historical Society.

Volunteer Collaboration

- Collaborate with the Chelmsford public school administration and elementary, middle school, and high school teachers to further integrate Chelmsford history and architecture into the class curriculum. Projects could include high school art and drafting students. Lead Responsibility – Historical Commission.
- Engage local Scouts, youth groups, students, and seniors in efforts to promote the town's historic resources. Lead Responsibility – Historical Commission with assistance from Historical Society and Garrison House.

Historic and Cultural Advocacy & Promotion

- Continue to utilize and promote Chelmsford's town-owned historic resources including the School House, Toll House, and cemeteries for educational purposes and public events. Identify volunteers to provide staffing of these facilities during community events. Lead Responsibility – Historical Commission.

- Develop information booths with interpretive signage at Old Town Hall or Toll House to promote tourism and benefit local cultural economy. Lead responsibility – Historical Commission.
- Work with the Conservation Commission, Land Conservation Trust, and Open Space Stewards to promote historic resources located on the town’s conservation and open space lands. These efforts could begin upon completion of heritage landscape inventories of the town’s conservation lands. Lead Responsibility – Historical Commission.
- Work with local and area media to highlight and promote Chelmsford’s historic and cultural resources, including its historic buildings and collections, cultural events, and local art and community groups. Lead Responsibility – Historical Commission and Community Liaison.
- Continue collaborative efforts to promote Chelmsford’s heritage and culture, including historically-themed art exhibits at Old Town Hall and North Town Hall, window displays by local artists and historic organizations during WinterFest, and high school art competitions to highlight local history and culture. Lead Responsibility – Historical Commission and Cultural Council.
- Continue efforts to designate Chelmsford Center and North Chelmsford as Cultural Districts. Lead Responsibility – Community Development.
- Support efforts to promote the arts within Chelmsford’s public schools, including the Chelmsford Friends of Music’s efforts to fund music programs in the local schools. Lead Responsibility – Community Preservation Committee and Cultural Council.

HISTORICAL COLLECTIONS MANAGEMENT AND PRESERVATION

Chelmsford has long recognized the importance of protecting its historic documents and records. As early as the 1880s, town officials were advocating for the conservation of town documents. Today, the Town Clerk is actively engaged in efforts to identify and catalog items currently stored in the two vaults located in the Town Office building and to identify documents in need of conservation. The Clerk has already begun digitizing documents during conservation. However, the Town’s two vaults are nearing capacity and are not climate controlled. Creation of a central Town Archive to store all town records and documents has been an ongoing recommendation expressed in previous planning initiatives. In addition to the need for a centralized archival facility, the Town also recognizes the need to identify protocols for collection accessions, management, and conservation, emphasizing digital preservation when possible.

Many of Chelmsford’s municipal, non-profit, and community organizations also maintain collections of historic records and artifacts. The need for volunteers, technical advice, and financial assistance to inventory, manage and conserve these collections was a common theme expressed by these organizations during stakeholder meetings held in support of this Plan. Attendees at the public hearing held in support of this Plan asked whether a future Town Archive could provide collection space for local organizations.

While some local organizations have begun scanning their documents to create digital files, including the Library and the Historical Society, this process is extremely time consuming and many records remain in the queue to be digitized. The Historical Society received CPA funds

to purchase a scanner, computer, and Past Perfect software to undertake its digitization effort with the stipulation that it share the technology with other town and local groups. However, many local historical collections remain undocumented. To assist organizations that can benefit from digitization through the Historical Society's software system, it will be important to make the software accessible and to provide assistance with the system. In some instances, however, conservation needs cannot be met through the existing Past Perfect software system. For example, conservation of TeleMedia's collection of historic films and video recordings will require specialized services as will conservation of historical artifacts such as paintings and furniture. Providing a list of available funding sources and conservation professional on the Library and Historical Commission's websites can aid local groups in their conservation efforts.

Recommendations

- Complete a central directory of all municipal, non-profit, and community-based historic collections present in Chelmsford. This searchable database should be accessible through the Town and Library websites. Lead Responsibility – Library.
- Continue efforts to make all historic records and documents (both municipal and non-profit) accessible online. Monitor online records to ensure that they are easily accessible with links between websites whenever possible. Lead Responsibility – Town Clerk, Library, and Historical Commission.

Town Archive

- Establish a protocol to identify and prioritize records that should be maintained in the Town Archive. This could include lead priority for Town records with secondary priority for threatened private records. Lead Responsibility – Town Clerk.
- Institute a universal filing system for Town's historic documents and records and seek volunteers to complete inventory of collection. Lead Responsibility – Town Manager with assistance from Town Clerk and MIS Director.
- Train local staff in acquiring, storing, and preserving historical records and documents. Lead Responsibility – Town Clerk.
- Consider current and future collection needs in the design and creation of a new climate control and fire-proof Town Archive Center. Lead Responsibility - Town Manager with assistance from Permanent Building Committee, Director of Facilities and Town Clerk.

Conservation

- Emphasize digital preservation and management whenever possible and prioritize records for conservation. The Library could serve as conduit to local groups seeking assistance with digitization of historical records through the Historical Society's equipment and software. Lead Responsibility – Town Clerk, Library, and Historical Commission.
- Identify funding sources for document conservation, including local CPA funds and grants through the Boston Public Library. Lead Responsibility - Town Manager, Town Clerk, and MIS Director.

- Work with local non-profit and cultural groups on preservation of historical records and documents. This could include training sessions held during the annual summit meetings as discussed in previous section. Lead Responsibility – Town Clerk, Library, and Historical Commission.

PROTECTING CHELMSFORD’S HISTORIC RESOURCES

Chelmsford residents have long recognized the important role that historic resources play in defining the town’s visual character and sense of place. Chelmsford’s tapestry of historic buildings, structures, landscapes, and objects create a physical environment that is unique to Chelmsford. Historic preservation is a theme interwoven throughout the Town’s 2010 Master Plan, recognizing the correlation between preserving community heritage and maintaining a vibrant, sustainable community. Due to Chelmsford’s rapid development over the past half century, little land remains for new development, putting redevelopment pressure on the town’s existing built environment. It will be important to guide future growth in a manner that respects Chelmsford’s past while planning for its future. Despite strong local interest in protecting the town’s historic character, Chelmsford has not adopted many of the preservation tools available for resource protection, nor has it expanded or strengthened the regulations already in place. Many of Chelmsford’s historic resources, including Town-owned resources, are not protected from inappropriate alterations that could threaten historic architectural features. This Plan builds upon the preservation-related recommendations established in the Town’s recent Master Plan and Open Space and Recreation Plan.

PRESERVATION TOOLS FOR HISTORIC RESOURCE PROTECTION

National Register of Historic Places

While Chelmsford actively pursued National Register designations in the past, only one property has been designated in the town during the past 20 years. Recent planning efforts recommended areas and several individual properties that the town should consider for National Register designation. This Plan reiterates these recommendations as listed below. District boundaries will be further defined during the National Register nomination process. In addition to the areas already identified, additional eligible districts and individual properties may be identified during future survey efforts. The CHC should pursue those designations as they are identified.

Recommendations

- Pursue designation of North Chelmsford as a National Register District. This district should include Vinal Square as well as surrounding residential and industrial areas. Lead Responsibility – Historical Commission.
- Pursue designation of South Chelmsford as a National Register District. While boundaries for this district may be challenging to define due to the area’s dispersed settlement pattern, the district should include Kate’s Corner, portions of Maple Road to the Hildreth-Robbins

House, and portions of Proctor Road including the Kroll Pasture. Lead Responsibility – Historical Commission.

- Pursue designation of Varney Playground for individual listing on the National Register in conjunction with the Town’s efforts to restore the Playground’s historic buildings and renovate its recreation fields. Lead Responsibility – Historical Commission.
- Continue to pursue National Register designations for eligible properties and districts identified during historic resource survey efforts. Lead Responsibility – Historical Commission.

Preservation Restrictions

Preservation restrictions are the most protective regulatory tool available to preserve the architectural features of an historic building or structure. Several preservation funding sources, including MHC’s Preservation Projects Fund and the Community Preservation Act, require restrictions on buildings that receive grants to ensure the future preservation of publically-assisted resources. Recognizing the importance of this preservation tool, the Chelmsford Historical Commission has pursued preservation restrictions for the town’s most iconic historic resources. However, only five properties have been protected in Chelmsford with restrictions. The Commission has found it challenging to draft language for the individual restrictions and to identify holders of the restrictions for town-owned properties. Furthermore, local officials have been wary of protecting town-owned historic resources with preservation restrictions.

Recommendations

- Continue to work with local officials and private property owners to establish preservation restrictions, particularly for properties that receive CPA funds. Lead Responsibility – Historical Commission.

Individual Building Protection

In some instances, Chelmsford’s historic buildings are isolated resources, surrounded by areas of new development or resources that have lost architectural significance. In other situations, the Historical Commission may be confronted with the proposed demolition of a historically significant structure that is located outside of the town’s local historic district and is afforded no regulatory protection. To address these scenarios, the Town may wish to explore regulatory options utilized by other communities, such as Single Building Local Historic Districts or Local Landmarks Bylaws, to protect single buildings from inappropriate alterations or demolition.

Recommendations

- Review examples of individual resource protection bylaws for consideration in Chelmsford. Lead Responsibility – Historical Commission

PRESERVATION OF TOWN-OWNED HISTORIC RESOURCES

Chelmsford has the opportunity to be a leader in local preservation efforts by serving as a model for preservation planning and building practices. The Town has been a good steward of its historic buildings, parks, and cemeteries, culminating in the recent restoration of Old Town Hall and North Town Hall. The Town has also completed numerous monument restoration efforts at its cemeteries and burial grounds and is in the process of completing a master plan for the Varney Playground to identify building restoration and landscape needs. Despite these restoration efforts, however, the Town has not instituted procedures to require historically appropriate preservation of municipal resources, nor has it instituted a regular, formal role for the Chelmsford Historical Commission in reviewing and commenting on projects that affect Town-owned historic resources. In addition, the Town has not developed long-term plans to ensure that restored resources receive regular maintenance to protect these valuable assets.

Recommendations

- Develop long-term maintenance plans for town-owned historic buildings, cemeteries, and monuments. Lead Responsibility - Town Manager via Facilities and the Public Building Committee.
- Institute a regular, formal role for the Historical Commission in reviewing and commenting on projects that affect town-owned historic resources. Lead Responsibility - Town Manager and Board of Selectmen.
- Consider placement of preservation restrictions on town-owned resources to ensure continued protection of these community landmarks. Lead Responsibility - Town Manager and Board of Selectmen.
- Identify previous documentation efforts for the town's historic cemeteries and determine opportunities to make this information available to the public. Lead Responsibility – Cemetery Division and Historical Commission.
- Continue to prioritize CPA funds for the restoration of town-owned historic resources. Lead Responsibility – Community Preservation Committee.

PROTECTING CHELMSFORD'S HISTORIC BUILDINGS FROM DEMOLITION

While Chelmsford's Demolition Delay Bylaw provides only a temporary respite from demolition, it does provide the Town an opportunity to work with property owners to seek alternatives to demolition. However, this bylaw only applies to buildings identified as more than 75 years of age; any building that does not meet this threshold is not subject to any review by the CHC. Currently, the Town's policy to determine building age based on Tax Assessor's records, which may not be completely accurate, places some historic buildings at risk of demolition. In some instances, a building may be older than records indicates and therefore subject to review under the bylaw. In other situations, the building may not meet the 75-year threshold but may have historic or architectural significance and could benefit from a discussion between the property owner and Historical Commission on potential alternatives to demolition or documentation efforts.

Through the Demolition Delay Bylaw, the Commission often reviews buildings that are structurally deficient or are in serious disrepair. In some instances, this situation is the direct result of a property owner's negligence and disregard for building maintenance. While the majority of Chelmsford's historic buildings are well preserved, there are several highly visible exceptions. The ongoing neglect of these buildings has a significant negative impact on the surrounding streetscape and could eventually result in the loss of these valuable resources. The CHC and the Town have attempted to work with the property owners to address these concerns and to identify restoration options. The Town even highlighted two of these buildings, the Odd Fellow's Hall and the Middlesex Training School, as threatened historic resources in its 2010 Master Plan. Despite the Town's efforts, these buildings remain vacant and in various stages of deterioration. To proactively address deliberate building neglect, the Commission is considering adoption of a local Affirmative Maintenance Bylaw. Already adopted by Brookline, Lowell, Nantucket, Newton, and Worcester, this regulatory tool can be applied community-wide or to specific areas such as historic districts.

Recommendations

- Review the town's existing Demolition Delay Bylaw to identify opportunities to strengthen the bylaw. Lead Responsibility – Historical Commission.
- Continue efforts to establish an Affirmative Maintenance Bylaw to address ongoing concerns that property owners are intentionally neglecting their historically-significant buildings, which visually diminishes the streetscape and negatively impacts the surrounding area. Lead Responsibility – Historical Commission.
- Consider nominating threatened buildings for designation on Preservation Massachusetts, Inc. annual List of Endangered Resources to focus public attention on the need for preservation of these neglected resources. Lead Responsibility – Historical Commission.
- Work with UMASS Lowell to document and develop a master plan for the West Campus on Princeton Street. Lead Responsibility – Community Development.

PROTECTING CHELMSFORD'S HISTORIC NEIGHBORHOODS

Chelmsford's historic neighborhoods stand as visible reminders of the town's historic development patterns and socio-economic heritage. South Chelmsford's 19th century farmhouses; North Chelmsford's Victorian-era workers' housing; Chelmsford Center's collection of modest and grand homes spanning more than two centuries of architectural styles; and the Westlands and East Chelmsford's 20th century suburban-era Revival, Ranch, and Cape Cod style homes – all of these neighborhoods provide a glimpse into Chelmsford's past while contributing to the visual character that defines Chelmsford's unique sense of place today. Preserving the building fabric of these neighborhoods is more than just an effort to protect the town's history, preserving each neighborhood's unique building scale and streetscape pattern helps to maintain the cultural identity and pride of place felt by neighborhood residents. Preserving the varied housing options offered by Chelmsford's historic buildings (small modest homes, multi-family buildings, and grand architect-designed residences) also serves to maintain the town's economic diversity as well.

Zoning tools such as Chelmsford’s mansionization bylaw can work in tandem with preservation regulations to preserve the town’s historic neighborhoods. These preservation tools, including local historic districts and architectural preservation districts, are not intended to create museums or freeze a streetscape in time, they are designed to guide changes and alterations to historic buildings in a manner that will respect a building’s architectural heritage and a streetscape’s overall scale. Without some protective regulations in place, the tangible features that make Chelmsford’s historic neighborhoods so special, including architectural details, building scale, and streetscape patterns, could be lost.

Local Historic Districts & Architectural Preservation Districts

While National Register designation is an important preservation tool for fostering public awareness of a community’s historic resources, it provides very limited protection from inappropriate building alterations and demolition. Chelmsford designated its first and only Local Historic District more than 20 years ago and it has not expanded this district nor designated additional districts despite recommendations in previous planning efforts to consider designation of North and South Chelmsford as historic districts. Attendees at the public meeting held in support of this plan also recommended that the Town consider designation of West Chelmsford as a local historic district

Chelmsford is a community with distinct neighborhoods, each with its own unique historic resources. Although previous preservation efforts have focused on Center Village, other neighborhoods in the town warrant recognition and protection. The town’s historic inventory can provide guidance for potential historic districts and can be used to educate the public and generate community support for adopting new districts. For those neighborhoods and streetscapes where protecting building scale is more important than protecting individual architectural details, the town could consider Architectural Preservation District (APD) designations.

Recommendations

- Consider establishing additional local historic districts and expanding the existing Chelmsford Center Historic District. The existing boundaries of the Chelmsford Center Historic District does not include the surrounding residential area of the Center, leaving these historically significant homes vulnerable to inappropriate alterations and even demolition. As shown on Map 2: Chelmsford Center Historic District, the LHD boundaries also do not correspond with the boundaries of the Town Center National Register District. Additional areas to be considered for new historic districts include Vinal Square in North Chelmsford and South Chelmsford village. The CHC should work with residents in these areas to highlight the historic significance of these villages and to inform them of the benefits of historic district designation. Lead Responsibility – Historical Commission.
- Consider Architectural Preservation Districts for areas where preservation of scale and streetscape patterns is important. This preservation tool would be beneficial for protecting Chelmsford’s modest neighborhoods of one and one-and-half story homes where building proportion contributes to a visually cohesive streetscape. Adopting a general

APD bylaw, which can be later adapted to a designated neighborhood, should be the first step towards promoting this preservation tool to Chelmsford neighborhoods. Once residents determine that this tool would be beneficial for their neighborhood, the Town can then define the distinguishing characteristics of scale and streetscape pattern that should be preserved in that neighborhood. Lead Responsibility – Historical Commission, Planning Board, Community Development.

PROTECTING CHELMSFORD'S HISTORIC LANDSCAPES AND SCENIC ROADS

Chelmsford's historic landscapes and scenic roads contribute to the town's visual character, evoking images of its rural past. Protecting the town's cultural landscapes from development has been a long-term goal expressed in past planning documents. Together with the town's historic building fabric, these natural and farmed landscapes provide tangible links to the town's heritage and historic development pattern. Chelmsford's working landscapes, including its agricultural fields, also continue the cultural traditions of the town. Its scenic roads, with their narrow winding paths and mature trees, also maintain the community's historic identity. Despite local interest in protecting community character, the town still has unprotected open spaces vulnerable to development and many scenic roads that have not been designated under the Scenic Roads bylaw.

Recommendations

- Identify additional scenic roads eligible for designation under the town's Scenic Roads bylaw. Lead Responsibility – Planning Board and Historical Commission.
- Identify and promote Chelmsford's scenic roads with signage. Lead Responsibility – Historical Commission.
- Review town's scenic roadways to determine if any roads should be considered for scenic overlay districts to protect resources that are located outside of the public right-of-way. Lead Responsibility – Planning Board.
- Coordinate efforts between Chelmsford's historic and conservation organizations to acquire and/or protect the town's historic landscapes, including historic farmland, when properties become available. The Town should continue to work with property owners of priority lands identified in the Open Space and Recreation Plan to protect these valuable resources. Lead Responsibility – Community Preservation Committee, Conservation Commission and Historical Commission.
- Collaborate efforts between Chelmsford's historic, cultural, and land conservation groups to identify, promote, and protect historic resources located on Chelmsford's open space parcels. Lead Responsibility – Historical Commission with Conservation Commission, Land Trust, and Conservation Stewards.

PRESERVATION OF CHELMSFORD’S HISTORIC COMMERCIAL DISTRICTS

Historic downtowns provide a sense of human scale and building distinction that is rarely evident in modern retail plazas. Chelmsford’s historic commercial districts - Center Village and Vinal Square - contain some of the town’s most important historic buildings and landscapes and are instrumental in defining the town’s overall visual character and sense of place. These districts are more than just a collection of historic assets, however. These pedestrian-friendly streetscapes serve as Chelmsford’s primary commercial, institutional, and service districts and their continued viability will be instrumental in sustaining the town’s overall economic health. Efforts to preserve these historic streetscapes should work in tandem with economic development efforts to ensure successful, vibrant retail centers. Chelmsford has zoned Center Village as a mixed use district to respect the area’s compact settlement pattern, higher density, and traditional combination of residences, shops, workplaces, and public buildings. Designating Chelmsford Center and North Chelmsford as Cultural Districts would integrate Chelmsford’s vibrant cultural community into efforts to revitalize Chelmsford’s historic commercial centers.

“Main Streets tell us who we are and who we were, and how the past has shaped us. We do not go to bland suburbs or enclosed shopping malls to learn about our past, explore our culture, or discover our identity. Our Main Streets are the places of shared memory where people still come together to live, work, and play”.

—National Trust for Historic Preservation

Each commercial district has a significant number of economic development and redevelopment opportunities, including historic mill buildings, vacant commercial properties, and historic town hall buildings. Promoting the reuse and revitalization of these resources while preserving the historic integrity of the buildings and surrounding districts will be important. The 2010 Master Plan proposed several recommendations to address this, including a commercial façade improvement program to support building restoration efforts, development of design review criteria to ensure new development’s consistency with the district’s overall character and historic integrity, and creation of a Mill Revitalization Overlay District to encourage the rehabilitation and reutilization of these community landmarks for mixed uses.

The National Trust’s Main Street Program is one example of a program designed to revitalize and manage downtowns and neighborhood commercial districts to create sustainable, vibrant communities. This Program promotes commercial revitalization by leveraging local assets from historic cultural and architectural resources to local enterprises and community pride. Other examples of revitalization programs employed by local municipalities include the creation of Business Improvement Districts (BID) and the development of Merchant Associations.

Recommendations

- Review examples of downtown revitalization programs, such as the National Trust’s Main Street Model, for opportunities to encourage commercial revitalization in Center Village and Vinal Square through the promotion of each district’s historic and cultural resources. Lead Responsibility – Historical Commission.
- Explore opportunities to develop a commercial façade improvement program to assist property owners of historic commercial buildings throughout the community with building repairs and exterior restoration efforts. Lead Responsibility – Community Development.
- Develop design guidelines for mixed-use development and redevelopment projects within Center Village and Vinal Square to encourage new design that is compatible with each district’s historic streetscapes. Lead Responsibility – Planning Board, Historic District Commission, Historical Commission.

INCORPORATE PRESERVATION INTERESTS INTO CHELMSFORD’S ZONING BYLAW AND DEVELOPMENT REVIEW PROCESS

Chelmsford is a community with an extensive collection of historic resources located throughout the community. Due to the town’s extensive development during the past half century, much of the community is now developed, causing significant redevelopment pressure on the town’s historic built environment. Identifying ways to guide this redevelopment in a manner that respects Chelmsford’s historic character and the architectural integrity of its neighborhoods is important. Incorporating historic preservation objectives into the development review process, creating design guidelines, and establishing zoning regulations to encourage building preservation are several objectives that the town should consider.

Chelmsford’s Historical Commission is a valuable technical resource for the community. The Commission should have an active, formal role in reviewing and commenting on projects that affect historic resources, such as applications for special permits or site plan review involving properties outside of the Center Historic District. The CHC should also work with the Planning Board to develop zoning tools to preserve historic resources and encourage local adoption. Creation of a community-wide historic and cultural resource map and an environmental checklist that includes protection of stone walls, bridges, foundations, landscapes, archaeological sites, significant architectural features, and scenic road characteristics would provide guidance for Town boards and commissions during the development review process. Adoption of flexible zoning regulations that encourages preservation of historic buildings should also be explored. Several Massachusetts communities have adopted zoning regulations that allow different standards for dimensional and use requirements when an historic building is preserved and reused. To protect historic buildings from demolition when the building lot is worth more than the house that sits upon it, communities have authorized the granting of special permits for new building lots with modified dimensional standards if the historic building is preserved. Other communities allow historic outbuildings such as carriage houses and barns to be restored for uses that would otherwise be prohibited in the underlying zoning district. Chelmsford’s previ-

ous planning efforts identified additional zoning initiatives to encourage building preservation, which are included in the recommendations below.

Recommendations

- Adopt a bylaw or establish an administrative rule requiring boards, commissions, and departments to seek CHC review for development projects affecting historic resources. Lead Responsibility – Planning Board.
- After completion of a study to document and list historic landscape features, such as stone walls, historic foundations, and cart paths, incorporate protection of these features into the town’s development review process. Lead Responsibility – Planning Board.
- Review existing Village Zoning District boundaries to determine whether boundaries incorporate all of the Village Center’s historic resources. Lead Responsibility – Planning Board.
- Consider Mill Reuse Overlay District and Bylaw to encourage preservation of the town’s historic mill buildings. Lead Responsibility – Planning Board.

7 Implementation Plan



CHAPTER 7 – IMPLEMENTATION PLAN

RECOMMENDATIONS		Primary Responsibility	TIME FRAME
HISTORIC AND CULTURAL ADVOCACY			
INCREASING CAPACITY OF LOCAL PRESERVATION AND CULTURAL GROUPS			
1.	Identify a community liaison(s) to be responsible for coordinating communication between local committees, community groups, and municipal staff.	Town Manager.	I
2.	Continue to support efforts of Chelmsford Volunteers. Assist with direct invitations to local groups involved in community service	Library	IM
3	Develop dialogue with local scout, church groups, school service clubs, and senior volunteers to identify opportunities for collaboration with local historic and cultural organizations.	Community Liaison	S
4.	Host summits to bring local groups together to discuss current activities, common interests, and future opportunities for collaboration.	Historical Commission	S
5.	Facilitate communication between local boards and committees by developing an agenda distribution system and encouraging timely completion and posting of committee minutes on the town's website.	Town Clerk	S
6.	Ensure new appointees to municipal committees have an understanding of the committee's role and mission in the community and encourage all committee members to attend periodic training sessions.	Town Manager, Board of Selectmen, Historical Commission	I
	<ul style="list-style-type: none"> Develop and host regional training sessions on historic and cultural interests. 	Historical Commission	
INCREASING TECHNICAL SUPPORT FOR TOWN COMMITTEES			
7.	Appropriate a small annual budget for the CHC to seek technical assistance with demolition delay requests.		I
8.	Expand responsibilities of Community Development Office to include preservation planning services.	Board of Selectmen, Community Development	I
9.	Identify opportunities to provide dedicated administrative and technical staff support for municipal boards, commission, and committees.	Community Development	I
10.	Seek benefits of Certified Local Government status for the Chelmsford Historical Commission.	Historical Commission, Community Development	I
CHELMSFORD HISTORIC RESOURCES INVENTORY			
11.	Identify resource types and geographic areas most at risk and prioritize them for inventory efforts. This should include, but not be limited to, the following resources:	Historical Commission	I
	<ul style="list-style-type: none"> Properties that have received CPA funding, including Oak Hill, North Town Hall, and the Varney Playground. 		
	<ul style="list-style-type: none"> Town-owned historic resources: Town Office Building; North Town Hall; the MacKay Branch Library; Varney Playground; the Dutton House; and Pine Ridge and Fairview Cemeteries. 		

RECOMMENDATIONS		Primary Responsibility	TIME FRAME
	<ul style="list-style-type: none"> Town-owned historic resources: Town Office Building; North Town Hall; the MacKay Branch Library; Varney Playground; the Dutton House; and Pine Ridge and Fairview Cemeteries. 		
	<ul style="list-style-type: none"> Threatened historic resources, including the Middlesex Training School Campus and the remaining historic cottages on Heart Pond. 		
	<ul style="list-style-type: none"> Undocumented neighborhoods including the Westlands and East Chelmsford. 		
	<ul style="list-style-type: none"> Heritage Landscapes, including conservation lands owned by the Chelmsford Land Conservation Trust and parcels managed by the Chelmsford Conservation Commission. 		
	<ul style="list-style-type: none"> Historic structures, including stone walls, bridges, canals, industrial remnants, and outbuildings. 		
	<ul style="list-style-type: none"> 20th century resources, including the Care Laundarama building and intact post-World War II residential streetscapes of ranch and Cape Cod houses. 		
12.	Seek professional consultant services to undertake historic resource surveys via local CPA funding and matching Survey and Planning grants.	Historical Commission, Community Development, Community Preservation Committee	S
	<i>Archaeological Reconnaissance Survey</i>		
13.	Seek professional consultant services to complete a town-wide archaeological reconnaissance survey via a Survey and Planning Grant and matching local CPA funds.	Historical Commission Community Development	S/IM
	<i>Advocacy & Education Efforts</i>		
14.	Expand and Promote Historic Marker Program	Historical Commission	S
	<ul style="list-style-type: none"> Develop an informational brochure for distribution. 		
	<ul style="list-style-type: none"> Work with other local groups and organizations to promote the program to their members and the general public. 		
	<ul style="list-style-type: none"> Promote program in conjunction with future survey efforts as well as with local newspaper articles, information on the Town's main webpage, and mailings to owners of inventoried properties. 		
15.	Coordinate preservation activities during Preservation Month each May.	Historical Commission	S
	<ul style="list-style-type: none"> Reinstitute Preservation Awards Program 		
	<ul style="list-style-type: none"> Host Preservation Fair 		
	<ul style="list-style-type: none"> Develop educational workshops 		
	<ul style="list-style-type: none"> Host neighborhood walking tours. 		
16.	Install historic interpretive displays at town-owned buildings and at other public locations	Town Manager, Historical Commission, Public Building Committee	S
17.	Update and reissue historic brochures published during the Bicentennial.	Historical Commission, Historic District Commission Historical Society	IM

RECOMMENDATIONS		Primary Responsibility	TIME FRAME
18.	Update and publish self-guided walking tour brochures for Town Center and North Chelmsford, with an online version that can be downloaded via smartphone technology.	Historical Commission, Historic District Commission Historical Society	IM
19.	Collaborate with the Chelmsford public school administration and elementary, middle school, and high school teachers to further integrate Chelmsford history and architecture into the class curriculum.	Historical Commission	S
20.	Engage local Scout and youth groups in efforts to promote the town's historic resources.	Historical Commission Historical Society Garrison House Association	S
21.	Continue to utilize and promote Chelmsford's town-owned historic resources for educational purposes and public events. Identify volunteers to provide staffing of these facilities during community events.	Historical Commission	I
22.	Develop information booths with interpretive signage at Old Town Hall or Toll House to promote tourism and benefit local cultural economy.	Historical Commission Historical Society	IM
23.	Promote historic resources located on the town's conservation and open space lands. Complete heritage landscape inventories of the town's conservation lands.	Historical Commission Conservation Commission Land Conservation Trust Open Space Stewards	IM
24.	Work with local and area media to highlight and promote Chelmsford's historic and cultural resources.	Historical Commission Community Liaison Arts Council	I
25.	Continue collaborative efforts to promote Chelmsford's heritage and culture, including historically-themed art exhibits at Old Town Hall and North Town Hall, window displays by local artists and historic organizations during WinterFest, and high school art competitions to highlight local history and culture.	Historical Commission Arts Council	I
26.	Continue efforts to designate Chelmsford Center and North Chelmsford as cultural arts districts.	Community Development	I
27.	Support efforts to promote the arts within Chelmsford's public schools, including the Chelmsford Friends of Music's efforts to fund music programs in the local schools.	Community Preservation Cultural Council	I
HISTORICAL COLLECTIONS MANAGEMENT AND PRESERVATION			
<i>Town Records and Archive</i>			
28.	Complete a central directory of all municipal, non-profit, and community-based historic collections present in Chelmsford and make accessible through the Town and Library websites.	Library	Ongoing
29.	Create a new climate control and fire-proof Town Archive Center.	Town Manager, Public Building Committee, Director of Facilities, Town Clerk	IM
30.	Establish protocol to identify records that should be maintained in the Town Archive.	Town Clerk	I

RECOMMENDATIONS		Primary Responsibility	TIME FRAME
31.	Institute a universal filing system for Town's historic documents and records and seek volunteers to complete inventory of collection.	Town Manager, Town Clerk, MIS Director	Ongoing
32.	Train local staff in acquiring, storing, and preserving historical records and documents.	Town Clerk	I
33.	Emphasize digital preservation and management whenever possible and prioritize records for conservation. The Library could serve as conduit to local groups seeking assistance with digitization of historical records through the Historical Society's equipment and software.	Town Clerk, Library, and Historical Commission.	S
34.	Identify funding sources for document conservation, including local CPA funds and grants through the Boston Public Library.	Town Manager, Town Clerk and MIS Director.	S
35.	Continue efforts to make all historic records and documents (both municipal and non-profit) accessible online. Monitor online records to ensure that they are easily accessible with links between websites whenever possible.	Town Clerk, Library, Historical Commission	Ongoing
36.	Work with local non-profit and cultural groups on preservation of historical records and documents.	Town Clerk, Library, Historical Commission	S
PROTECTING CHELMSFORD'S HISTORIC RESOURCES			
SEEK DESIGNATION OF HISTORIC RESOURCES ON THE NATIONAL REGISTER OF HISTORIC PLACES			
34.	Pursue designation of North Chelmsford as a National Register District.	Historical Commission	S
35.	Pursue designation of South Chelmsford as a National Register District.	Historical Commission	S
36.	Pursue designation of Varney Playground for individual listing on the National Register.	Historical Commission	I
37.	Continue to pursue National Register designations for eligible properties and districts identified during historic resource survey efforts.	Historical Commission	IM
PRESERVATION RESTRICTIONS			
38.	Continue to work with local officials and private property owners to establish preservation restrictions, particularly for properties that receive CPA funds.	Historical Commission Preservation Committee, Board of Selectmen	Ongoing
	Ongoing		
INDIVIDUAL BUILDING PROTECTION			
39.	Review examples of individual resource protection bylaws for consideration in Chelmsford.	Historical Commission	IM

RECOMMENDATIONS		Primary Responsibility	TIME FRAME
PRESERVATION OF TOWN-OWNED HISTORIC RESOURCES			
40.	Develop long-term maintenance plans for town-owned historic buildings, cemeteries, and monuments.	Town Manager, Facilities, Public Building Committee	I
41.	Institute a regular, formal role for the Historical Commission in reviewing and commenting on projects that affect town-owned historic resources.	Town Manager and Board of Selectmen	I
42.	Consider placement of preservation restrictions on town-owned resources to ensure continued protection of these community landmarks.	Town Manager and Board of Selectmen	S
43.	Identify previous documentation efforts for the town's historic cemeteries and determine opportunities to make this information available to the public.	Cemetery Division and Historical Commission.	I
44.	Continue to prioritize CPA funds for the restoration of town-owned historic resources.	Community Preservation Committee.	Ongoing
PROTECTING CHELMSFORD'S HISTORIC BUILDINGS FROM DEMOLITION			
45.	Review the town's existing Demolition Delay Bylaw to identify opportunities to strengthen the bylaw.	Historical Commission.	S
46.	Continue efforts to establish an Affirmative Maintenance Bylaw to address ongoing concerns that property owners are intentionally neglecting their historically-significant buildings, which visually diminishes the streetscape and negatively impacts the surrounding area.	Historical Commission	S
47.	Consider nominating threatened buildings for designation on Preservation Massachusetts, Inc. annual List of Endangered Resources to focus public attention on the need for preservation of these neglected resources.	Historical Commission	S
48.	Work with UMASS Lowell to document and develop a master plan for the West Campus on Princeton Street.	Community Development	S
PROTECTING CHELMSFORD'S HISTORIC NEIGHBORHOODS			
<i>Local Historic Districts</i>			
49.	Consider establishing additional local historic districts and expanding the existing Chelmsford Center Historic District.	Historical Commission	S-IM
<i>Architectural Preservation Districts</i>			
50.	Consider Architectural Preservation Districts for areas where preservation of scale and streetscape patterns is important.	Historical Commission, Planning Board, Community Development	IM

RECOMMENDATIONS		Primary Responsibility	TIME FRAME
PROTECTING CHELMSFORD'S HISTORIC LANDSCAPES AND SCENIC ROADS			
51.	Identify additional scenic roads eligible for designation under the town's Scenic Roads bylaw.	Planning Board Historical Commission	
52.	Identify and promote Chelmsford's scenic roads with signage.	Historical Commission	S
53.	Review town's scenic roadways to determine if any roads should be considered for scenic overlay districts to protect resources that are located outside of the public right-of-way.	Planning Board	S
54.	Coordinate efforts between Chelmsford's historic and conservation organizations to acquire and/or protect the town's historic landscapes, including historic farmland, when properties become available.	Community Preservation Committee, Conservation Commission, Historical Commission.	Ongoing
55.	Collaborate efforts between Chelmsford's historic, cultural, and land conservation groups to identify, promote, and protect historic resources located on Chelmsford's open space parcels.	Historical Commission, Conservation Commission, Land Trust, Conservation Stewards.	I
PRESERVATION OF CHELMSFORD'S HISTORIC COMMERCIAL DISTRICTS			
56.	Review examples of downtown revitalization programs, for opportunities to encourage commercial revitalization in Center Village and Vinal Square through the promotion of each district's historic and cultural resources.	Historical Commission.	I-S
57.	Explore opportunities to develop a commercial façade improvement program to assist property owners of historic commercial buildings throughout the community with building repairs and exterior restoration efforts.	Community Development	IM
58.	Develop design guidelines for mixed-use development and redevelopment projects within Center Village and Vinal Square to encourage new design that is compatible with each district's historic streetscapes.	Planning Board, Historic District Commission, Historical Commission	IM
INCORPORATE PRESERVATION INTERESTS INTO CHELMSFORD'S ZONING BYLAW AND DEVELOPMENT REVIEW PROCESS			
59.	Adopt a bylaw or establish an administrative rule requiring boards, commissions, and departments to seek Historical Commission review for development projects affecting historic resources.	Planning Board.	S
60.	After completion of a study to document and list historic landscape features, such as stone walls, historic foundations, and cart paths, incorporate protection of these features into the town's development review process.	Planning Board.	IM
61.	Review existing Village Zoning District boundaries to determine whether boundaries incorporate all of the Village Center's historic resources.	Planning Board.	I
62.	Consider Mill Reuse Overlay District and Bylaw to encourage preservation of the town's historic mill buildings.	Planning Board.	S

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APPENDIX A

Chelmsford Historic and Cultural Preservation Plan 2013
Historic and Cultural Resource Collections
Preliminary List

Organization	Records	Books, Journals	Media	Photos	Drawings, Blueprints	Maps, Plats	Framed objects or other artwork	Artifacts	Other	Electronic Version	Index	General Description	Available to Scan or Copy?
Building Department	yes	no	no	no	yes	no	no	no			yes		
Cemetery Department	yes	no	no	no	no	yes	no	no	yes	some	yes		database on cemetery website
	name, date of birth/death, plot location for all cemeteries								some stone rubbings		burials from 1690 on database at cemetery office, with limited info from 1600s, 1700s, 1800s		
Central Baptist Church	yes	yes	no	yes	yes	yes	yes	yes	documentation cards with stone dimensions and carvings		no		Yes
	1850s to present								Etsy organ				
									stained glass window				
Central Congregational Church	yes	no	no	yes	no	no	some			no	yes, has a church historian who maintains a catalog of records	written history of church from 1876, newspaper articles, photographs, committee records, very limited number of birth, marriage and death records	Yes
Chelmsford Art Society	yes	yes	yes	yes	no	no	no	no		some	1970 to present		
	membership books	members slideshows		photo albums from past 30 years									
	best in show brochures												
Chelmsford Center for the Arts													
Chelmsford Cultural Council	yes	no	yes	yes	no	no	no	no		some			yes
Chelmsford Garden Club	yes							no		no			
Chelmsford Historical Society	yes	yes	yes	yes	yes	yes	yes	yes	yes	some	some	Civil War Broadside conserved	to be discussed

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			Chelmsford newspapers				yes	toys	resources from local industries		Handwritten and typed notebooks of acquisitions from 1930s to 2000s	Middlesex Canal map conserved	
Chelmsford Land Conservation Trust	yes	no	no	yes	no	yes	no	no	yes	some	map index	fragile glass collection	yes
Chelmsford Telemedia	yes		yes	yes					yes	yes	some	Recording equipment and tapes began in 1970s no equipment to play open reel tapes	
	files from 1940s and 1950s		open reel video tape	photos from 1960s					copies of old deeds for Trust properties				
			town parades from 1970s						Trust Master Plan 2004				
			documentaries						yes	yes			
			film of town parade and racetrack from 1924						historic audio records				
			some national newsreels										
Community Preservation Committee	yes			yes			no	no				CPC does not retain original materials	
	Meeting records												
	funding request applications												
Conservation Commission	yes								yes				
	meeting records								2010 Open Space & Rec Plan				
Facilities Department					yes, some on CAD, others in drawers						yes		
Fire Department			yes	yes				yes	yes		Department has unofficial staff historian		
			35 mm film, Telemedia copying to DVD	images of local fires				1940s aluminum firehelms	1935 Maxim and 1967 Maxim fire trucks				

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First Baptist Church	yes	yes	no	no	no	no	no	Badge collection			No		yes
First Parish Unitarian Universalist Church	yes	yes	no	yes	yes	no	yes	yes	yes		No	mid-1700s to present	To be discussed
Garrison House Association	yes	yes		yes			yes	yes	yes		yes	collections associated with house and family	
Golden Chain Garden Club	yes	yes	yes	yes	no	no	no	no	yes	no		Records consolidated into scapbooks	
Historic District Commission	yes			yes	yes		no	no	yes	HDC info, bylaws and maps available online			
	meeting records			images from 1960s & 1970s					photo negatives				
Historical Commission	yes	yes	yes	yes	no	yes	no	yes		Resources documented on inventory forms. Town Meeting reports from 1874 online	yes - on SHC website	many records available on website including large photo collection. Some records restricted for privacy.	yes
Open Gate Garden Club	yes		no		yes	yes	no	no				Records and garden plans back to incorporation	
Planning Department	yes	yes	no			yes	no	no	yes	some		Master Plans from 1996 to 2010	
Library	yes	yes	yes	yes	yes	yes	no	yes	yes	some	yes		yes
	Library records												

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	random public records from town boards	local and regional histories	newspapers through 1940s						vertical files	microfilm of newspapers			
	Annual Reports									Annual Reports to 1846 online			
	Vital Records												
	Geneological records	High School yearbooks											
Public Schools	yes	yes	yes	no	no	no	no	yes	yes	books, journal	yes	100 yrs of yearbooks, school registers to 1940s; trophies, plaques, individual schools have compiled own histories.	yes
	yearbooks for past 100 years							trophies	individual school histories				
	school registers to 1940s							plaques					
The Congregational Church in N. Chelmsford	yes	yes	yes	yes			yes			No	no	1800 to present	yes
Town Clerk	yes	yes	yes	no	no	no	no	no	yes	some	some	old records collection is very fragile	per permission from State Division of MA
	meeting minutes	vital records	microfilm						voting machines		vital records indexed	need machine to read microfilm	
	Town Meeting records	Town Reports to 1874									Town Meeting records indexed by year		
	tax records	Annual Reports to 1875									microfilm records indexed		
Town Managers Office	yes	yes	yes	yes	yes	yes	yes	no		some	no		yes
Veterans Services	yes	yes	no	no	no	no	no	no	yes	no	some	all personal records are private	yes
	personal records												
	some WWI/WWII service records								monuments and memorials documented on MHC MACRIS database			State maintains database of military discharges after Civil War	
Water District	yes	yes	no	yes	yes	yes	no	yes		some	map index		yes upon review

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West Chelmsford United Methodist Church	yes	yes	yes	yes	no	no	no	no	yes		No		Yes
	histories from 1847-1997 records	booklets of inspiration written by members							items saved from 1920 fire				
	baptism records												
	membership records												
	funeral records												
	board minutes												
	annual reports												

APPENDIX B

Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.1	Chelmsford Brick Schoolhouse	Westford St	1802	Building		2/20/1980	5/8/1975			Town Owned; Other Historic Building	Street Should Be: North Road
CLM.2	Merrimack River Locks Toll House	Westford St	1832	Building		2/20/1980	5/8/1975			Town Owned; Other Historic Building	Name Should Be: Middlesex Canal Toll House; Address Should Be: North Road
CLM.3	Parkhurst, S. Waldo House	78 High St	1876	Building						Houses	
CLM.4	Adams, Thomas J. Reed Factory	15-21 Dunstable Rd	1835	Building						Commercial/Industrial	
CLM.6	Adams, Joseph - Russell, Abbott House	101 Mill Rd	1816	Building						Commercial/Industrial	
CLM.7	Adams, Dea. Benjamin - Hodge, Benjamin House	171 Mill Rd	1775	Building						Houses	
CLM.11	Parker, Jonathan House	105 Garrison Rd	1775	Building						Houses	
CLM.12	Parker, Jonathan House	134 Boston Rd	1756	Building						Houses	
CLM.14	Blanchard, John - Warren, Joseph House	97-101 Boston Rd	1680	Building						Houses	
CLM.16	Lamphear, A. J. House	59 Boston Rd	1830	Building						Houses	
CLM.17	Parkhurst, H. House	47 Boston Rd	1769	Building						Houses	
CLM.18	Bartlett, Dr. John Call House	15 Bartlett St	1792	Building						Houses	
CLM.20	Chelmsford Mill Company Office	24 Central Sq	1846	Building						Commercial/Industrial	
CLM.21	Manning, Jonathan Tavern and House	110 Billerica Rd	1816	Building						Houses; Master Plan Endangered Resources	
CLM.22	Spaulding, J. S. House	109 Billerica Rd	1750	Building						Houses	
CLM.23	Bridge, Ebenezer Jr. - Bailey, Joseph House	32 Billerica Rd	1810	Building						Houses	
CLM.24	All Saints' Episcopal Church Rectory	6 Billerica Rd	1765	Building		2/20/1980	5/8/1975			Religious Buildings	Name Should Be: Landmark Real Estate; Notes Should Be: Commercial
CLM.25	Fiske House	1 Billerica Rd	1798	Building	12/9/1977	2/20/1980	5/8/1975			Houses	
CLM.27	Davis, Samuel House	10 Worthen St	1790	Building		2/20/1980	5/8/1975			Houses	
CLM.28	Proctor, Azariah Jr. House	14 Worthen St	1808	Building		2/20/1980	5/8/1975			Houses	
CLM.29	Packard, Rev. Hezikiah House	16 Westford St	1794	Building		2/20/1980	5/8/1975			Houses	
CLM.31	Spaulding, Joseph and Benjamin House	219 Westford St	1690	Building						Houses	
CLM.32	Spaulding, Edward House	243 Westford St	1664	Building						Houses	
CLM.33	Spaulding, Dea. Isaiah House	263 Old Westford Rd	1735	Building						Houses	
CLM.35	Spaulding, George House	55 Spaulding Rd	1775	Building						Houses	

APPENDIX B
Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.36	Davis, Albert H. - Richardson House	1-3 North Rd	1844	Building		2/20/1980	5/8/1975			Houses	
CLM.37	Fletcher, William Benjamin House	1 Academy St	1804	Building		2/20/1980	5/8/1975			Houses	
CLM.38	Emerson, J. P. House	11 North Rd	1836	Building		2/20/1980	5/8/1975	11/21/1978		Houses	
CLM.39	Fletcher, William House	33 North Rd	1819	Building			5/8/1975			Houses	Notes Should Be: Religious; Property owned by St. Mary's
CLM.40	Fletcher, Capt. Josiah House	14 Crosby Ln	1802	Building			5/8/1975			Houses	
CLM.41	Spaulding, Col. Simeon House	75 North Rd	1736	Building						Houses	
CLM.42	Perham, Proctor House	30 Dalton Rd	1720	Building						Houses	
CLM.43	Butterfield, Capt. John House	96 North Rd	1750	Building						Houses	
CLM.49	Spaulding, Henry 3rd - Staples, William H. House	212 North Rd	1801	Building						Houses	
CLM.50	Parkhurst, John R. and Andrew House	16 Parkhurst Rd	1804	Building						Houses	
CLM.54	Bateman, Lt. John House	4 Proctor Rd	1790	Building						Houses	
CLM.56	Holt, Emma Etta - MacElroy, Archibald G. House	27 Billerica Rd	1911	Building						Houses	
CLM.57	Pollard, Dawson House	231 Main St	1837	Building						Houses	
CLM.58	Adams, Isaac Sr. and Charles House	24 Chamberlain Rd	1800	Building						Houses	
CLM.62	Parkhurst, G. Thomas House	51 Acton Rd	1893	Building						Houses	
CLM.65	Osgood, Hannah House	187 Robin Hill Rd	1842	Building						Houses	
CLM.66	Parker, Eli Packard House	195 Robin Hill Rd	1840	Building						Houses	
CLM.67	Byam, Lyman - Proctor, Peter House	305 Acton Rd	1824	Building						Houses	
CLM.69	Byam, Marcus D. House	11 Maple Rd	1835	Building						Houses	
CLM.70	Hildreth - Robbins House	19 Maple Rd	1735	Building	11/29/2006			Maybe		Houses	
CLM.72	Barrett, Thomas - Byam House	40 Byam Rd	1740	Building						Museum; Houses	
CLM.74	Marshall, Thomas House	61 Carlisle St	1753	Building						Houses	
CLM.80	Blodgett House	100 Dunstable Rd	1860	Building						Houses	
CLM.81	Chamberlain, Isaac House	3 Mission Rd	1810	Building						Houses	
CLM.82	Sheldon, Arthur H. - Sweett, Charles House	14 Edwards Ave	1845	Building						Houses	
CLM.83	Hall House	35 Middlesex St	1840	Building						Houses	
CLM.84	Messenger, Elias House	189 Main St	1828	Building						Houses	

APPENDIX B

Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.86	Messenger, George S. - Perry, John N. House	197 Main St	1827	Building						Houses	
CLM.87	Farwell, Dea. John - Roby, Christopher House	203 Main St	1823	Building						Houses	
CLM.91	Middlesex Turnpike Toll House	47 Golden Cove Rd	1810	Building						Houses	
CLM.93	Parkhurst, Sewall House	35 High St	1820	Building						Houses	
CLM.95	Mansfield - Emerson, Arthur House	41 Westford St	1790	Building						Houses	
CLM.98	Shed, John House	217 Pine Hill Rd	1830	Building						Houses	
CLM.99	Spalding, John House	21 Davis Rd	1820	Building						Houses	
CLM.100	Old Chelmsford Garrison House Complex	105 Garrison Rd	1702	Building	5/8/1973					Museum; Houses	
CLM.104	Parkhurst, Rev. John House	147 Robin Hill Rd	1823	Building						Houses	
CLM.108	Hutchins, Oliver House	79 Elm St	1820	Building	9/5/1985					Houses	
CLM.109	Stetson, Zenas House	1 Cottage Row	1836	Building						Houses	
CLM.110	Drake, Capt. Lincoln - Woodward, Horace W. House	10 Cottage Row	1840	Building						Houses	
CLM.111	Spaulding, John F. - McGuinness, William House	35 Newfield St	1897	Building						Houses	
CLM.112	Sweetser, Lorenzo - Fletcher, Benjamin House	45 Maple Rd	1898	Building						Houses	
CLM.113	Ludwig, John - Hall, William H. House	57 Littleton Rd	1890	Building						Houses	
CLM.114	Fowle, William R. House	41 Billerica Rd	1893	Building						Houses	
CLM.115	Hodges, Frank H. House	32-34 North Rd	1877	Building		5/8/1975				Houses	
CLM.118	Richardson, Jonathan House	133-135 Dunstable Rd	1725	Building						Houses	
CLM.119	Sprague, Cordice R. - Vinal, Fred I. House	36 Wright St	1873	Building						Houses	
CLM.120	Wright, Samuel T. - Whidden, George W. House	16 Washington St	1876	Building						Houses	
CLM.121	Cummings, Oliver House	2 Edwards Ave	1844	Building						Houses	
CLM.122	Britton, Jared B. - Woodward, Horace Watson House	54 Middlesex St	1844	Building						Houses	
CLM.123	Pike, James Jr. - Edwards, Dr. Nathan B. House	6 Edwards Ave	1845	Building						Houses	

APPENDIX B
Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.124	North Chelmsford Town Hall	31 Princeton St	1853	Building				Yes		Town Owned; Town Hall	
CLM.125	North Chelmsford Congregational Church Parsonage	45 Princeton St	1870	Building						Religious Buildings	
CLM.126	Drake, Lincoln - Kennon, Ephraim House	38 Princeton St	1835	Building						Houses	
CLM.127	Gay, Silver and Company Workers House	47 Gay St	1835	Building						Commercial/Industrial	
CLM.128	Pierce, Joseph B. - Ripley, Royal S. House	55 Gay St	1850	Building						Houses	
CLM.129	Kennon, Willard M. - Grow, D. Alonzo House	48 Gay St	1855	Building						Houses	
CLM.131	Wright, Samuel T. - Sweett, George House	25-27 Princeton St	1873	Building						Houses	
CLM.132	Gay and Silver Machine Shop Worker Housing	15 Cottage Row	1844	Building						Commercial/Industrial	
CLM.133	Southland, Henry House	29 Washington St	1852	Building						Houses	
CLM.135	Gay and Silver Machine Shop Worker Housing	43 Gay St	1840	Building						Commercial/Industrial	
CLM.136	Rogers, Edmund - Ridings, Peter House	44 Gay St	1847	Building						Houses	
CLM.137	Drake, Lincoln - Pratt, Oliver R. House	7 Cottage Row	1835	Building						Houses	
CLM.138	Ripley, Lewis House	75 Newfield St	1850	Building						Houses	
CLM.139	Varney, Dr. House and Office	34 Middlesex St	1901	Building						Houses	
CLM.140	Perham, Walter House	45 Westford St	1897	Building						Houses	
CLM.141	Elliot, Jasper - Smith, William H. House	66 High St	1876	Building						Houses	
CLM.142	Young, Louis A. - Smith, George House	85 Acton Rd	1887	Building						Houses	
CLM.143	Davis, Alonzo A. House	5-7 Washington St	1854	Building						Houses	
CLM.149	Bartlett, Charles E. House	22 Bartlett St	1890	Building						Houses	
CLM.150	Rix, Dr. Frank R. House	55 High St	1893	Building						Houses	
CLM.151	Hanson, Enos H. House	72 High St	1882	Building						Houses	
CLM.152	Scoble, William - Dowd, Francis House	191 Chelmsford St	1890	Building						Houses	
CLM.153	Sweett, Almon J. House	40 Billerica Rd	1883	Building						Houses	
CLM.201	Larcom, Jonathan House	15 Adams Ave	1850	Building						Houses	
CLM.202	Fiske, Benjamin M. House	19 Billerica Rd	1900	Building						Houses	

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Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.204	Wilson Block - Central House	3-8 Central Sq	1884	Building		2/20/1980	5/8/1975			Houses	Name Should Be: Wilson Block - Central Hotel; Address Should Be: 2-9 Central Sq
CLM.205	Parkhurst, Edwin King Grocery Store	2 Chelmsford St	1862	Building		2/20/1980	5/8/1975			Commercial/Industrial	
CLM.206	Kittredge, Dr. Paul - Sweetser House	20 Chelmsford St	1831	Building		2/20/1980	5/8/1975			Houses	Address Should Be: 18-20 Chelmsford St
CLM.207	Kittredge, Dr. Francis M. - Howard House	21 Chelmsford St	1833	Building		2/20/1980	5/8/1975			Houses	Address Should Be: 21-23 Chelmsford St
CLM.208	Proctor, Charles and Jonas R. House	22 Fletcher St	1840	Building						Houses	
CLM.209	Chelmsford Ginger Beer and Ale Company	28-34 Littleton Rd	1913	Building		2/20/1980			Yes	Commercial/Industrial	
CLM.210	Chelmsford Schoolhouse #4	Mill Rd	1870	Building						Other Historic Buildings	
CLM.211	Chelmsford Center Railroad Station	37 Mill Rd	1871	Building						Other Historic Buildings	
CLM.212	Knowlton, John K. House	14 Evergreen St	1898	Building						Houses	
CLM.213	First Parish Unitarian Universalist Church	2 Westford St	1842	Building		2/20/1980	5/8/1975			Religious Buildings	
CLM.214	Chelmsford First Baptist Church	2-4 Maple Rd	1836	Building						Religious Buildings	
CLM.215	Golden Cove School	12 Stedman St	1896	Building						Other Historic Buildings	
CLM.217	Sullivan - Haley, Patrick House	4 Westford St	1845	Building		2/20/1980	5/8/1975			Houses	
CLM.218	Hill, Asa Jr. - Osborn House	8 Chelmsford St	1858	Building		2/20/1980	5/8/1975			Houses	
CLM.219	Parkhurst, Henry House	41 Boston Rd	1830	Building		2/20/1980	5/8/1975			Houses	
CLM.221	Manning, Lucinda House	55 Boston Rd	1860	Building						Houses	
CLM.222	Dudley, Dea. Benjamin House	330 Acton Rd	1840	Building						Houses	
CLM.223	Byam, Stillman House	326 Acton Rd	1843	Building						Houses	
CLM.224	Adams Library	25 Boston Rd	1894	Building						Town Owned; Library	
CLM.225	Chelmsford Old Town Hall	1 North Rd	1879	Building		2/20/1980	5/8/1975	4/24/1985		Town Owned; Town Hall	
CLM.226	Brookside Railroad Station	60-66 Middlesex St	1850	Building						Other Historic Buildings	
CLM.228	Chelmsford District Schoolhouse #7	142 School St	1877	Building						Other Historic Buildings	
CLM.229	Haley, Daniel and Patrick H. House	2 Bridge St	1880	Building		2/20/1980	5/8/1975			Houses	Name Should Be: Haley, Patrick H. House
CLM.230	Haley, Daniel E. House	4 Bridge St	1915	Building		2/20/1980	5/8/1975			Houses	
CLM.231	Day, George W. House	8 Westford St	1908	Building		2/20/1980	5/8/1975			Houses	
CLM.232	Robbins, Edward J. House	12 Westford St	1904	Building		2/20/1980	5/8/1975			Houses	
CLM.233	Elliott, Jasper House	22 Westford St	1887	Building		2/20/1980	5/8/1975			Houses	

APPENDIX B

Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.234	Dutton, Lewis M. House	28 Westford St	1880	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.235	Nichols, Martha E. - Hemenway, Rodney F. House	9 Worthen St	1909	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.236	Chelmsford Central Congregational Church	1 Worthen St	1959	Building	2/20/1980	2/20/1980	5/8/1975			Religious Buildings	
CLM.237	Gale, Lyman S. - Smith House	15 Westford St	1881	Building	2/20/1980	2/20/1980	5/8/1975			Houses	Address Should Be: 15-17 Westford St
CLM.238	Ward, Charles C. House	1-3 Westford St	1884	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.239	Chelmsford Central Baptist Church	11 Academy St	1868	Building	2/20/1980	2/20/1980	5/8/1975			Religious Buildings	Address Should Be: 9 Academy St
CLM.240	Chelmsford Central Baptist Church Parsonage	7 Academy St	1955	Building	2/20/1980	2/20/1980	5/8/1975			Religious Buildings	
CLM.241	Chelmsford Center Fire Station	7 North Rd	1952	Building	2/20/1980	2/20/1980	5/8/1975			Town Owned; Public Safety	
CLM.242	Davis, Leslie Richardson House	5 North Rd	1904	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.243	Kidder, Rothesay P. Commercial Block	59-61 Central Sq	1922	Building	2/20/1980	2/20/1980	5/8/1975			Commercial/Industrial	Name Should Be: Center Mall
CLM.244	Sweetser, Ervin W. Restaurant and Store	10 Chelmsford St	1923	Building	2/20/1980	2/20/1980	5/8/1975			Commercial/Industrial	Address Should Be: 10-12 Chelmsford
CLM.245	Wilson, Edith F. House	24 Chelmsford St	1894	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.246	Ripley, Julia S. House	9-11 Chelmsford St	1894	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.247	Chelmsford All Saints' Episcopal Church	10 Billerica Rd	1880	Building	2/20/1980	2/20/1980	5/8/1975			Religious Buildings	Address Should Be: 6 Billerica
CLM.248	Fiske, Eustace B. House	9 Billerica Rd	1929	Building	2/20/1980	2/20/1980	5/8/1975			Houses	
CLM.249	Chelmsford Odd Fellows' Building	41-44 Central Sq	1896	Building	2/20/1980	2/20/1980	5/8/1975			Meeting Halls; Master Plan Endangered Resources	Should be Re-Inventoried. The hotel's stable was near the location, but this address was the rail road station.
CLM.250	Wilson, George H., Sr. Stable	1 Central Sq	1884	Building	2/20/1980	2/20/1980	5/8/1975			Other Historic Buildings	
CLM.251	Osborn Service Station	8 Littleton Rd	1950	Building	2/20/1980	2/20/1980				Commercial/Industrial	
CLM.252	Chelmsford Grange Hall	17 Proctor Rd	1908	Building						Meeting Halls	
CLM.254	Robbins, Martin House	7 Bridge St	1895	Building						Houses	
CLM.255	Holt, George H. - Reis, Andrew House	108 School St	1870	Building						Houses	
CLM.256	Whittemore, Floyer J. House	127 North Rd	1890	Building						Houses	
CLM.258	Woodworth, Artemas B. House	85 High St	1883	Building						Houses	

APPENDIX B
Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.259	Emerson, Warren House	44 Billerica Rd	1875	Building						Houses	
CLM.260	Parker, Jesse H. House	49 Billerica Rd	1875	Building						Houses	
CLM.261	Brown, Isaac Woodward - Bean House	55 Billerica Rd	1888	Building						Houses	
CLM.262	Ricker, Fannie D. - Grant, Philena House	59 Billerica Rd	1886	Building						Houses	
CLM.263	Parkhurst, Charles E. House	65 Littleton Rd	1888	Building						Houses	
CLM.265	Hutchins, Matthias House	46-48 Littleton Rd	1892	Building						Houses	
CLM.266	Farwell, John House	35 Acton Rd	1866	Building						Houses	
CLM.267	Butters, Stella J. House	34 Stedman St	1895	Building						Houses	
CLM.269	Hutchins, Matthias House	52-54 Littleton Rd	1893	Building						Houses	
CLM.270	Gaverly, John H. House	11 Bridge St	1892	Building						Houses	
CLM.271	Holt, Almon W. House	43 North Rd	1883	Building			5/8/1975			Houses	
CLM.273	Corey, George House	4 Dalton Rd	1858	Building						Houses	
CLM.274	Mitchell, William A. House	31 Golden Cove Rd	1888	Building						Houses	
CLM.275	South Chelmsford Village Improvement Association	318 Acton Rd	1878	Building						Meeting Halls	
CLM.276	Park, Alexander J. House	69 Park Rd	1898	Building						Houses	
CLM.278	Parkhurst, Charles E. House	53 Littleton Rd	1890	Building						Houses	
CLM.279	Peckens, Rev. John House	19 Elm St	1782	Building						Houses	
CLM.280	Elliott, Jasper House	23-25 Acton Rd	1890	Building						Houses	
CLM.281	Jefts, William H. House	43 Acton Rd	1890	Building						Houses	
CLM.282	Scoboria, Dr. Arthur G. House	Ann's Way	1904	Building						Houses	
CLM.283	Wright, Calvin - Chamberlain, Benjamin House	200 Acton Rd	1843	Building						Houses	
CLM.284	Byam, Ezekiel General Store and Post Office	321-323 Acton Rd	1828	Building						Commercial/Industrial	
CLM.285	Kydd's Diner and Ice Cream Stand	116 Chelmsford St	1936	Building					Yes	Commercial/Industrial	
CLM.286	Moore, George C. Company (Gilet Wool Scouring Company)	71 Princeton St	1850	Building						Commercial/Industrial	
CLM.292	Dutton, Paul House	10 Bartlett St	1896	Building						Houses; Town Owned	
CLM.293	Silver and Gay's Machine Shop	70 Princeton St	1850	Building						Commercial/Industrial	
CLM.294	U. S. Worsted Company - Silesia Woollen Mills	87 Princeton St	1903	Building						Commercial/Industrial	
CLM.295	Moore, George C. Company	71 Princeton St	1850							Commercial/Industrial	

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Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.296	Southwell Wool Combing Company	70 Princeton St	1922	Building						Commercial/Industrial	
CLM.297	Chelmsford Foundry Company	70 Princeton St	1890	Building						Commercial/Industrial	
CLM.298	Richardson, Elijah Jr. House	246 Acton Rd	1853	Building						Houses	
CLM.299	Norton, Michael H. House	84 Carlisle St	1894	Building						Houses	
CLM.300	U. S. Worsted Company - Slesia Woollen Mills	51-57 Middlesex St	1910	Building						Commercial/Industrial	
CLM.301	Parkhurst, Elizabeth R. House	37 Billerica Rd	1889	Building						Houses	
CLM.302	Elliott, Ephraim House	84 High St	1881	Building						Houses	
CLM.303	Ingham, William A. House	15-17 Billerica Rd	1902	Building						Houses	
CLM.304	Kimball, Wilson House	54 Westford St	1887	Building						Houses	
CLM.305	Spaulding, Orrin J. House	192 Robin Hill Rd	1879	Building						Houses	
CLM.306	Brennan, Peter J. House	61 High St	1891	Building						Houses	
CLM.307	Marshall, Thomas W. House	58-60 High St	1876	Building						Houses	
CLM.308	Trubey, Arthur William House	204 Dunstable Rd	1890	Building						Houses	
CLM.309	Young, Louis A. House	77 Acton Rd	1888	Building						Houses	
CLM.310	Whidden, John H. - Olson, Sven House	32 School St	1862	Building						Houses	
CLM.311	Gorman, Phillip House	201 Princeton St	1852	Building						Houses	
CLM.312	McNelly, Mary - Bowers, Sewall House	15 Church St	1872	Building						Houses	
CLM.313	Proctor, Henry B. House	46 Westford St	1884	Building						Houses	
CLM.314	Bradley, John House	25-27 Wright St	1874	Building						Houses	
CLM.315	Luce, Jedd C. House	79 High St	1916	Building						Houses	
CLM.316	Lane, Daniel W. - Gage, Roger W. House	94 High St	1878	Building						Houses	
CLM.317	Fletcher - Wright, Otis D. House	37-39 Wright St	1872	Building						Houses	
CLM.318		121 Riverneck Rd	2005	Building				Yes - 2005		Other Historic Buildings	
CLM.319		50 Canal St	1900	Building						Other Historic Buildings	
CLM.320		14 Brick Kiln Rd	1988	Building						Other Historic Buildings	
CLM.321	Richardson Barn	66 Graniteville Rd	1728	Building				11/30/2009		Other Historic Buildings	
CLM.322	Stevens, Ephraim House	23 Billerica Rd	1893	Building						Houses	
CLM.801	Heart Pond Cemetery	Garrison Rd	1776	Burial Ground						Burial Grounds/Cemeteries; Town Owned	

APPENDIX B
Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.802	Riverside Cemetery	Middlesex St	1845	Burial Ground						Burial Grounds/Cemeteries; Town Owned	
CLM.803	West Chelmsford Cemetery	School St	1855	Burial Ground						Burial Grounds/Cemeteries; Town Owned	
CLM.804	Forefathers' Cemetery	Westford St	1690	Burial Ground		2/20/1980	5/8/1975	7/2/2003		Burial Grounds/Cemeteries; Town Owned	
CLM.900	B & M Railroad Bridge - Stony Brook Branch #12.8	Princeton St	1955	Structure						Bridges	
CLM.901	Chelmsford World War I Monument	Vinal Sq	1922	Object						Memorials and Monuments	
CLM.902	Clarke School for the Deaf Marker	Academy St	1952	Object		2/20/1980	5/8/1975			Memorials and Monuments	
CLM.903	Chelmsford First Town Meeting Marker	Crosby Ln	1925	Object			5/8/1975			Memorials and Monuments	Street Should Be: Meetinghouse Road
CLM.904	Chelmsford Town Pound Marker	Bridge St	1926	Object						Memorials and Monuments	
CLM.905	Chelmsford War Memorial	North Rd	1955	Object		2/20/1980	5/8/1975			Memorials and Monuments	Name Should Be: Chelmsford Common War Memorial; Street Should Be: Common
CLM.906	Chelmsford Concord Battle Monument	Central Sq	1899	Object		2/20/1980	5/8/1975			Memorials and Monuments	Street Should Be: Central Square Green
CLM.907	Middlesex Canal	Middlesex Canal	1802	Structure		8/21/1972 and 11/19/2009				Canals	
CLM.908	Chelmsford Lime Quarries and Kilns	Beaver Brook	1740	Structure						Other Historic Structures	Street Should Be: Littleton Road
CLM.909	Meadowbrook Road Bridge over unnamed canal	Meadowbrook Rd	1950	Structure						Bridges	
CLM.910	NY, NH & H RR Bridge - Framingham Branch #5.66	Conrail	1920	Structure						Bridges	
CLM.911	NY, NH & H RR Bridge - Framingham Branch #5.20	Conrail	1930	Structure						Bridges	
CLM.912	NY, NH & H RR Bridge - Framingham Branch #4.09	Conrail	1927	Structure						Bridges	
CLM.913	NY, NH & H RR Bridge - Framingham Branch #6.59	Conrail	1920	Structure						Bridges	
CLM.917	Stony Brook Railroad Bridge	Stony Brook	1850	Structure						Bridges	
CLM.918	North Chelmsford Canal	Princeton St	1823	Structure						Canals	
CLM.919	Fletcher Granite Company	Groton Rd	1880	Structure						Commercial/Industrial	

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Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.920	Wotton Road - Deep Brook Railroad Bridge	Wotton Rd	1937	Structure						Bridges	
CLM.921	Chelmsford Revolutionary Monument	Academy St	1859	Object		2/20/1980	5/8/1975			Memorials and Monuments	
CLM.922	I-495 Access Road Bridge	I-495	1961	Structure						Bridges	
CLM.923	Route 3 Bridge over B & M Railroad	Rt 3	1959	Structure						Bridges	
CLM.924	Rivemeck Road Bridge over Route 3	Rivemeck Rd	1954	Structure						Bridges	
CLM.925	Route 3 Bridge over Conrail	Rt 3	1941	Structure						Bridges	
CLM.926	Route 3 Bridge over Route 110	Rt 3	1941	Structure						Bridges	
CLM.927	Route 3 Bridge over Parkhurst Road	Rt 3	1941	Structure						Bridges	
CLM.928	Stedman Street Bridge over Route 3	Stedman St	1940	Structure					Yes	Bridges	
CLM.929	Eastbound Route 4 Bridge over Route 3	Rt 4	1958	Structure					Yes	Bridges	
CLM.930	Westbound Route 4 Bridge over Route 3	Rt 4	1958	Structure					Yes	Bridges	
CLM.931	Route 129 Bridge over Route 3	Rt 129	1954	Structure						Bridges	
CLM.932	I-495 Bridge over Route 3	I-495	1961	Structure					Yes	Bridges	
CLM.933	Lowell Connector Bridge over Route 3	Lowell Connector	1960	Structure						Bridges	
CLM.934	Route 3 Bridge over River Meadow Brook	Rt 3	1959	Structure						Bridges	
CLM.935	Route 3 Bridge over Richardson Road	Rt 3	1959	Structure						Bridges	
CLM.936	Route 3 Bridge over Stony Brook	Rt 3	1959	Structure						Bridges	
CLM.937	Route 3 Bridge over Moores Canal	Rt 3	1961	Structure						Bridges	
CLM.938	Route 3 Bridge over Main Street	Rt 3	1959	Structure						Bridges	
CLM.939	Route 3 Bridge over Route 40	Rt 3	1959	Structure					Yes	Bridges	
CLM.940	LeFebvre, Lance Corporal Rudolph Jr., Monument	177 Boston Rd	1967	Object						Memorials and Monuments	
CLM.941	East Chelmsford World War II Veteran's Monument	Carlisle St	1943	Object						Memorials and Monuments	

APPENDIX B
Inventoried Resources

Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.942	Middlesex Canal Monument	127 Riverneck Rd	1987	Object						Memorials and Monuments	
CLM.943	Blaizonis, Peter V. Monument	Gorham St	1991	Object						Memorials and Monuments	
CLM.945	Perham Park Armed Services Monument	Chelmsford St	1925	Object						Memorials and Monuments	
CLM.946	Clark, Allan and Herbert World War II Memorial	Main Rd	2000	Object						Memorials and Monuments	
CLM.949	Harvey Family Monument	2 Harvey Rd	1989	Object						Memorials and Monuments	
CLM.950	Parkhurst's Pulpit	10 Robin Hill Rd	1850	Structure						Other Historic Structures	
CLM.951	Veterans' Memorial Park	North Rd	1990	Structure						Memorials and Monuments	
CLM.952	Veterans' Memorial Park - Desert Storm Monument	North Rd	1991	Object						Memorials and Monuments	
CLM.953	Veterans' Memorial Park - POW/MIA Monument	North Rd	1992	Object						Memorials and Monuments	
CLM.954	Bagni, William L. Memorial Stone and Bridge	North Rd	1991	Object						Memorials and Monuments; Bridges	
CLM.955	Veterans' Memorial Park - Contributor's Stone	North Rd	1997	Object						Memorials and Monuments	
CLM.956	Veterans' Memorial Park - Soldiers Wall	North Rd	1992	Object						Memorials and Monuments	
CLM.957	Merrimac Valley Vietnam Veterans Memorial Stone	North Rd	1997	Object						Memorials and Monuments	
CLM.958	Veterans' Memorial Park - Soldier & Boy Stone	North Rd	1995	Object						Memorials and Monuments	
CLM.959	Veterans' Memorial Park - Kinney, Milton Bench	North Rd	1998	Object						Memorials and Monuments	
CLM.960	Chelmsford Police Officers' Monument	2 Old North Rd	2003	Object						Memorials and Monuments	
CLM.961	Quessy, Cpl. George Ralph Monument	Main St	1925	Object						Memorials and Monuments	
CLM.962	Operations Enduring - Iraqi Freedom Monument	North Rd	2005	Object						Memorials and Monuments	
CLM.963	Lucifer Match Factory Monument	192 Robin Hill Rd	1975	Object						Memorials and Monuments	
CLM.964	September 11 Memorial Bench	200 Richardson Rd	2003	Object						Memorials and Monuments	
CLM.965	North Chelmsford Vietnam War Memorial	Middlesex St	2006	Object						Memorials and Monuments	

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Inventory Number	Name	Street	Year	Inventory Type	National Historic Register Individual List Date	National Historic Register District List Date	Local Historic District List Date	Preservation Restriction Date	Demolished?	Notes	Recommended Edits to Inventory Forms
CLM.966	Middlesex Canal	Middlesex Canal	1802	Structure		8/21/1972 and 11/19/2009				Canals	

APPENDIX C — PROPERTIES LISTED ON THE STATE REGISTER OF HISTORIC PLACES¹

Name (Inventory Number)	Address	Designation Type	Designation Date	Number of Properties
Chelmsford Old Town Hall (CLM. 225)	1 North Rd	PR, NRDIS, LHD	4/24/1985	1
Emerson, J. P. House (CLM. 38)	11 North Rd	PR, NRDIS, LHD	11/21/1978	1
Fiske House (CLM. 25)	1 Billerica Rd	NRIND, NRDIS, LHD	12/9/1977	1
Forefathers' Cemetery (CLM. 804)	Westford St	PR, NRDIS, LHD	7/2/2003	1
Hildreth-Robbins House (CLM. 70)	19 Maple Rd	NRIND	11/29/2006	8
Hutchins, Oliver House (CLM. 108)	79 Elm St	NRIND	9/5/1985	1
Old Chelmsford Garrison House Complex (CLM. 100)	105 Garrison Rd	NRIND	5/8/1973	1
Richardson Barn (CLM. 321)	66 Graniteville Rd	PR	11/30/2009	1
Chelmsford Center Historic District		LHD NRDIS	5/8/1975 2/20/1980	42
<i>Chelmsford Brick Schoolhouse (CLM. 1)</i>	<i>Westford St</i>			
<i>Merrimack River Locks Toll House (CLM. 2)</i>	<i>Westford St</i>			
<i>All Saints' Episcopal Church Rectory (CLM.24)</i>	<i>6 Billerica Rd</i>			
<i>Fiske House (CLM. 25)</i>	<i>1 Billerica Rd</i>	<i>NRIND Also</i>		
<i>Davis, Samuel House (CLM. 27)</i>	<i>10 Worthen St</i>			
<i>Proctor, Azariah Jr. House (CLM. 28)</i>	<i>14 Worthen St</i>			
<i>Packard, Rev. Hezekiah House (CLM. 29)</i>	<i>16 Westford St</i>			
<i>Davis, Albert H. - Richardson House (CLM. 36)</i>	<i>1-3 North Rd</i>			
<i>Fletcher, William Benjamin House (CLM. 37)</i>	<i>1 Academy St</i>			
<i>Emerson, J. P. House (CLM. 38)</i>	<i>11 North Rd</i>	<i>PR Also</i>		
<i>Fletcher, William House (CLM. 39)</i>	<i>33 North Rd</i>	<i>*LHD Only</i>		
<i>Fletcher, Capt. Josiah House (CLM. 40)</i>	<i>14 Crosby Ln</i>	<i>*LHD Only</i>		

LHD – Local Historic District

NRIND – National Register Individually Listed Property

NRDIS – National Register District

PR – Preservation Restriction

Chelmsford Center Historic District, Cont.

<i>Hodges, Frank H. House</i> (CLM. 115)	32-34 North Rd	*LHD Only
<i>Wilson Block - Central House</i> (CLM. 204)	3-8 Central Sq	
<i>Parkhurst, Edwin King Grocery Store</i> (CLM. 205)	2 Chelmsford St	
<i>Kittredge, Dr. Paul - Sweetser House</i> (CLM. 206)	20 Chelmsford St	
<i>Kittredge, Dr. Francis M. - Howard House</i> (CLM. 207)	21 Chelmsford St	
<i>Chelmsford Ginger Beer and Ale Company</i> (CLM. 209)	28-34 Littleton Rd	*NRDIS Only
<i>First Parish Unitarian Universalist Church</i> (CLM. 213)	2 Westford St	
<i>Sullivan – Haley, Patrick House</i> (CLM. 217)	4 Westford St	
<i>Hill, Asa Jr. - Osborn House</i> (CLM. 218)	8 Chelmsford St	
<i>Chelmsford Old Town Hall</i> (CLM. 225)	1 North Rd	PR Also
<i>Chelmsford District Schoolhouse #7</i> (CLM. 228)	142 School St	
<i>Haley, Daniel and Patrick H. House</i> (CLM. 229)	2 Bridge St	
<i>Haley, Daniel E. House</i> (CLM. 230)	4 Bridge St	
<i>Day, George W. House</i> (CLM. 231)	8 Westford St	
<i>Robbins, Edward J. House</i> (CLM. 232)	12 Westford St	
<i>Elliott, Jasper House</i> (CLM. 233)	22 Westford St	
<i>Dutton, Lewis M. House</i> (CLM. 234)	28 Westford St	
<i>Nichols, Martha E. - Hemenway, Rodney F. House</i> (CLM. 235)	9 Worthen St	
<i>Chelmsford Central Congregational Church</i> (CLM. 236)	1 Worthen St	
<i>Gale, Lyman S. - Smith House</i> (CLM. 237)	15 Westford St	
<i>Ward, Charles C. House</i> (CLM. 238)	1-3 Westford St	

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APPENDIX C

Chelmsford Center Historic District, Continued

<i>Chelmsford Central Baptist Church (CLM. 239)</i>	<i>11 Academy St</i>	
<i>Chelmsford Central Baptist Church Parsonage (CLM. 240)</i>	<i>7 Academy St</i>	
<i>Chelmsford Center Fire Station (CLM. 241)</i>	<i>7 North Rd</i>	
<i>Davis, Leslie Richardson House (CLM. 242)</i>	<i>5 North Rd</i>	
<i>Kidder, Rothesay P. Commercial Block (CLM. 243)</i>	<i>59-61 Central Sq</i>	
<i>Sweetser, Ervin W. Restaurant and Store (CLM. 244)</i>	<i>10 Chelmsford St</i>	
<i>Wilson, Edith F. House (CLM. 245)</i>	<i>24 Chelmsford St</i>	
<i>Ripley, Julia S. House (CLM. 246)</i>	<i>9-11 Chelmsford St</i>	
<i>Chelmsford All Saints' Episcopal Church (CLM. 247)</i>	<i>10 Billerica Rd</i>	
<i>Fiske, Eustace B. House (CLM. 248)</i>	<i>9 Billerica Rd</i>	
<i>Chelmsford Odd Fellows' Building (CLM. 249)</i>	<i>41-44 Central Sq</i>	
<i>Wilson, George H. Sr. Stable (CLM. 250)</i>	<i>1 Central Sq</i>	
<i>Osborn Service Station (CLM. 251)</i>	<i>8 Littleton Rd</i>	<i>*NRDIS Only</i>
<i>Holt, Almon W. House (CLM. 271)</i>	<i>43 North Rd</i>	<i>*LHD Only</i>
<i>Forefathers' Cemetery (CLM. 804)</i>	<i>Westford St</i>	<i>PR Also</i>
<i>Clarke School for the Deaf Marker (CLM. 902)</i>	<i>Academy St</i>	
<i>Chelmsford First Town Meeting Marker (CLM. 903)</i>	<i>Crosby Ln</i>	<i>*LHD Only</i>
<i>Chelmsford War Memorial (CLM. 905)</i>	<i>North Rd</i>	
<i>Chelmsford Concord Battle Monument (CLM. 906)</i>	<i>Central Sq</i>	
<i>Chelmsford Revolutionary Monument (CLM. 921)</i>	<i>Academy St</i>	

LHD – Local Historic District

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Middlesex Canal	NRDIS	11/19/2009	6
<i>Middlesex Canal (CLM. 907) Middlesex Canal</i>			
<i>Middlesex Canal (CLM. 966) Middlesex Canal</i>			
Middlesex Canal Historic and Archaeological District – Part 1	NRDIS	11/19/2009	4
Middlesex Canal Historic and Archaeological District – Part 2	NRDIS	11/19/2009	11

ⁱ Massachusetts Historical Commission, *State Register of Historic Places 2011* and MACRIS reports for Town of Chelmsford, <http://mhc-macris.net/towns>.

LHD – Local Historic District
NRIND – National Register Individually Listed Property

NRDIS – National Register District
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APPENDIX D – HISTORIC PRESERVATION FUNDING PROGRAMS

MASSACHUSETTS PROGRAMS

Massachusetts Historical Commission

<http://www.sec.state.ma.us/mhc>

Massachusetts Preservation Projects Fund (MPPF)

Competitive matching grant program for municipal and non-profit organizations for pre-development and construction costs.

Survey and Planning Grant Programs (S & P)

Competitive matching grant program for preservation planning projects, including historic resource surveys, National Register nominations, and educational outreach programs. A portion of the annual funds are specifically distributed to Certified Local Government (CLG) programs.

Massachusetts Historic Rehabilitation Tax Credit Program (MHRTC)

Under this program, a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits.

Massachusetts Humanities

<http://www.masshumanities.org>

Project Grants

Supports public programming in the humanities in Massachusetts, including film-, lecture-, reading-, and discussion series; exhibits; media pre-production and distribution; and other public activities. Standard maximum award is \$5,000.

Research Inventory Grant (RIG)

Provides funding for inventory projects designed to support an organization's future programming, including but not limited to cataloguing of manuscripts, published records, photographs, artifacts, or other materials in the organization's collections. Available for small historical organizations with operating budgets of under \$75,000. Maximum award is \$1,500.

Massachusetts Cultural Council

<http://www.massculturalcouncil.org>

Adams Arts Program

Offers funds for projects related to Creative Economy initiatives, including downtown revitalization and cultural tourism.

Massachusetts Cultural Facilities Fund

Provides matching Capital Grants to promote the acquisition, design, repair, rehabilitation, renovation, expansion, or construction of nonprofit cultural facilities in Massachusetts.

Local Cultural Council Program

Administered through the Chelmsford Cultural Council, this program provides small grants to support art programs, works of local artists, musicians, historians, and collaborative proposals that bring together artists, organizations, and local cultural groups for projects that serve the Chelmsford community. <http://www.chelmsfordculturalcouncil.com/>

Boston Foundation for Architecture

<http://www.bfagrants.org/grants.html>

Provides grants for community-based public education programs, exhibitions and tours, in-school educational programs, conferences, lectures, symposiums and other community activities related to planning, design, and the built environment in Massachusetts.

NATIONAL PROGRAMS

Heritage Preservation

<http://www.heritagepreservation.org>

Conservation Assessment Program (CAP)

Provides a general conservation assessment of a museum's collection, environmental conditions, and site. As part of this program, professional conservationists visit the museum to identify conservation priorities, help the organization to develop strategies for improved collections care, and provide a tool for long-range planning and fundraising. Museums with buildings over 50 years old may receive additional funds for an architectural assessor to identify priorities for care of the building(s).

National Endowment for the Humanities

<http://www.neh.gov/grants/preservation/preservation-assistance-grants-smaller-institutions>

Preservation Assistance Grants

Assists small and mid-sized institutions—such as libraries, museums, historical societies, archival repositories, cultural organizations, and town and county records offices—improve their ability to preserve and care for their significant humanities collections. These may include special collections of books and journals, archives and manuscripts, prints and photographs, moving images, sound recordings, architectural and cartographic records, decorative and fine art objects, textiles, archaeological and ethnographic artifacts, furniture, historical objects, and digital materials.