

FORM B – BUILDING

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

52/220/14

Billerica

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

Town/City: Chelmsford

Place: Westlands, Musterfield Park

Photograph



MA_Chelmsford_5_Sylvan_Ave_IMG_7949_CHC_2023

Locus Map

See Attached

Address: 5 Sylvan Ave.

Historic Name: Emma & Ollie Saunders House

Uses: Present: residential

Original: residential

Date of Construction: 1926

Source: Deeds, Taxes

Style/Form: Gambrel

Architect/Builder: unknown

Exterior Material:

Foundation: Cement Blocks

Wall/Trim: Vinyl

Roof: asphalt shingles

Outbuildings/Secondary Structures: detached garage

Major Alterations (with dates): unavailable

Condition: good

Moved: no yes **Date:**

Acreage: 7,500 sq. ft.

Setting: On a side street in a 1926 planned development of mixed age and home styles. The deed restriction states homes cannot be built less than 15 ft. from street. The street connects with a busy state road connecting Chelmsford to Lowell. The road on the other end connects with a busy town road making Sylvan Ave., a "cut threw".

Recorded by: Linda Prescott, Fred Merriam, Photographer

Organization: Chelmsford Historical Commission

Date: June 2023

INVENTORY FORM B CONTINUATION SHEET

TOWN Chelmsford ADDRESS 5 Sylvan Ave.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

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

ARCHITECTURAL DESCRIPTION: This 45x20 foot, 2 story house sits about 24 feet from the street. It has a gable roof, vinyl siding, cement brick foundation and all windows are 1/1. On the front southwest façade is an attached 8x18 foot screened in flat roof porch with square posts. The front steps are concrete with stone slabs on the risers. The gable runs southwest to northeast.

The southwest façade has a single story attached porch. The house itself on the first floor has a front door placed in the middle with a single window evenly spaced on both sides. The second floor has 2 single windows evenly spaced across the wall. Over the windows are wooden fan shapes.

The east facing side has 2 pairs of windows on the first floor, the pairs are evenly spaced across the side. The second floor has a small shed style dormer with 2 half sized windows located in the middles of the gambrel roof.

The west façade is one blank wall except for a small window set about 1/3 way from the rear corner. The second floor has a single window shed roof dormer located in the middle of the roof.

On the northeast façade is a single-story ell with a door.

Located on the rear of the lot is a 288.80 square foot unfinished garage with a double garage door, windows on the sides.

HISTORICAL NARRATIVE

The history of this house begins on July 25, 1921 when Emma E. Saunders purchased three small lots to create the larger 7,500 sq. ft. lot. in a planned Westlands development called Musterfield Park. (1) During the beginning of the 1900s, Chelmsford was growing very quickly due to trolley service to Lowell and train service connecting to Boston, Nashua and Concord, New Hampshire, the western part of the state and beyond. The first year Emma paid taxes on the house was in 1927. (2) Although Emma was married to a carpenter named Ollie Saunders, the house was always in Emma's name, she was the longest resident, residing there for 46 years. The gap of time between the purchase and completed house may have been because her husband Ollie, a carpenter, probably built the house himself. (3) Very little is known about the couple, they were a very private couple. All of Emma's life she worked as a stenographer in Lowell, first for a law office and then in a real estate office. (4) Federal Census indicates her husband, Ollie, was a carpenter and a contractor. Ollie registered for both World War I and II but there are no records indicating he served. (5) From 1918-1932, Ollie was a Mason, belonging to a lodge several towns away. (6) Although, the Lowell Sun reported in 1942, while enjoying a Sunday dinner with members of the family, Emma's house was struck by lightning. The paper reports there was minimal damage. (7) The rest of the articles are funeral notices and obits. They were a childless couple. The Saunders did celebrate their 22nd anniversary in August, 1937. (8) Ollie died on August 21, 1965. (9) Emma (McCullough) Saunders died September 25, 1966 (11) and is buried n Pine Hill Cemetery, Chelmsford, with her husband. (10) The Lowell Sun also reported her estate was worth \$35,000.00 and her entire estate was inherited by her brother. (12) Since then, the house has changed hands several times.

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TOWN Chelmsford ADDRESS 5 Sylvan Ave.

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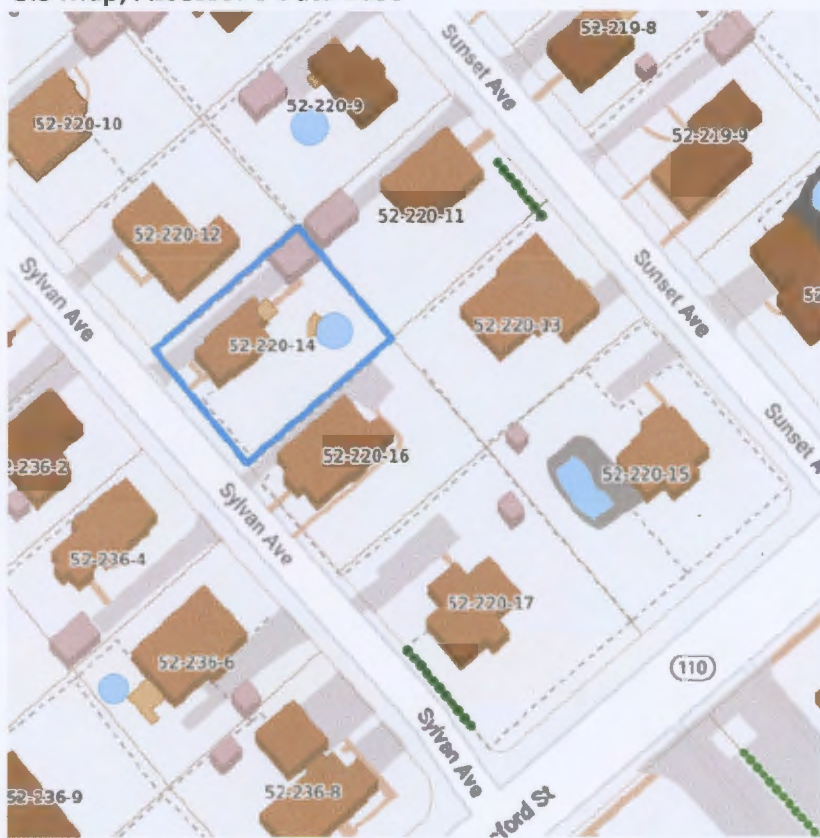
Area(s) Form No.

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BIBLIOGRAPHY and/or REFERENCES

1. Middlesex North Registry of Deeds; Book 648, Pg. 29
2. Chelmsford Tax Book; 1927, Dist. 6, Pg. 155, line 31
3. Federal Census 1920, 1930, 1940; Ancestry.com
4. Chelmsford Lists of Residents
5. World War I and II Registration Cards; Ancestry.com
6. Masonic card; Ancestry.com
7. NewspaperArcHive.com; Lowell Sun, June 29, 1942, pg. 6
8. NewspaperArcHive.com; Lowell Sun, August 9, 1937, pg. 12
9. NewspaperArcHive.com; Lowell Sun, August 22, 1965, pg. 5, 6, 8
10. NewspaperArcHive.com; Lowell Sun, September 26, 1966, pg. 3
11. Chelmsford Cemetery Records
12. NewspaperArcHive.com; Lowell Sun, October 4, 1966, pg. 34

GIS Map, Assessor's Data Base



5 Sylvan Ave.



1" = 147.18803983574387 ft

Property Information

Property ID 52-220-14
Location 5 SYLVAN AV
Owner NEWCOMB SEAN ERIC &



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

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

Geometry updated 02/06/2023
 Data updated Daily

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

MUSTERFIELD PARK

IN CHELMSFORD CENTER

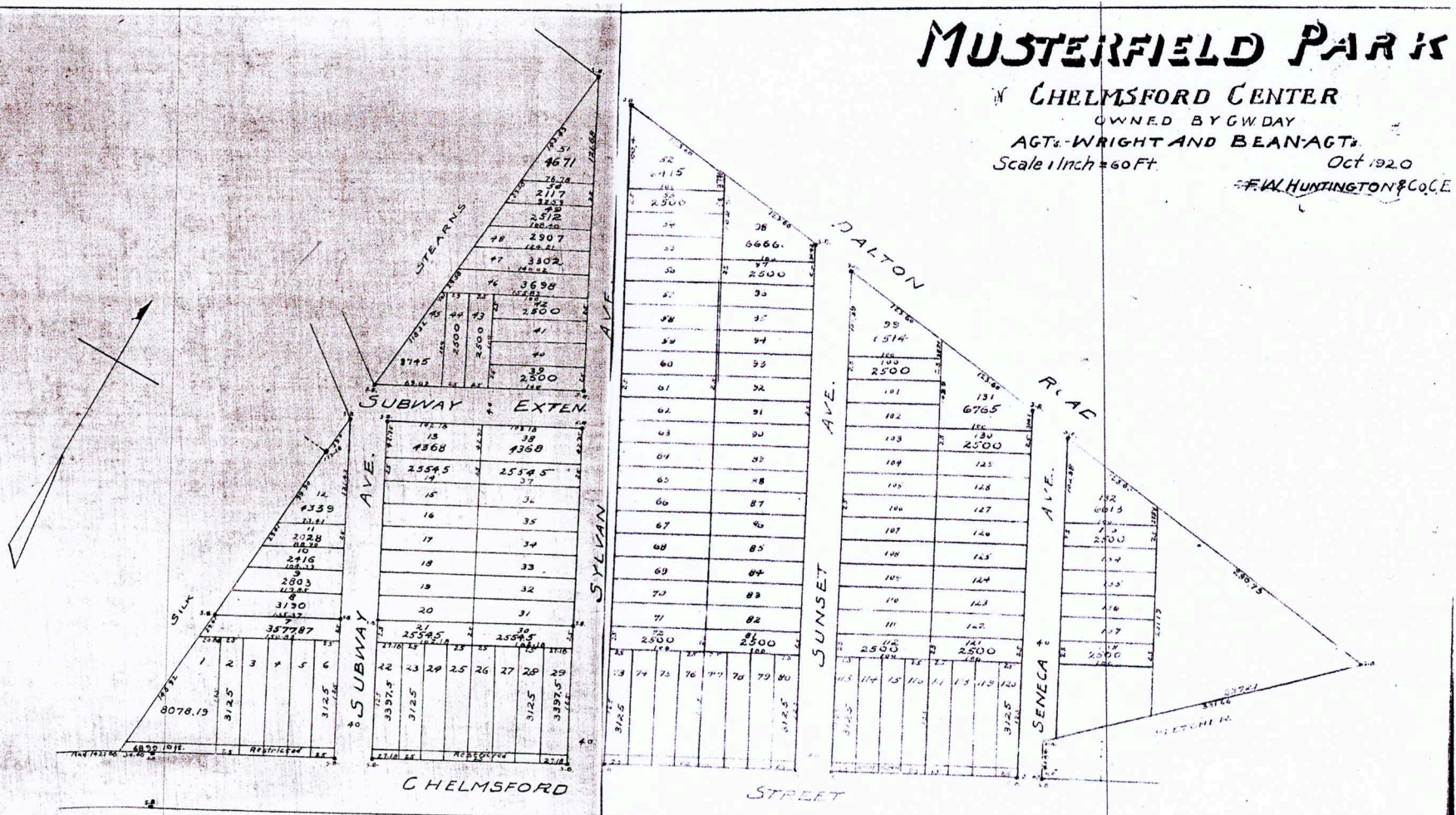
OWNED BY GWDAY

AGTS. WRIGHT AND BEAN AGTS.

Scale 1 Inch = 60 Ft.

Oct 1920

F. H. HUNTINGTON & CO. C.E.



PL BK 38 PG 43
 DATE Nov. 13 1920
 "For Attested Plan See Original"

Summary

YEAR	SOURCE	PREC	PG	LAST NAME	FIRST NAME	OCCUPATION	AGE	NOTES
1931	Chel. Res. List			Saunders	Emma	stenographer	37	same address 1930
				Saunders	Ollie	carpenter	46	same address 1930
1932	Lowell Suburban		193	Saunders	Ollie	carpenter		
					Emma			
1939	Chel. Res. List	6		Saunders	Emma	stenographer	41	same address 1938
			33	Saunders	Ollie	carpenter	48	same address 1939
1940	Chel. Res. List	6	33	Saunders	Emma	stenographer	42	
			32	Saunders	Ollie	carpenter	49	
1941	Chel Res	6	34	Saunders	Emma	stenographer	43	
			33	Saunders	Ollie	carpenter	50	
1942	Chel Res	6	35	Saunders	Emma	stenographer	44	
			33	Saunders	Ollie	carpenter	51	
1943	Chel Res	6	35	Saunders	Emma	stenographer	45	
			34	Saunders	Ollie	carpenter	52	
1944	Chel Res	6	35	Saunders	Emma	stenographer	46	
			34	Saunders	Ollie	carpenter	53	
1945	Chel Res	6	36	Saunders	Emma	stenographer	47	
			36	Saunders	Ollie	carpenter	54	
1946	Chel Res	6	36	Saunders	Emma	stenographer	50	
			25	Saunders	Ollie	carpenter	62	
1947	Chel Res	6	36	Saunders	Emma	stenographer	51	
			35	Saunders	Ollie	carpenter	63	
1948	Chel Res	6	37	Saunders	Emma	stenographer	52	
			35	Saunders	Ollie	carpenter	64	
1949	Chel Res	6	39	Saunders	Emma	stenographer	53	
			35	Saunders	Ollie	carpenter	65	
1950	Chel Res	6	40	Saunders	Emma	stenographer	54	
			37	Saunders	Ollie	carpenter	65	
1951	Chel Res	6	43	Saunders	Emma	steno.	55	
			39	Saunders	Ollie	carpenter	66	
1952	Chel Res	6	44	Saunders	Emma	Stenographer	56	
			40	Saunders	Ollie	carpenter	67	
1953	Chel Voter	6	44	Saunders	Emma	stenographer	57	
			40	Saunders	Ollie	carpenter	68	
1954	Chel Voter	6	45	Saunders	Emma	stenographer	58	
			43	Saunders	Ollie	carpenter	69	
1955	Chel Voter	6	47	Saunders	Emma	stenographer	59	
			41	Saunders	Ollie	carpenter	70	
1956	Chel Voter	6	49	Saunders	Emma	stenographer	60	
			44	Saunders	Ollie	unemployed	71	
1957	Chel Voter	6	50	Saunders	Emma	stenographer	61	
			46	Saunders	Ollie	unemployed	72	
1958	Chel Voter	6	52	Saunders	Emma	stenographer	62	
			48	Saunders	Ollie	unemployed	73	
1959	Chel Voter			Saunders	Emma	housewife	5/20/95	
				Saunders	Ollie	unemployed	4/9/84	
1960	Chel Voter			Saunders	Emma	housewife	5/20/95	
				Saunders	Ollie	unemployed	4/9/84	
1961	Chel Voter		165	Saunders	Emma	housewife	5/20/95	
				Saunders	Ollie	unemployed	4/9/84	
1963	Chel Voter		286	Saunders	Emma	housewife	1895	
				Saunders	Ollie	unemployed	1884	
1966	Chel Voter		227	Saunders	Emma	housewife	1895	
1967	Chel Voter			none				

5 Sylvan Ave.
Tax Summary

YEAR	DIST	PG/LN	NAME	BUILDING	BLDG VALUE	LAND	LAND SIZE SQ. FT.	LAND VALUE
1926	6	155/32	Saunders, Emma E.				7,500	\$255.00
						Sylvan or Musterfield lots # 67-68-69		
1927	6	155/31	Saunders, Emma E.	Dwelling	\$1,450.00	Musterfield Lot 67-68-69 Sylvan Ave.	7,500	\$225.00
				Garage	\$125.00			
				Hen House	\$25.00			
1928	6	157/15	Saunders, Emma E.	Dwelling	\$1,450.00	Musterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1929	6	157/14	Saunders, Emma E.	Dwelling	\$1,450.00	Musterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1930	6	165/24	Saunders, Emma E.	Dwelling	\$1,450.00	Musterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1931		211/17	Saunders, Emma E.	Dwelling	\$1,450.00	Musterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1932		50/38	Saunders, Emma E.	Dwelling	\$1,450.00	Munsterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1933		35/26	Saunders, Emma E.	Dwelling	\$1,450.00	Munsterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1934		62/31	Saunders, Emma E.	Dwelling	\$1,450.00	Musterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1935		61/15	Saunders, Emma E.	Dwelling	\$1,450.00	Munsterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			
1936		62/17	Saunders, Emma E.	Dwelling	\$1,450.00	Munsterfield Lot 67-68-69	7,500	\$250.00
				Garage	\$125.00			
				Hen House	\$25.00			

5 Sylvan Ave.
Deed Summary

DATE	BK/PG	NAMES	DESCRIPTION
May 17 2019	32981/296	Paolini to Newcomb	Tina Marie Paolini, unmarried, of Chelmsford, to Sean Eric and Katherine Ann Newcomb, husband and wife, as Tenants by the Entirety, now of 5 Sylvan Ave. the land and buildings described as: Southwesterly by Slyvan Ave, on 3 lines together measuring 75'; Northwesterly By Lot 66 as on PB 38/43, 100'; Northeasterly by Lots 86,85,and 84, as on plan, on 3 lines together measuring 75'; Southeasterly by Lot 70 as on plan, 100'. Containing 7,500 square feet. Being lots 67, 68, and 69 on PB 38/43.
Dec 20 1999	10583/150	Ducharme to Paolini	Norman Edmond and Judith M. DuCharme, of Chelmsford to Tina Marie Paolini, of 5 Sylvan Ave. The buildings and land described as; Southwesterly by Slyvan Ave, on 3 lines together measuring 75'; Northwesterly by Lot 66 as on PB 38/43, 100'; Northeasterly by Lots 86,85,and 84, as on plan, on 3 lines together measuring 75'; Southeasterly by Lot 70 as on plan, 100'. Containing 7,500 square feet. Being lots 67, 68, and 69 on PB 38/43.
May 9 1969	01884/394	Robbins to DuCharme	James F. and Joanne Robbins, husband and wife, Tenants by the Entirety, both of Chelmsford, to Norman Edmond and Judith M. DuCharme, husband and wife, as Tenants by the Entirety, both of Chelmsford the buildings and land described as: Southwesterly by Slyvan Ave, on 3 lines together measuring 75'; Northwesterly by Lot 66 as on PB 38/43, 100'; Northeasterly by Lots 86,85,and 84, as on plan, on 3 lines together measuring 75'; Southeasterly by Lot 70 as on plan, 100'. Containing 7,500 square feet. Being lots 67, 68, and 69 on PB 38/43.

5 Sylvan Ave.
Deed Summary

Aug 30 1967	1801/150	McGaughey/McCullough, Exec to House	Edward F. McGaughey and William H. McCullough of Chelmsford and Lowell respectfully, as Executors of the Will of Emma E. Saunders, late of Chelmsford (Probate Case #410173) to Ralph E. and Harriette F. House, husband and wife, as Tenants by the Entirety, both of Chelmsford the land situated on the easterly side of Sylvan Ave. as on PB 38/43 and described as: Westerly by Sylvan Ave. 75'; Southerly by Lot 70, 100'; Easterly by Lots 84,85 and 86', 75'; Northerly by Lot 66, 100'. Containing 7,500 sq. ft.. Subject to conditions on record.
July 25 1921	648/29	Day to Saunders	George W. Day, of Chelmsford, to Emma E. Saunders, of Lowell, a certain parcel of land situated on the Easterly side of Sylvan Ave., PB 38/43 and described as: Westerly by Sylvan Ave. 75'; Southerly by Lot 70, 100'; Easterly by Lots 84,85 and 86', 75'; Northerly by Lot 66, 100'. Containing 7,500 sq. ft.. This conveyance is made subject to the following: That not until January 1, 1940, shall there be built upon said premises any building or any part thereof closer than 15' from Sylvan Ave.; That a dwelling shall cost no less than \$2000.00; That garages or buildings other than a dwelling be placed on less than 40 feet furor Sylvan Ave.