

# FORM B – BUILDING

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

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

13/10/5	Nashua South		CLM.335
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**Town/City:** Chelmsford

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

## Photograph



**Address:** 1 Dunstable Road

**Historic Name:** Thomas J. Adams Building

**Uses:** Present: mixed-use, North Chelmsford Hardware  
Original: mixed-use

**Date of Construction:** ca. 1880, ca. 1930, ca. 1970

**Source:** map research

**Style/Form:** altered beyond recognition

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: unknown

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*):

Ca. 1970 replacement windows and doors

Ca. 1970 replacement sidings

Ca. 1970 2<sup>nd</sup> story addition

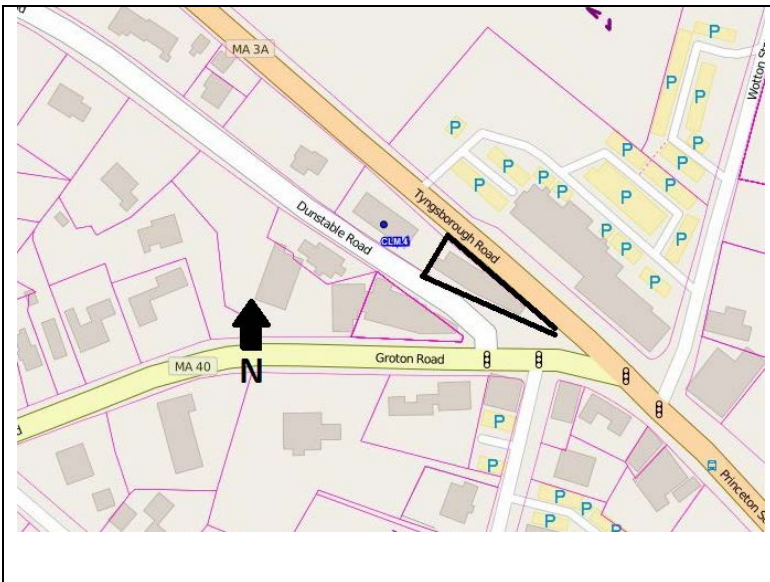
**Condition:** fair

**Moved:** no  yes  **Date:**

**Acreage:** .11 A

**Setting:** The building is located at the junction of Dunstable, Tyngsboro, and Vinal Square. The building encompasses most of the lot with sidewalks along two sides of the triangular lot. The surrounding area includes 19<sup>th</sup> and 20<sup>th</sup> c. commercial development.

## Locus Map



**Recorded by:** Jennifer Burden, Gray & Pape, Inc.

**Organization:** Chelmsford Historical Commission

**Date** (*month / year*): June 2016

# INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD

1 DUNSTABLE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CLM.335

Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The building includes three sections that were constructed ca. 1880, ca. 1930, and ca. 1970. The oldest portion is at the rear and includes a two-story ell-shaped building that appears on the 1889 Walker map as part of the T.J. Adams's estate. The rear of this building is visible from Tyngsboro Road and the front gable portion is visible from Dunstable Road; the ell portion was infilled ca. 1970 to connect the building to the front portion constructed ca. 1930. The second story that is currently clad in wood shingles was also added ca. 1970. The easternmost section of the building has a flat roof and the oldest portion has a cross gable roof covered with asphalt shingles. Overall, the entire building is clad in replacement faux-brick siding on the first story of the south wall and basement of the north wall. The upper stories of the walls are clad in replacement wood shingles. The building has two brick, internal chimneys – one near the center of the flat roof portion and one on the ridgeline of the front gable roof at the rear.

The main entry into the building is at the east wall that leads into the North Chelmsford Hardware store. The entry is a single, replacement, anodized aluminum door. Large, storefront windows are located to the north of the entry and two along the south wall of the first story. A one-story porch is located at the east wall. The porch has a flat roof supported by slender, metal columns that shelters the main entry. Windows on the second floor of this portion of the building are replacement windows that feature a single fixed casement window flanked by two-over-two, double-hung windows. The north wall features six replacement entry doors at the basement level that lead into the hardware store or apartment units. The basement level also includes four fixed casement windows. The second floor of the north wall also includes an entryway that leads to a small balcony with a metal railing.

The south wall includes five replacement entry doors; the eastern one leads to the hardware store, the next two to the west lead to apartment units, the next door to the west leads to the Perfecta – Pet Grooming store, and final entry leads to the Village Variety convenience store at the rear end of the building. The convenience store entrance is flanked by large storefront windows. A one-story, shed roof addition is located at the west end of the building. The addition was constructed ca. 1930 and has a fieldstone foundation.

The resource is a heavily altered example of a mixed-use building constructed in three phases from the late-nineteenth through mid-twentieth centuries. The building retains historic integrity of location and setting.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The 1856 map of North Chelmsford shows a wheelwright shop building at this location; therefore, the current building section in the rear likely dates to after the date of this map. The 1875 map of North Chelmsford shows a T-shaped building at this location; therefore, it does not appear that rear section was built by this date either. The 1889 map, however, does show an ell-shaped building at this location, so it appears the rear section of the current building was constructed between 1875 and 1889. During this period it was on a lot owned by the T.J. Adams estate that included the building to its rear (CLM.4). The estate owned three large other lots adjacent to this parcel. T.J. Adams appears to be Thomas J. Adams. The 1855 Massachusetts State Census lists Thomas J. Adams (1799-1881) living in North Chelmsford and working as a farmer. The 1860 U.S. Population Census shows that Adams owned \$19,000 in real estate and \$13,200 in personal estate. In 1835 he constructed the building to the rear of this one as a reed factory (CLM.4). The venture was short-lived as by 1848 the building was converted into multiple housing units. Between 1889 and 1904 the parcel was subdivided so that these two buildings were on different parcels.

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Thomas J. Adams died on December 11, 1881 and the property was granted to his son Charles W.S. Adams (1851-1902). Charles married Emma Higgins in the 1890s and at the date of his death, he was listed as retired. The 1907 Sanborn map lists the building as a dwelling; however, the 1910 Census lists Emma (born 1874) living in Lowell, MA with son Mansur (born 1898) and sister Mary Higgins. At this date none of the family members were employed. By 1922 Mansur was still living in Lowell and then working with automobiles according the City Directory. In 1925 Mansur sold the property to Sigmund and Anna Rostler; the deed notes he inherited the property from both of his parents. The 1930 Census lists Sigmund as born ca. 1893 in Austria, but that he immigrated to the United States in 1895. Anna was born ca. 1900 in Massachusetts to Russian parents. The 1934 Lowell City Directory lists the Rostlers living in that city, but operating a provisions store in North Chelmsford (CLM.415). In 1946 they sold the property to John C. Cafiso and James K. Quinn. Cafiso and Quinn established the North Chelmsford Hardware Company in the building. Quinn and his son James Quinn, Jr. operated the hardware store. The hardware store is still in operation and the property is owned by James Quinn, Sr.'s daughter, Louise Tremblay.

**BIBLIOGRAPHY and/or REFERENCES**

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Walling, Henry F. *Map of Middlesex County, Massachusetts*. Smith & Bumstead, Boston, MA. 1856.

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Ca. 1910 photograph showing the building at 1 Dunstable Road on the right side before the construction of the hardware store addition. (Chelmsford Historical Commission.)