

# FORM B – BUILDING

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

35/149/10

Westford

CLM 406

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

**Town/City:** Chelmsford

**Place:** West Chelmsford

## Photograph



**Address:** 41 School Street

**Historic Name:** John Dunn House

**Uses:** Present: single family dwelling

Original: single family dwelling

**Date of Construction:** 1883

**Source:** Taxes, Deeds 1875+1889 Maps

**Style/Form:** Italianate

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: Vinyl siding/vinyl

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**  
none

**Major Alterations (with dates):**

Ca. 1970 , ell extension, dormer additions, garage addition

Ca. 1980 Porch enclosure

Ca. 2000 replacement siding and windows

Ca. 2000 rear additions

**Condition:**

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

**Acreage:** 1.43 acres

**Setting:** The house is located approximately 45' southwest of School St. An asphalt drive leads to the attached garage. A brick path leads from the street to the main entry. An in-ground pool is behind the house. The lot is flat and grassy around the house with heavily wooded areas farther out. The area includes 19th and 20th c. residential development.

## Locus Map



**Recorded by:** Linda V. Prescott

**Organization:** Chelmsford Historical Commission

**Date:** October 2024

# INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD

41 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CLM.

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.*

This building is located on the west side of School Street, south of Catamaran Drive. It is a ca. 1880, wood frame, one and-a-half story upright and wing house. The roof is covered with asphalt shingles and the exterior walls are covered with vinyl siding with vinyl trim. The original portions of the house rest atop a stone foundation. The primary (northeast) façade, which faces School Street, is divided into six bays. The front-gabled, upright portion of the house is divided into three bays on the first story, with the front entrance located in the first bay on the north side of the façade. The door features Classical style sidelights and transom that is surmounted by a small, flat Classical porch roof. The gable features Gothic Revival style barge boards and Greek Revival gable returns. Fenestration consists of one-over-one, double-hung replacement windows. The wing, which extends northward from the upright segment of the house, features an enclosed porch addition and a pair of gabled wall dormers on the second story. A two-story attached garage addition is located at the north end of the wing. The dormers and garage addition feature gable returns.

The house is an altered example of a late nineteenth century residence that retains historic integrity of location, setting, feeling, and association.

## 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 house does not appear on the 1875 map of West Chelmsford, but is present on the 1889 map of the area; therefore, the building was constructed ca. 1880. The original owner of the house was John Dunn. Dunn (born ca. 1856 in Massachusetts to Irish-born parents) is listed in the 1900 US Population Census as residing in Chelmsford with wife Mary (born ca. 1856 in Ireland), son Thomas, daughters Mary and Katie, and niece Annie M. Ready. At this date John was listed as a farmer. The 1900-1901 city directory further notes the Dunn house was located across School Street from the school shown on the 1875 and 1889 maps. By 1937 ownership of the property transferred to Elizabeth Dunn, whose relation to the Dunn was not discovered. In 1937 Elizabeth sold the property to Charles Fletcher. Fletcher retained the property for approximately six months before selling it to Marion Brown. The 1940 census lists Marion (1901-1975) living on School Street with husband Carroll (ca. 1902-1947, born in Canada) and son Dean (born ca. 1928). The 1942 directory lists Carroll as the proprietor of the Middlesex Village Motor Company. After Marion's death, the property was transferred to William T. Brown, who is the current owner. The property, therefore, has only been occupied by two families over the course of its history thus far.

## BIBLIOGRAPHY and/or REFERENCES

Beers, F.W. *County Atlas of Middlesex, Massachusetts*. J.B. Beers & Co., New York. 1875.

Genealogical research, including U.S. and Massachusetts census records; birth, marriage, and death records; and city directory records from ancestry.com.

Geo. H. Walker & Co. *Atlas of Middlesex County, Massachusetts*. Geo. H. Walker & Co., Boston, MA. 1889.

Merriam, Fred. *North and West Chelmsford*. To be published by Arcadia Publishing, Charleston, South Carolina. 2016.

Middlesex North Registry of Deeds. www.lowelldeeds.com.

**INVENTORY FORM B CONTINUATION SHEET**

CHELMSFORD

41 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Undated photograph showing the back of the former schoolhouse and 41 School Street across the road. The photograph shows the original design of the wing portion of the house.

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## National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible       Eligible **only** in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

### Statement of Significance

The area of West Chelmsford is eligible for inclusion in the National Register of Historic Places as a historic district under Criterion A for the development of this area around the Roby Manufacturing Company and Chelmsford Woolen Mills as well as under Criterion C for its intact examples of mid-nineteenth through early twentieth century residential architecture. This building at 42 School Street would be a contributing resource to that district as an example of residential architecture constructed during its period of significance that retains some historic integrity.

52 School Street  
Tax Summary

YEAR	DIST/ PREC	PG/LN	LAST NAME	FIRST NAME	DESCRIPTION	VALUE	PROPERTY	SIZE/ ACRE	LAND VALUE	NOTES
1936		50/33	Dunn	Elizabeth	Dwelling	\$1,000.00	School St. WC	1	\$100.00	
1935		-39		Elizabeth	Dwelling	\$1,000.00	School St. WC	1	\$200.00	
1932		59/9	Dunn	Elizabeth	Dwelling	\$1,000.00	School St. WC	1	\$200.00	
1931		62/48	Dunn	Elizabeth	Dwelling	\$1,000.00	School St. WC	1	\$200.00	
1930	3	47/20	Dunn	Elizabeth	Dwelling	\$1,250.00	School St. WC	1	\$300.00	
1929	3	45/10	Dunn	Elizabeth	Dwelling	\$1,250.00	School St. WC	1	\$300.00	
1925	3	62/46	Dunn	Elizabeth	Dwelling	\$1,250.00	school St. WC	1	\$300.00	
1910	9	34/9	Dunn	Elizabeth	Dwelling	\$850.00	Home Improved Land	1	\$150.00	
1907	9/3	29/40	Dunn	Elizabeth	Dwelling	\$800.00	Home Improved Land	1	\$150.00	
1906	9/3	28/7	Dunn	Elizabeth	Dwelling	\$900.00	Home Improved Land	1	\$150.00	exempt 500
1905	7/1	-28	Dunn	Mary J. Miss	Dwelling	\$900.00	Home Improved Land	3.5	\$100.00	has been set to Elizabeth Dunn
1904	7/3	-11	Dunn	Mary J, Miss	Dwelling	\$1,000.00	Home Improved Land	1	\$100.00	
1900	9/3	28/40	Dunn	John	Dwelling	\$700.00	Home Improved Land	1	\$150.00	John is Mary J's father
1895	9/3	7/25	Dunn	John	Dwelling	\$700.00	Home Improved Land	1	\$125.00	
1893	7/3	19/5	Dunn	John	Dwelling	\$700.00	Home Improved Land	1	\$125.00	
1892	9/3	16/40	Dunn	John	Dwelling	\$700.00	Home Improved Land	1	\$125.00	
1884	9/3	19/43	Dunn	John	Dwelling	\$700.00	Home Improved Land	1	\$125.00	
1883	D9	21/6	Dunn	John	Dwelling	\$800.00	Home Improved Land	1	\$300.00	
1881	D9	-6	Dunn	John						Poll Tax 1.95
			Butterfield	Reuben J.	2 Barns (Agnew)	\$400.00	Home Improved Land	24	\$1,200.00	

41 School Street  
Deed Summary

DATE	BK/PG	NAMES	DESCRIPTION
Apr 10 1975	2145/554	Brown to Brown	Marion S. Brown to William T. Brown of 41 School Street the land in West Chelmsford with the buildings described as: Beginning at the <b>Northeasterly</b> corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence <b>Southeasterly</b> by said highway, 8 rods to a stone bound; thence <b>Southwesterly</b> , 3 rods 6.5 feet to a hole in a stone; <b>Southwesterly</b> , by the wall 6 rods 10 feet to a hole in a stone; thence <b>Southerly</b> , 3 rods 14 feet to a stone bound; thence <b>Southwesterly</b> by land, now or formerly, of Rueben J. Butterfield, described 7 rods 14 feet to a stone bound; thence <b>Northeasterly</b> by land of Butterfield 20 rods to the beginning point. Being the 2nd parcel conveyed by deed, Carroll Brown to Marion Brown, Bk 1056/552
Nov 6 1946	1056/552	Brown to Brown	Marion S. Brown of Lowell to Marion S. and Carroll Brown, husband and wife, as joint tenants not as tenants in common, both of Lowell the land in West Chelmsford with the buildings described as: Beginning at the <b>Northeasterly</b> corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence <b>Southeasterly</b> by said highway, 8 rods to a stone bound; thence <b>Southwesterly</b> , 3 rods 6.5 feet to a hole in a stone; <b>Southwesterly</b> , by the wall 6 rods 10 feet to a hole in a stone; thence <b>Southerly</b> , 3 rods 14 feet to a stone bound; thence <b>Southwesterly</b> by land, now or formerly, of Rueben J. Butterfield, described 7 rods 14 feet to a stone bound; thence <b>Northeasterly</b> by land of Butterfield 20 rods to the beginning point.

## Deed Summary

Jun 20 1938 914/475	Fletcher to Brown	Charles E. D. Fletcher of Stow to Marion S. Brown of Lowell the land in West Chelmsford with the buildings described as: Beginning at the <b>Northeasterly</b> corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence <b>Southeasterly</b> by said highway, 8 rods to a stone bound; thence <b>Southwesterly</b> , 3 rods 6.5 feet to a hole in a stone; <b>Southwesterly</b> , by the wall 6 rods 10 feet to a hole in a stone; thence <b>Southerly</b> , 3 rods 14 feet to a stone bound; thence <b>Southwesterly</b> by land, now or formerly, of Rueben J. Butterfield, described 7 rods 14 feet to a stone bound; thence <b>Northeasterly</b> by land of Butterfield 20 rods to the beginning point.
Dec 14 1937 908/510	Dunn to Fletcher	Elizabeth Dunn, unmarried of Chelmsford to Charles E. D. Fletcher of Stow and William H. O'Brien of Maynard the land in West Chelmsford with the buildings described as: Beginning at the <b>Northeasterly</b> corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence <b>Southeasterly</b> by said highway, 8 rods to a stone bound; thence <b>Southwesterly</b> , 3 rods 6.5 feet to a hole in a stone; <b>Southwesterly</b> , by the wall 6 rods 10 feet to a hole in a stone; thence <b>Southerly</b> , 3 rods 14 feet to a stone bound; thence <b>Southwesterly</b> by land, formerly, of Rueben J. Butterfield, deceased, described 7 rods 14 feet to a stone bound; thence <b>Northeasterly</b> by land of Butterfield 20 rods to the beginning point.

Feb 3 1906 387/299

Dunn to Dunn

Mary J, Dunn of Chelmsford to Elizabeth Dunn of Chelmsford the land in West Chelmsford with the buildings described as: Beginning at the **Northeasterly** corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence **Southeasterly** by said highway, 8 rods to a stone bound; thence **Southwesterly**, 3 rods 6.5 feet to a hole in a stone; **Southwesterly**, by the wall 6 rods 10 feet to a hole in a stone; thence **Southerly**, 3 rods 14 feet to a stone bound; thence **Southwesterly** by land, formerly, of Rueben J. Butterfield, deceased, described 7 rods 14 feet to a stone bound; thence **Northeasterly** by land of Butterfield 20 rods to the beginning point. John Dunn is father of Mary J. Dunn. Restriction; no intoxicating liquor shall be consumed or kept on the premissis.

Feb 14 1893 241/206

Dunn to Dunn

John Dunn of Chelmsford to Mary J. Dunn of Chelmsford the land in West Chelmsford with the buildings described as: Beginning at the **Northeasterly** corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence **Southerly** by said highway, 8 rods to a stone bound; thence **Southwesterly**, 3 rods 6.5 feet to a hole in a stone; **Southwesterly**, by the wall 6 rods 10 feet to a hole in a stone; thence **Southerly**, 3 rods 14 feet to a stone bound; thence **Southwesterly** by land of Grantor, 7 rods 1.5 feet to a stone bound; thence **Northwesterly** by land of Grantor 8 rods to a stone bound; thence **Northeasterly** by land of Grantor 20 rods the beginning point. No intoxicating liquor shall be kept for sale on the premises. Mary J. is to support and maintain her father John Dunn during the term of his natural life. These corrections is made to correct the ommission John Dunn unmarried.



## Deed Summary

Oct 21 1881 148/436

Butterfield to Dunn

Reuben J. Butterfield of Westford to John Dunn of Chelmsford a certain lot of land situated in West Chelmsford described as: Beginning at the **Northeasterly** corner of the premises on the highway leading from West Chelmsford to Chelmsford Centre at a drill hole in a stone; thence **Southerly** by said highway, 8 rods to a stone bound; thence **Southwesterly**, 3 rods 6.5 feet to a hole in a stone; **Southwesterly**, by the wall 6 rods 10 feet to a hole in a stone; thence **Southerly**, 3 rods 14 feet to a stone bound; thence **Southwesterly** by land of Grantor, 7 rods 1.5 feet to a stone bound; thence **Northwesterly** by land of Grantor 8 rods to a stone bound; thence **Northeasterly** by land of Grantor 20 rods the beginning point. No spirits shall be kept on the premises. Susan A. Butterfield, wife.