



7. Original owner (if known) probably Gay & Silver Machine Shop

Original use 1 family residence

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

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

9 Historical significance (Include explanation of themes checked above)

This house was probably built in the mid 1830s by the near-by Gay & Silver Machine Shop as a home for an employee and his family. Its architecture and age are very similar to several others in the same general area and on the same street. It was sold by the company in November 1845 to Albert Graves, about whom nothing is known except that he and his wife, Norrella M., lived in Chelmsford. In 1850 Mr. Graves sold the property to William Pratt, a miller from Vermont. It has since been the home of blue collar workers, many of whom were connected with the North Chelmsford industries; these included an overseer, a "manufacturer", and the chief engineer for the near-by Moore Spinning Company. In 1909 William Ballinger, grandfather of the present owner, moved in with his family, and he worked for many years as superintendent of the near-by Silesia Worsted Mills before retiring. William's son, Raymond Ballinger, was an overseer in a local mill.

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

1856 Walling's Co. Map; 1875 Beers Atlas; 1889 Walker Map  
Mr. Frank Ballinger  
Mid. No. Dist. Deeds: Bk. 15, pg. 518 (1845)  
Chelmsford tax/valuation lists, revaluation records, vital records  
Chelmsford Street Directories: 1898/99, 1915/16, 1917/18, 1919, 1922, 1943, 1973, 1974  
Chelmsford Register of Voters' List: 1884-91  
Lowell Sunday Telegram: 12/20/1908; Lowell Courier-Citizen: 5/11/1909  
List of Persons Liable to Enrollment in Town of Chelmsford, May 1, 1865

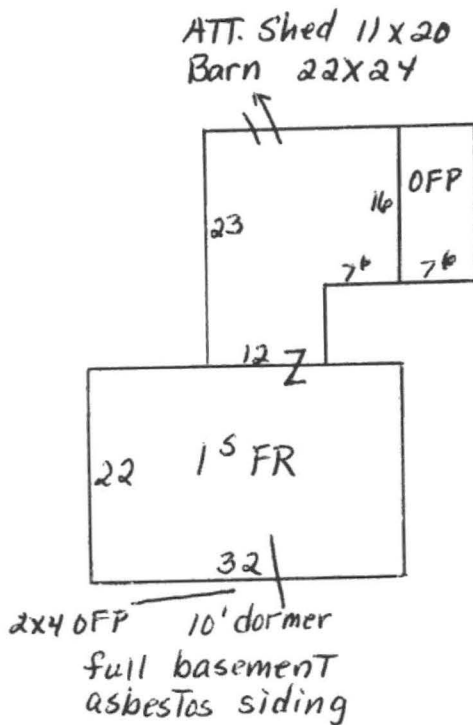
INVENTORY FORM CONTINUATION SHEET


MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Chelmsford	Form No: 132
Property Name: Ballinger House	

Indicate each item on inventory form which is being continued below.

3. Alterations:



  
1875 Beers Atlas  
1889 Walker Map

Revaluation Record  
10/9/1970

"Victorian"	addition & open porch on right (east) side of ell
1950s probably	asbestos siding put on
?	dormer over front entrance added
After 1967	fireplaces removed (woodwork remains 1984)
1971 probably	shed with slanted roof added to rear of attached barn
1984	wood rail & granite post fence in front yard removed (granite posts remain)
Nov. 1984	new window on right (east) side of barn

Barn may be original : was there in 1855

Staple to Inventory form at bottom

15 Cottage Row  
Middlesex North District Registry of Deeds

Book 2176, page 717	12/11/1975	Francis Edwin Ballinger to Francis Edwin & Mary Ballinger, 15 Cottage Row land & buildings
Book 1793, Page 451	5/03/1967	Raymond F. Ballinger, unmarried, to Raymond F. & Francis Edwin Ballinger land & buildings
Book 979, page 337	7/23/1942	William Ballinger, unmarried, to Raymond F. & Edna I. Ballinger land & buildings
Book 494, page 382	10/05/1912	Florence E. Grant to William & Mary A. Ballinger land & buildings
Book 494, page 380	10/05/1912	William Ballinger to Florence E. Grant land & buildings
Book 433, page 32	4/29/1909	Rosetta J. Holmes, widow, to William Ballinger land & buildings
Book 387, page 557	3/06/1906	Addie Z. Garland, Lowell, to Rosetta J. Holmes land & buildings
Book 387, page 556	3/06/1906	John E. Holmes to Addie Z. Garland, Lowell land & buildings
Book 245, page 566	6/14/1893	Charles H. Gould to John E. Holmes \$2000 land & buildings
Book 193, page 407	12/05/1887	Frank A. Fletcher, Auburn, N.Y. to Charles H. Gould, Lowell \$1600 land & buildings
Book 145, page 511	5/21/1881	Heirs of Clara J. Sharp to Frank A. Fletcher land & buildings: homestead of Clara J. Sharp, deceased
Middlesex Probate #9880	1880	Estate of Clara J. Sharp

Book 73, page 204	3/31/1868	Emma F. Sharp to Clara J. Sharp \$500 8,142 sq. ft. & buildings thereon
Book 43, page 70	6/27/1864	Clara J. Sharp, widow of James M. Sharp, to Emma F. Sharp, daughter right in homestead of James M. Sharp, deceased
Middlesex Probate #41321	1864	Estate of James M. Sharp
Book 32, page 362	11/01/1862	William Pratt, Waltham, to James M. Sharp \$1000 8,142 sq. ft. & buildings thereon
Book 26, page 227	10/29/1860	Z.K. Graves, Keene, Vt., to William A. Pratt \$1250 8142 feet & buildings thereon
Book 22, page 290	12/26/1859	William A. Pratt to Z.K. Graves, Keene, N.H. \$1250 8142 feet & buildings thereon
Book 26, page 227	10/29/1850	Albert Graves to William A. Pratt \$725 7460 sq. ft. & buildings thereon
North: Bk. 17, pg.361 South: Bk.588, pg.401	8/10/1850 Correction Deed	Ziba Gay, Nashville, N.H.; Harvey Silver, Stephen Fairbanks, Boston, to Albert Graves \$600 7460 sq. ft. buildings
North: Bk. 15, pg.518 South: Bk.476, pg. 30	11/18/1845	Gay & Silver to Albert Graves \$600 7460 feet & buildings thereon

15 Cottage Row

Lowell Courier-Citizen:

May 13, 1907 - John E. Holmes celebrated his 70th birthday in a quiet way at his home in Cottage street on Friday, May 10th. Mr. Holmes was for many years engineer for Geo. C. Moore. Ever faithful and interested in the welfare of his employer. For the past 4 years he has been an invalid.

July 17, 1908 - North Chelmsford  
Mr. John Holmes is quite poorly.

Lowell Sunday Telegram:

NorthChelmsford December 20, 1908  
The death of the late John E. Holmes caused deep regret in this village, where he was universally loved and respected. He was chief engineer for George C. Moore for many years.

Lowell Courier-Citizen:

May 3, 1909 North Chelmsford  
William Ballinger has bought the Holmes estate in Cottage Row, and in a short while he and his wife and family will move into it.

May 11, 1909 North Chelmsford  
Mr. & Mrs. William Ballinger & family moved in today into their new home in Cottage Row.

Lowell Daily Courier:

Friday, February 6, 1903 North Chelmsford  
John E. Holmes, the popular engineer at the Moore Spinning company, has been confined to his home several days with the grippe.



8/7/2004 F. Merriam