

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Two Brothers Rocks-Dudley Road Historic District
other names/site number N/A

2. Location

street & number roughly Dudley Road between Chestnut Lane and Emery Road, Bedford, and Timbercreek Lane, Billerica, from State Route 4 to the Concord River not for publication
city or town Bedford and Billerica vicinity _____
state Massachusetts code MA county Middlesex code 017 zip code 01730 and 01821

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Betsy Friedberg, National Register Director

Signature of certifying official/Title Brona Simon, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

Date 7/28/10

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain):

Signature of the Keeper

Date of Action

Edson H. Beall

9.23.10

Two Brothers Rocks-Dudley Road Historic District
Name of Property

Middlesex County, Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- | | |
|--|--|
| ☒ private | ☐ building(s) |
| ☒ public-local | ☒ district |
| ☒ public-State | ☐ site |
| ☒ public-Federal | ☐ structure |
| | ☐ object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
15	19	buildings
2	0	sites
10	12	structures
4	3	objects
31	34	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(see continuation sheet)

(Enter categories from instructions)

RECREATION AND CULTURE/marker

INDUSTRY/mill

DOMESTIC/single dwelling

RELIGION/religious facility

AGRICULTURE/agricultural field

DOMESTIC/camp

Current Functions

(see continuation sheet)

(Enter categories from instructions)

RECREATION AND CULTURE/marker

DOMESTIC/single dwelling

RELIGION/religious facility

LANDSCAPE/wildlife refuge

AGRICULTURE/agricultural field (tree farm)

AGRICULTURE/apiary

7. Description

Architectural Classification

(see continuation sheet)

(Enter categories from instructions)

Colonial

Federal

Greek Revival

Materials

(Enter categories from instructions)

foundation stone, brick, concrete

walls clapboard, brick, shingle

roof asphalt shingle, slate

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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6. Function or Use (continued)

Historic Functions

DOMESTIC/secondary structure
AGRICULTURE/agricultural outbuilding
LANDSCAPE/garden

Current Functions

AGRICULTURE/agricultural outbuilding

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7. Description (continued)

Architectural Classification

Colonial Revival
Modern

Narrative Description

Located along the Concord River, the Two Brothers Rocks-Dudley Road Historic District straddles the town line between Bedford and Billerica, MA, approximately seventeen miles northwest of Boston and eight miles south of Lowell. About one-third of the district's 230 acres is located in Bedford, and about two-thirds of the total acreage lies in Billerica, to the north. Mill Brook in Billerica flows southwesterly across the mid-section of the historic district to the Concord River, passing beneath Dudley Road a short distance north of the town line. The center line of the brook forms the segment of the town boundary nearest the Concord River. Dudley Road, a winding, rural suburban route, connects and defines the historic properties in the district, looping northwest toward the Concord River from State Route 4 (Chelmsford Road) in Bedford, crossing Mill Brook about one-eighth mile east of the river, and returning northeast to State Route 4 (Nashua Road) in Billerica, about 1½ miles farther north. Lined with stone walls, wooded suburban parcels, and agricultural fields, Dudley Road is a designated scenic road, protected by local bylaw since 1977 in Billerica, and 1988 in Bedford.

Bedford is a small suburban town located just west of the Interstate 95/State Route 128 beltway around Boston. The town is bordered on the east by Burlington and Lexington, on the south by Lincoln, and on the west by Concord and Carlisle. The Concord River defines Bedford's western border. In the eastern part of town are the headwaters of the Shawsheen River, which provides interior drainage to the Merrimack River approximately ten miles north of Bedford. The town has several brooks that feed into either the Concord or Shawsheen Rivers, among them Mill Brook in the historic district. Bedford occupies rolling riverine lowland and adjacent hilly uplands, with extensive marsh and meadow in the west and south parts of town and a rocky, more rugged landscape in the east part of town. Soil is sandy to gravelly. Three state highways – Routes 4, 225, and 62 – converge at the center of Bedford, and U. S. Route 3, a limited access highway, passes through the northeast corner of the town. State Route 4 (Chelmsford Road) borders the historic district on the east.

Billerica is a suburban industrial town situated immediately north of Bedford. The town is bordered on the northeast by Tewksbury, on the east by Wilmington, on the southeast by Burlington, on the southwest by Carlisle, and on the northwest by Chelmsford. Billerica encompasses land on both the east and west sides of the Concord River, which provides drainage for the western half of town. Most of the eastern half of Billerica drains northeast into the Shawsheen River. Soil in Billerica is sandy to gravelly. Gradual uplands of reshaped bedrock and glacial outwash features extend away from the Concord River and become rugged inland. Three highways run parallel to one another through the south and west sections of Billerica, crossing the Concord River en route to Chelmsford: State Route 4 (Nashua Road), bordering the historic district on the east; U. S. Route 3 (see above); and State Route 3A, passing through the town center.

Two Brothers Rocks-Dudley Road Historic District maintains a high degree of integrity and is distinguished from adjacent areas that do not display the continuity of historic streetscape that is present in the district. Most properties in the district are in residential or agricultural use, with associated ancillary buildings such as barns and garages. One property, a dairy farm converted to religious use in the 1920s and since expanded with additional construction, preserves an

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important component of the district's historical significance. Contributing resources range in date from the late 17th century to 1954, and the buildings display a variety of architectural styles. Noncontributing resources are unobtrusive in their design and generally set back from the roadway; their presence does not compromise the integrity of the historic district.

Roughly 40% of the acreage in the Two Brothers Rocks-Dudley Road Historic District is public open space. The historic district encompasses portions of the Great Meadows National Wildlife Refuge on the Concord River, protected and managed by the U. S. Fish and Wildlife Service. Historic and cultural resources of major significance in the historic district – Two Brothers Rocks, Dudley Road, Bedford (mid-17th century, photo 1), and the Stearns Mill Site, Dudley Road, Billerica (late 17th century) – are situated within the wildlife refuge. Town-owned conservation areas within historic district boundaries are the Coffin Conservation Area, Altmann Conservation Area (two parcels), and Pickman Meadow in Bedford; and Dudley Park in Billerica. The Commonwealth of Massachusetts owns two parcels in Billerica, adjacent to Dudley Park: one managed by the Dept. of Conservation and Recreation (formerly the Dept. of Environmental Management), and the other by the Dept. of Fish and Game (formerly the Dept. of Fisheries, Wildlife, and Environmental Law Enforcement).

Contributing Buildings

The oldest dwelling in the historic district is the Capt. John Stearns House, 96 Dudley Road, Billerica (ca. 1689, MHC #185, photo 2). The house is oriented on the south side of Dudley Road and the street passes to the rear of the building. There is some speculation locally that the path of Dudley Road may have passed south (in front) of the house originally. The 2½-story, side-gable dwelling has a five-bay by two-bay main block on a stone foundation with clapboard siding, an asphalt shingle roof, and a brick chimney at the roof ridge. The façade is not strictly symmetrical: while the entry is on a direct line with the chimney, and both are at the approximate center of the façade, the space between the entry and the window bay immediately to the east is wider than the spaces between other bays on the façade. This suggests the house may have been built originally as a half-house (having a three-bay façade and end-bay entry) and widened to its present configuration at a later date, most likely in the mid 18th century. A detailed historic structure report is needed to provide further information. The main block has 6/9 wood sash and 4/4 wood sash in the gable ends. The present main entry to the house is located on the west (side) elevation, where a two-tier polygonal bay addition with a nearly flat roof was added, apparently in the 1880s, according to tax valuations. Like the main block, this addition has clapboard siding, corner boards, and 6/9 wood sash. A 1972 photograph of the house indicates the first floor of this addition may have been screened or glazed at one time. Today, the first floor is open and supported by turned posts, yielding a sizable porch for the west entry. Projecting from the northeast corner of the main block is a 2½-story gabled rear ell, two bays across and about three bays deep. Two additional entries are located in the ell, on the north (rear) and west (side) elevations. The west entry has a plain historic surround with wide entablature. There has been some window replacement in the house, particularly on the north elevation, though several historic window openings on the polygonal bay, the rear wall of the main block, and the rear ell retain surrounds with decorative molding at the header. Billerica tax valuations and building permits indicate that only one of the several outbuildings on this property is a contributing building: a 1½-story, former barn (ca. 1900?), located at the Dudley Road frontage northwest of the house. The wood-frame, side-gabled building, approximately two bays across and one bay deep, has wood shingle cladding, an asphalt shingle roof, bargeboards in the gable ends, an interior chimney of concrete on the north slope of the roof, and a one-story cross-gable rear addition (1989). The entry is not visible from the street. Windows contain replacement sash. It appears the building may now be in residential use.

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Second of the historic district's two Colonial houses is the John Stearns House, 77 Dudley Road, Billerica (mid-18th century, MHC #184, photo 3). This 2½-story dwelling, built immediately west of Dudley Road and oriented to the south, has a stone foundation, vinyl siding, a side-gable roof of asphalt shingle, and a brick center chimney at the roof ridge. The symmetrical main block is five bays by two bays, with a 1½-story gabled rear ell and a smaller one-story gabled ell. At the center entry is a pedimented enclosed porch dating to ca. 1901. Though the enclosed porch has been sided in vinyl, the three-panel door appears to be original to the porch. There is a second entry with no architectural detailing on the east elevation, facing Dudley Road. Windows have been greatly altered since the early 1970s, when the house was inventoried: molded window heads on the first floor have been removed, 2/2 wood sash has been replaced with 1/1 vinyl sash, and the windows openings themselves have been narrowed. A ca. 1900 rubblestone and mortar wall with granite cap wraps around the south and east sides of the main block. Remaining buildings on the same property, associated with the St. Thecla Retreat House maintained by the Daughters of St. Paul, Inc., are noted below under **Noncontributing Resources**.

A fine example of Federal-style brick construction in both Billerica and Bedford is the Abner Stearns-Edward Pickman House, 141 Dudley Road, Billerica (a/k/a 280 Dudley Road, Bedford; ca. 1796-1805/1924, MHC #186, photo 4). Located on a knoll north of Mill Brook, the house faces south, with views of the Concord River to the west. The two-story brick dwelling, five bays across and two bays deep on the main block, has a stone foundation, wood-shingled hipped roof, and twin interior chimneys at the east and west ends. The brick walls are laid in five-course American bond, with one course of headers for every five courses of stretchers. Similarly laid are the brick walls of the two-story, hip-roofed, brick and frame rear ell, which was present by 1849 and may be original. The multi-bay ell has two brick interior chimneys. Other character-defining details of the dwelling include the modillion cornice on the main block, pilastered center entry with segmental-arched pediment, pedimented secondary entry on the east elevation, paneled doors, and 12/12 and 6/12 wood sash. A wood-frame barn on the property, attached to the rear ell in 1924 by a two-story, clapboarded connector and renovated to create additional living space, was detached from the dwelling in 1964 and moved south on Dudley Road and across Mill Brook, where it is now known as the Library House, 240 Dudley Road, Bedford (see below).

Historic outbuildings remaining on property associated with the Abner Stearns House include the former wagon shed or carriage house (now the guest house), the former poultry house (later used as a tool shed), and a portion of the greenhouse (pump house). The Colonial Revival-style guest house (ca. 1890) is situated on Dudley Road immediately east of the principal dwelling. The one-story clapboard building is two bays by three bays, with an interior brick chimney at the ridge of the hipped roof. The entry is on the west elevation, which is not visible from the street. Windows retain 6/9 wood sash, and have blind decorative panels above. Other detailing includes a molded wood cornice matching the trim on the blind panels and window surrounds, and plain corner boards. Billerica assessors' valuations indicate the building was renovated for residential use in the 1920s; it appears the ornamental detailing on the exterior may be original to the building. Behind the house, set in the tree line at the rear of the yard, is the toolshed (ca. 1890), a one-story, side-gabled building with clapboard siding. The tool shed is not clearly visible from the street. On a separate lot across Dudley Road to the southeast, the extant portion of the greenhouse (also known as a pumphouse, ca. 1901-1904) is a one-story clapboard building with a concrete block foundation, a gambrel-front roof of asphalt shingle, and a brick interior chimney on the south slope of the roof. Roughly square in footprint, the building encompasses the original northwest corner of the greenhouse, which extended east and south of this small block and was demolished at an undetermined date.

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Incorporating elements of both the Greek Revival and Colonial Revival styles is the Walcott-Pickman House, 228 Dudley Road, Bedford (1837-1839; MHC #463; Jabez Walcott and Francis W. R. Emery, builders; photo 5). The dwelling faces southeast, and its placement at the end of a curve in Dudley Road produces a dramatic, tree-lined approach. Reportedly built on the foundation of the Edward Stearns house (second half 18th century, demolished), the two-story main block is almost square in massing, three bays across and three bays deep, with a granite foundation, a low-pitched hip roof clad in asphalt shingles, and a brick interior chimney on the south slope. Cladding on the façade is vertical flushboard siding; other elevations have clapboard siding. On the façade, windows recessed between double-height piers impart a Regency flavor to the architectural design, as does the treatment of the center entry, which is recessed between piers, flanked by three-quarter-length sidelights, and framed by two fluted Ionic columns. The full-width, hip-roofed porch has fluted Ionic columns and a wide entablature. Windows contain replacement sash in 1/1 and 6/6 configurations. The house has two wood-frame rear ells. The first is a two-story gabled ell (second half 19th century), which has a two-story glass conservatory addition (2001) on the southwest elevation, facing the Concord River. The second rear ell (late 1920s?), also two stories, has a deck-on-hip roof and was built as servants' quarters for the Pickman household. A contemporary deck wraps around three sides of the later ell. While the present garage building is of recent construction and is noncontributing, the property retains the Pickman pumping station (1927), a one-story building of brick construction with a rectangular footprint and a hipped roof. About one bay across and one bay deep, this pump house was built to provide running water to the Walcott-Pickman House and other Pickman-owned houses at the northern end of Dudley Road in Bedford, before the houses were connected in the 1930s to the municipal water system. The pump house, which drew water from a well (demolished) adjacent to the Concord River, is situated next to an inground pool (ca. 1956) on the property. Between the Walcott-Pickman House and the associated pump house is the cellar hole for Platt's Barn (see below under **Other Contributing Resources**).

The Duane Carpenter House, 267 Dudley Road, Bedford (ca. 1905, MHC #465, photo 6), now part of Little Acres Farm, is a two-story wood-frame house on a stone foundation with clapboard siding and a cross-gable roof clad in asphalt shingles. Facing south, the main block of the house is three bays across with an end-bay entry, approximately four bays deep, and has a brick chimney at the roof ridge. Windows contain 6/6 wood sash. Bands of first floor windows on the two-bay by two-bay cross-gable wing facing Dudley Road suggest a 1920s sunroom remodeling. Ornament includes a pedimented gable door hood on oversized plain brackets. The house has two one-story gabled rear ells, three bays deep and one bay deep, respectively.

The second of two red brick dwellings in the historic district is the Pickman Summer Cottage-William Sorensen House, 269 Dudley Road, Bedford (a/k/a 345 Dudley Road, Bedford; ca. 1906, MHC #466, photo 7), now part of Little Acres Farm. Situated close to the Bedford-Billerica town line, the Colonial Revival-style cottage faces west toward Dudley Road. Five bays across with a center entry and three bays deep, the cottage has a saltbox roof clad with asphalt shingles and a large off-center brick chimney in front of the roof ridge. The brick walls are laid in five-course American bond with Flemish variant, consisting of five courses of headers separated by a course of alternating headers and stretchers (this being the Flemish variant; a typical separating course in American bond would be headers only). Molded brick curbing obscures the stone foundation, and a brick belt course divides the first and second floors. A pilastered surround with triglyph frieze frames the center entry. The secondary entry, on the south elevation, consists of a glazed door beneath a barrel-roofed door hood. Windows contain 12/12 wood sash on the first floor and 8/12 sash above. Small louvered openings in the gable ends ventilate the attic.

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On the same lot as the Summer Cottage-Sorensen House are the major historic agricultural buildings still extant on the Bedford side of the historic district. Now operated as Little Acres Farm, these buildings include the former Pickman cow barn and milking room (ca. 1910s, photos 6 and 8), and the Pickman garage and chauffeur's quarters (ca. 1910s). Situated behind the Carpenter House (now on a separate lot) and oriented with its gable-front façade facing south, the barn is four bays by five bays with wood shingle siding, a hipped cupola at the ridge of the asphalt shingle roof, and 6/6 wood sash. Wood detailing includes corner boards as well as lintel surrounds at three oversized entries – on the south, west, and north elevations. The principal (south) entry displays a narrow transom. The one-story milking room at the northeast end of the barn is brick clad and has open overhanging eaves and a hipped roof of asphalt shingle. The main block of the milking room is approximately four bays by three bays, with paired windows and a side-gabled, brick-clad connector to the barn. Situated behind the Summer Cottage-Sorensen House and facing south is the garage, a 1½-story, wood-shingle building with a cross-gambrel roof clad in asphalt shingle. Six bays across and three bays deep, the garage was constructed to house nine cars, and incorporated living quarters for some of the Pickmans' unmarried male employees, including the chauffeur and the teamster. The façade has five garage bays with overhead doors, and a separate pedestrian entry. Windows contain 6/6 wood sash.

Not visible from the road, but visible from Pickman Meadow (owned by the Town of Bedford), is the Herrick Barn-Pickman Library House, 240 Dudley Road, Bedford (ca. 1880/1924/1964, MHC #464, photo 9), which is oriented to face the approach from Dudley Road to the east. Built ca. 1880 as a detached hay and horse barn on the property of the Abner Stearns House, 141 Dudley Road, Billerica (see above), the building was attached to the Abner Stearns House in 1924 and converted to living space, consisting of a library with a 14-foot-high ceiling and bedrooms above. Wood paneling to finish the library interior came from chestnut trees on Dudley Road that had died in a blight in 1917. In 1964, David Pickman had the library wing severed from the house and relocated to its present site south of Mill Brook in Bedford. The wood-frame house is 1½ stories on a concrete foundation with clapboard cladding and a side-gable roof of asphalt shingle. There is a large brick chimney in front of the roof ridge, and a smaller interior brick chimney at the south gable end. Approximately four bays across and three bays deep, the main block of the house has an irregular fenestration pattern. Colonial Revival-style features that appear to date to the 1924 renovation include the classical door surround and paired windows with 6/6 wood sash on the facade, three oversized arched openings on the north elevation containing multi-light sash, three long windows with fanlights on the west elevation, the bracketed shed dormer on the west elevation, decorative consoles on all arched openings, and corner boards. Post-move additions include a one-story hip-roofed porch on the south elevation, and a wood-frame gabled garage attached to the house by a covered walkway.

Also not visible from the road, but visible from the Altmann Conservation Area (owned by the Town of Bedford), is the David and Elizabeth Pickman House-Altmann House, 220 Dudley Road, Bedford (1954/1960/1981; Morehouse & Chesley, archt.; Stanley I. Phalen, bldr.; photo 10), the only example of high-style Modern among the historic district's contributing buildings. Facing east at the end of a long driveway, the two-story, asymmetrical dwelling has a concrete foundation, vertical redwood siding (tongue and groove), and a flat roof of tar and gravel. There are three exterior chimneys on original exterior walls. Constructed on a T-shaped footprint, the two-story house was expanded to the north in 1960 with a one-story living room addition; the original (1954) living room was then used as a conservatory. Subsequent additions from 1981 onward include a one-story, attached garage on the north elevation; a one-story entry hall at the dwelling's northeast corner (over the original bluestone terrace); and a screened porch on the rear (west) elevation. In addition to the flat roof, rectangular massing, and white exterior finish, other important character-defining features of the Modern style are the metal sash arranged in bands or "ribbons" of windows, the use of plate glass in fixed windows, and the absence of applied ornament. Additions to the 1954 dwelling are consistent with the original design in scale, massing, and materials.

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Other Contributing Resources

The Two Brothers Rocks-Dudley Road Historic District retains a number of sites, structures, and objects that are important character-defining features and contribute to the district's historic integrity. Representative examples of those resources are described here, grouped by resource type. Some resources, such as the stone wall system and the cart road, are not confined to a single property, and therefore appear on the data sheet as discrete entities.

Stone markers in the district take various forms, and served to mark boundaries. Two Brothers Rocks, Dudley Road, Bedford (mid-17th century, MHC #900, photo 1) are a pair of large boulders, each about four feet high, located in a cleared area on the east bank of the Concord River, near the southwest corner of the historic district in Bedford. In 1894, the Bedford Historical Society inscribed each rock with the date "1638" and the name of the 17th-century farm with which it was associated: Dudley on the northerly rock, and Winthrop on the southerly rock. The Witness Mark Boulder, off Dudley Road, Billerica (mid-18th century) is a small boulder about one foot high, located on the southeast bank of Mill Brook, approximately eight feet from the Bedford-Billerica town line. The boulder has a ¾-inch drill hole at its highest point, with the letter B cut on both the easterly and westerly sides, one of the letters being reversed (backwards). The Bedford-Billerica Road Stone, Dudley Road (19th century) marks the town line on the east side of Dudley Road. About three feet high, the granite post marker has the letter B inscribed on its northerly (Billerica) and southerly (Bedford) faces.

The stone wall system (mid-17th century through early 20th century) throughout the historic district is a contributing structure that largely consists of rubblestone walls, without mortar, defining the street frontage along Dudley Road and, in some cases, dividing fields and individual house lots. Marking the entrance to the Abner Stearns House, 141 Dudley Road, Billerica (see above), the rubblestone wall is accompanied by a row of granite bollards. Directly across the road from the facade of the Walcott-Pickman House, 228 Dudley Road, Bedford, the stone wall (photo 11) has a more finished appearance, incorporating larger stones (some cut), and a flat top, with granite bollards as gate posts. Stone walls line a path that guides pedestrian circulation through the district, from the Walcott-Pickman house westerly to the Concord River, with an opening in the wall providing access to the Pickman bog garden (no remnants survive) southwest of the house. Stone walls also line the southern edge of the district boundary in Bedford, from Dudley Road westerly to Two Brothers Rocks and the Concord River, constituting a portion of the property line between the Dudley and Winthrop grants.

The cart road (19th century) through the woods in Bedford is a contributing structure and the only example of its type remaining within the boundaries of the historic district. Once entirely located on the Pickman estate, the cart road since 1966 has formed part of the boundary between a portion of the Pickman property (now town-owned conservation areas) on the east and the Great Meadows National Wildlife Refuge on the west. It is part of a larger system of walking trails connecting to adjacent conservation areas outside the historic district. The cart road has a dirt surface; bordering vegetation is overgrown.

There are two bridges over Mill Brook in close proximity to the Stearns Mill Site, Dudley Road, Billerica (late 17th century onward). Serving as the principal route over Mill Brook in the historic district through the late 19th century, the Farm Road Bridge, off Dudley Road, Billerica (19th century, photo 12), is of granite slab and rubblestone construction, with granite blocks flanking the entrance to the bridge from Bedford, to the south. The Farm Road bridge is a foot bridge today. On higher ground to the east is the Dudley Road Bridge, Billerica (late 19th century [?]), a stone bridge carrying vehicular traffic over Mill Brook. The bridge is defined at the roadway by short walls consisting of stacked granite stringers.

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The mill site itself occupies a small area in Billerica with a triangle-shaped footprint, roughly bounded on the northwest by Mill Brook, on the east by the Dudley Road right-of-way and the Dudley Road bridge, and on the south by the Bedford-Billerica town line. The path leading to the Farm Road bridge over Mill Brook passes through this triangle from southeast to northwest. On Mill Brook between the two bridges are surviving components of the water power system, including the stone-lined spillway (photo 12) and granite overflow weir. A corner created by the juncture of two rubblestone walls in this area may be a remnant of the foundation for either the mill or the Herrick-Pickman ice house, built in the late 19th century. The ice house was demolished in the 1930s. Archaeological study of the mill and ice house site may be warranted. The town line historically divides the mill site from the adjoining Stearns Mill Yard Site (late 17th century onward) to the south, in Bedford. Remnants of a stone wall mark the south edge of the mill yard. All features associated with the mill, millyard, and icehouse have been disturbed in places. When the Library House, 240 Dudley Road, Bedford (see above) was moved to its current site in 1964, the driveway for the house was constructed from Dudley Road through the southeastern corner of the triangle-shaped mill area.

Surviving behind the 1999 garage at the Walcott-Pickman House, 228 Dudley Road, Bedford (see above) is the Platt's Barn Foundation (early 19th century), a stone-lined cellar hole for a large wood-frame barn that was demolished in the early 1960s. The barn was known by the surname of a former coachman on the Pickman estate. This rectangular structure, estimated to be about 90 feet long, supported a gable-front horse barn (stable) with a cupola, approximately one bay across with double doors and four bays deep. A rear extension to the barn (no cellar hole remaining) added about another 50 feet in length. For further information about the barn's appearance, see **Section 8, Statement of Significance**.

Noncontributing Resources

Noncontributing resources do not compromise the historic integrity of the Two Brothers Rocks-Dudley Road Historic District. The suburban agricultural setting is generally maintained and most noncontributing buildings are consistent in use with historic uses in the district. Noncontributing resources on historic properties tend to be small-scale residential outbuildings, such as garages; agricultural outbuildings that have replaced earlier agricultural outbuildings; and ancillary structures such as swimming pools and riding rings. Fencing (ca. 1970-2000) throughout the historic district is counted as a single noncontributing structure; most fencing takes the form of wood fencing characteristic of farm properties (photo 11), or wire fencing that is visually unobtrusive.

Five houses, built within the district boundaries from 1974 to 2005, are designated noncontributing by virtue of their construction after the end of the district's period of significance. These houses are generally consistent with the district's historic buildings in their wood-frame construction, with gable or hip roofs.

One historic dwelling that was in place before the end of the period of significance has been designated noncontributing due to extensive renovations in recent decades. The Eileen Van Ausdel House, 218 Dudley Road, Bedford (1957/1996-2008; Techbuilt, Inc., archt.; Leeland Construction, bldr.) occupies its original site but has been altered beyond recognition. The house is now part of a much larger neo-Colonial dwelling.

Also noncontributing is a structure that is unique in the historic district, the Pickman Tennis Court (early 20th century), which occupies a wooded area on the west side of Dudley Road, between the David and Elizabeth Pickman House-Altmann House, 220 Dudley Road, Bedford (see above), and the Eileen Van Ausdel House, 218 Dudley Road, Bedford

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(see above). The tennis court was associated with the Walcott-Pickman House, 228 Dudley Road, Bedford (see above), and therefore pre-dates the 1950s construction immediately to the east and west. Occupying a portion of the town-owned Altmann Conservation Area, 222 Dudley Road, Bedford, the clay tennis court is in poor condition and no longer retains its historic integrity.

Substantial new construction occurred in 1979-1980 on the Daughters of St. Paul property at 77 Dudley Road, Billerica, immediately west and south of the mid 18th-century John Stearns House (see above, MHC #BIL.184, photo 3) on the same parcel. This religious complex (1979-1980) replaces earlier religious buildings on the property, which had been built in the late 19th century as outbuildings for a dairy farm and subsequently (1933-1934) converted for religious and dormitory use by the Maryknoll seminary (see **Section 8, Statement of Significance**). Encompassing a quadrangle of interconnected two-story buildings with hipped and gabled roofs, plus a detached one-story building on an H-shaped footprint to the south, the buff-brick religious complex is set back from the street and does not adversely impact the relationship between the John Stearns House and Dudley Road. The construction date for the new complex is based on a review of historic aerial photographs and a 1982 history of the Daughters of St. Paul. Building permit information has not been located in either the Billerica building department or the Commonwealth's Public Safety Plans collection. The architect and builder of this noncontributing complex remain to be determined.

Archaeological Description

The Two Brothers Rocks-Dudley Road Historic District is located in an area of demonstrated land use by ancient Native Americans. Two ancient Native American sites (19-MD-41, 19-MD-626) are known in the district, and twelve sites are recorded in the general area (within one mile). The Dudley Road corridor has also been reported as a local and regional Native American trail. Site 19-MD-41 is located on the grounds of the Mary Knoll (Maryknoll) Mission on the east side of the Concord River and west of Dudley Road south of the Bedford/Billerica town line. Workers reportedly have found ancient artifacts while working on the property. No specific or temporally diagnostic artifacts have been identified with the site. The Locus 2 Site, 19-MD-626 was found during an intensive survey for a proposed residential housing development. The site is located south of Site 19-MD-41, west of Dudley Road and east of the Concord River. A single quartz flake was recovered during the survey. Age and cultural affiliations for the site could not be determined.

Environmental characteristics of the district represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. The district occupies a well-drained, level to moderately sloping floodplain and upland riverine and stream terrace topography along the eastern shoreline of the Concord River. The Concord River forms part of the district's western boundary. Mill Brook flows east to west through the central portion of the district to its confluence with the Concord River. The entire district lies within the Concord and Merrimack River drainage. Given the above information, the size of the district (approximately 230 acres), and known patterns of Native settlement in the Concord/Merrimack River drainage, the presence of sites is documented in the district and a high potential exists that additional sites will be found. The settlement sensitivity assessment presented above is similar to conclusions reached during a recent community wide archaeological reconnaissance survey of Bedford (Binzen et al, 2004). During that research, the town was divided into survey units to facilitate the town-wide study. That portion of the Two Brothers Rocks-Dudley Road Historic District in the vicinity of Dudley Road was included in the Bedford Springs study unit, while the area along the Concord River was included in the West Bedford study unit. North of these areas, the district lies in the

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town of Billerica. Most of the district area occupies a moderate to high sensitivity for Native American sites in the study areas identified above. Ancient sites in the area were characterized by Middle Archaic to Woodland seasonal hunting stations located along the margins of wetlands and in upland areas. Larger, complex, multi-component sites were predicted on higher ground overlooking riverine areas.

A high potential also exists for locating historic archaeological resources in the Two Brothers Rocks-Dudley Road Historic District. While the district maintains a high degree of integrity and many of its 19th and 20th century residences and farmsteads survive, additional documentary research, combined with archaeological survey and testing, may locate the remains of earlier structures that survive as archaeological sites. Farmsteads may include structural evidence of a farmhouse/residence, barns, carriage house, stables, and outbuildings. Outbuildings may have served a domestic, agricultural, or industrial function. Farmsteads and/or residences may also include evidence of occupational-related features (trash pits, privies, wells). Archaeological evidence of barns, carriage houses, stables, outbuildings, and occupational-related features may survive with both archaeological sites and existing farmhouse/residences. One 17th century farmhouse/residence, the Captain John Stearns House (ca. 1689), is extant at 96 Dudley Road in Billerica. Documentary and archaeological research may locate additional 17th-century residential sites within the district; however, settlement density was low during this period with only one English settler located south of Mill Brook in this section of Billerica. While several examples of potential 18th-century archaeological sites and extant residences are known in the district, similar research may locate additional examples of 18th-century farmhouses/residences. Structural evidence of the Edward Stearns House (second half 18th century), barns, associated outbuildings, and occupational related features may survive at the site of the Walcott-Pickman House (1837-39) at 228 Dudley Road in Bedford. The Walcott-Pickman House was reportedly built on the foundation of the earlier Edward Stearns House (demolished in the 1830s).

Additional documentary research, combined with archaeological testing, may locate evidence of potential 19th-century farmhouse/residential sites in the district; however, most 19th-century farmhouse/residential buildings are believed to survive. Structural evidence of barns, stables, outbuildings, and evidence of occupational-related features may survive with extant residences and archaeological sites. During the late 19th and early 20th centuries, ancillary structures associated with the district's estate properties may also survive.

Structural evidence may survive for earlier religious buildings replaced by the Daughters of St. Paul at 77 Dudley Road in Billerica. The earlier religious buildings were built in the late 19th century as outbuildings for a dairy farm, then converted for religious use by the Maryknoll seminary in 1933-34. Platt's Barn Foundation (early 19th century) also survives behind the 1999 garage at the Walcott-Pickman House at 228 Dudley Road in Bedford. The barn foundation includes a stone-lined cellar hole for a large wooden barn that was demolished in the early 1960s.

Structural evidence may also survive for a screen house (demolished) built by Dudley Pickman, southwest of the Walcott-Pickman House. Similar evidence may survive for a boathouse (demolished) located on the shore of the Concord River near Two Brothers Rocks. Footings for the boathouse and an elevated roadway from the house to the landing at the Concord River survive in the area indicated above.

Industrial archaeological resources also survive in the Two Brothers Rocks-Dudley Road Historic District as documented and potential archaeological resource types. Structural evidence survives for the Stearns Mill Site (ca. 1680) located on Dudley Road in Billerica. The mill is believed to have been constructed as a sawmill, though little information has been located on its early or late 19th-century history. By the early 19th century, a gristmill is also listed at this location. The Stearns mill complex includes the Stearns Mill Yard Site, mill dam, stone-lined spillway, and granite overflow weir. Two

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rubblestone walls in the area may be a remnant of the mill foundation or the Herrick-Pickman icehouse, built in the late 19th century. The icehouse was demolished in the 1930s. Structural evidence of outbuildings and the contents of occupational related features associated with Bedford's cottage shoe industry may survive at archaeological sites and extant farmsteads/residences in the district. Bedford's cottage shoe industry collapsed by the mid 19th century with the construction of larger shoe factories in the area.

The high sensitivity assessment presented above generally follows a similar assessment for the district locale given in Bedford's community wide archaeological reconnaissance survey (Binzen et al. 2004). A moderate to high sensitivity for historic sites is given for both the Bedford Springs and West Bedford study units (see above). The potential for locating historic sites is greatest for sites relating to domestic and agricultural historic contexts. The Stearns Mill Site (ca. 1680) is located immediately north of the Bedford Springs study unit in the town of Billerica.

(end)

Two Brothers Rocks-Dudley Road Historic District

Name of Property

Middlesex County, Massachusetts

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Exploration/Settlement

Industry

Agriculture

Religion

Entertainment/Recreation

Social History

Period of Significance

ca. 1638-1960

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Walcott, Jabez

Emery, Francis W. R.

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Bedford Historic Preservation Commission

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8. Statement of Significance

Architect/Builder (continued)

Morehouse & Chesley
Morehouse, Richard
Chesley, John, Jr.

Narrative Statement of Significance

Two Brothers Rocks-Dudley Road Historic District encompasses a range of historic and cultural resources reflecting over three centuries of development on the Concord River in Bedford and Billerica. From its earliest association with mid 17th century land grants to leaders of the Massachusetts Bay colony, the historic district emerged as a location of early European settlement in Billerica, of which Bedford was a part until 1729. The district developed around a sawmill that harnessed waterpower from Mill Brook from the late 17th through the late 19th centuries; district boundaries encompass the falls as well as archaeological remnants of that mill operation. The Stearns family, owners of the mill, settled the area in the late 17th century, beginning an association with the district that spanned seven generations and lasted into the early 20th century. As early as 1809, individuals from Boston began purchasing property in the district, establishing gentleman farms and country estates on the Concord River. Estate development in the district expanded significantly under the ownership of Dudley and Ellen Pickman of Boston, who acquired their first parcels in the district in 1884 and whose descendants remained here until 2006. Mostly residential and agricultural in nature, Two Brothers Rocks-Dudley Road Historic District retains a number of well-preserved dwellings of significance to their respective towns, among them the oldest extant Stearns house in Billerica (ca. 1689), fine examples of Federal and Early Industrial-period estate dwellings, residences and agricultural outbuildings associated with the operation of the district's estate properties in the late 19th and early 20th centuries, and architect-designed suburban residences from the post-World War II era. Religious use of one property, from 1924 to the present, was associated with farming in the district during the period of significance. The Federal government, the Commonwealth of Massachusetts, the Town of Bedford, and the Town of Billerica acquired land in the historic district from 1966 to 2006; as a result, nearly 40% of the district's acreage is currently preserved as open space. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, Two Brothers Rocks-Dudley Road Historic District meets Criteria A and C of the National Register of Historic Places at the local level.

First Settlement-Plantation Period (to ca. 1675)

The historic district has its roots in mid 17th-century land grants on the Concord River, specifically Dudley Farm, a 1637 land grant of 1,000 acres by the Massachusetts General Court to Thomas Dudley, deputy governor of the Massachusetts Bay colony. This grant was made at the same time the General Court made a grant of approximately 1,200 adjacent acres to the governor, John Winthrop. The grants lay approximately four miles down the Concord River from the settlement at Concord (1635), on the east side of the river in the territory then known as Shawshin or Shawsheen. To mark the boundary between Dudley Farm, to the north, and Winthrop Farm, to the south, the men selected "two great stones which they called the Two Brothers in remembrance that they were brothers by their children's marriage," when Winthrop's daughter, Mary, married Dudley's son, Samuel. [Winthrop, 101]

Having been identified by Dudley and Winthrop, Two Brothers Rocks, 242 Dudley Road, Bedford (mid 17th century,

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MHC #900, photo 1), served as boundary markers in land transactions for over three centuries, until 1966, when the Federal government acquired the rocks as part of the territory on the Concord River encompassing the Great Meadows National Wildlife Refuge. In 1642, the General Court commissioned Simon Willard and Edward Convers to survey the Shawsheen territory, which extended from the Concord River approximately 2½ miles easterly to the Shawsheen River valley. Simon Willard was a prominent citizen of Concord and a fur trader with the native population. The survey report identified Two Brothers Rocks ("the Two Brethren") on the Concord River as one reference point in the survey boundaries, another being the Shawsheen House on the Shawsheen River. Situated near the Page Road bridge over the Shawsheen River in the present town of Bedford, the Shawsheen House was an English trading post with the Native Americans. The land route between Two Brothers Rocks and the Shawsheen House appears to have followed the present Dudley Road, North Road, Pine Hill Road, and Page Road in Bedford, part of a longer native trail from Lexington to the Concord River. [Mass. Bay Records, II, 10-11; SUASCO Watershed report, 77-78]

The sale of Dudley Farm in 1652 is closely related to the establishment of the town of Billerica. Thomas Chamberlaine [spellings vary], James Parker, and Isaac Learned, all of Woburn, purchased the farm, which through subsequent land grants had grown to 1,500 acres. John Stearns (ca. 1630-1668/9), by virtue of his sister's marriage to Isaac Learned, acquired three 50-acre tracts beginning in 1654. The first parcel, his house lot, was situated in the northeast corner of Dudley Farm, on the south side of Charnstaffe Lane, near what would become the town center of Billerica. This property passed out of the Stearns family after his death. The second parcel, in the southwest corner of Dudley Farm, bordered Winthrop Farm and the Concord River in the present historic district. The third parcel encompassed another 50 acres on the Concord River. [Ingraham; Hazen; MHC town reports]

Dudley Farm was one of the first areas of concentrated European settlement in Billerica in the mid 17th century, the other being the town grant or present town center, where the first meetinghouse was constructed in 1659. The seven or eight families that settled Dudley Farm during this period, including those of George Farley, Ralph Hill, and John Stearns, were clustered at the northeastern end of the farm, closest to the center village developing at the junction of the present Concord, Andover, and Boston Roads in Billerica. Their descendants would settle the southern end of Dudley Farm during the Colonial period, including the area of the present historic district at Mill Brook, about three miles southwest of the town center. [BHPC]

John Stearns was a proprietor of the plantation of "Billirikeyca" (Billerica) when the area was separated from Cambridge in 1655. He served as constable in Billerica in 1658, and fence-viewer in 1659-60. His parents, Isaac and Mary Sternes [sic], migrated in 1630 from Neyland-with-Wissington, Suffolk, England, sailing on the *Arbella* to Salem, Massachusetts. Their son is believed to have been born either before their departure from England or aboard ship. The family settled in Watertown, where Isaac Sternes was a tailor, selectman, surveyor for highways, constable, and the owner of "considerable" property. John Stearns married Sarah Mixer of Watertown in 1653. By the time of his death, he had amassed 315 acres of upland and 33 acres of meadow, according to the probate inventory. He owned wood-cutting equipment in addition to his farm and livestock. [Barnes, 166-169] While John Stearns did not live within the boundaries of the Two Brothers Rocks-Dudley Road Historic District, his land acquisitions marked the beginning of a Stearns family association with the district area that spanned seven generations and lasted into the early 20th century.

By the end of the First Settlement-Plantation period, about 50 families had settled in Billerica, primarily from Cambridge, Woburn, and Braintree. [MHC town report] The area of the Two Brothers Rocks-Dudley Road Historic District occupied the southern section of Billerica, just over one mile north of the line dividing Billerica from Concord. Job Lane of Malden

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was the only English settler south of Mill Brook in this section of Billerica before King Philip's War (1675-1676), having purchased the Winthrop Farm in 1664. Lane's garrison house is believed to have been located off North Road, in the present town of Bedford, near the intersection of Pine Hill Road, about 1½ miles southeast of the historic district. Dudley Road and North Road (now a segment of State Route 4) in Bedford, and Concord Road in Billerica constitute portions of the ca. 1660 road that connected the settlements at Billerica and Concord. [BHPC; Corey research; Mansur, *Pictorial History*, Map II; Bedford inventory]

Colonial Period (ca. 1675-1775)

Billerica, at the start of the Colonial period, encompassed a sizable territory characterized by diverse and scattered settlement. The population in 1688 was estimated at 401 individuals; its slow growth has been attributed to continuing frontier warfare. Rapid development occurred after the division of common lands, in 1708, and the end of Queen Anne's War, in 1714. A new meetinghouse was constructed in 1694 at the center village, which gradually took shape during this period but did not become a major focus for the town's population. The local economy centered on agriculture and grazing, with scattered farms and important meadow land along the Concord River, Shawsheen River, and Webb Brook. Dairy farming and some apple orchards were present by the end of the period. Considerable lumbering occurred at mill sites on tributary streams, providing several small focus points for settlement. Mills present during the Colonial period included the Osgood grist and saw mills (1708) and fulling mill (added 1747) in North Billerica; and the Hill Mill (ca. 1680) and William French saw mill (1764) on Content Brook, East Billerica. [MHC town report]

Bedford (incorporated 1729) was the first town separated from Billerica, taking three-fifths of its area from Billerica and two-fifths from Concord. Inhabitants of the former Winthrop Farm attempted to establish a separate parish with its own meetinghouse in 1725, and succeeded four years later. The new boundary dividing Billerica, to the north, and Bedford, to the south, started at Two Brothers Rocks on the Concord River, leaving all but the southeast corner of the former Dudley Farm in Billerica but establishing the remainder of Dudley Farm, with the former Winthrop Farm, as part of Bedford. The Congregational church society was organized and the first meetinghouse (1728-1729, demolished) constructed at the present town center, situated near the junction of the roads to Billerica, Concord, and Lexington, approximately two miles southwest of the Two Brothers Rocks-Dudley Road Historic District. Bedford's population grew rapidly during the Colonial period, from 46 persons in 1728 (prior to incorporation) to 457 individuals in 72 families and 67 houses by 1765. Residents included farmers, innkeepers, and millers. Bedford, like Billerica, had a local economy based on agriculture, with small grist or saw mills on the Shawsheen River or tributary streams of the Shawsheen or Concord Rivers. These included Wilson Mill on Vine Brook (by 1683, site part of the Wilson Mill-Old Burlington Road Historic District, NR 2003); the Bacon-Fitch-Clark gristmill off Old Billerica Road at the Shawsheen River (third quarter 17th century onward, site part of Old Billerica Road Historic District, NR 2007); Wheeler Mill (1729, site not extant) on Elm Brook in southwest Bedford; and the Lane-Fitch sawmill (by 1730, site not extant) on Peppergrass Brook off Carlisle Road. [Bedford inventory]

By the last quarter of the 18th century, Billerica was reduced to approximately half its original size. Following the establishment of Bedford (1729), encompassing the acreage at Billerica's southeast corner, the entire northern end of Billerica was set off as the new town of Tewksbury (1734). Additional Billerica land was annexed in 1733 to Wilmington on the east, and the new town of Carlisle (1780) took part of its acreage from Billerica's southwest corner, directly across the Concord River from the historic district.

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Settlement of the Stearns family holdings at Dudley Farm in Billerica occurred during the Colonial period. Capt. John Stearns (1654-1728), eldest child of John and Sarah Stearns, was the first to settle his father's land at the southern end of the farm. Mill Brook passes through this section of the farm westerly from Nutting Lake, crossing beneath Dudley Road near the intersection with Concord Road and continuing southwestly to the Concord River. Stearns reportedly established the first mill (ca. 1680) on Mill Brook in the historic district, though little information has been located on its early history. This mill is believed to have been a sawmill, with the present Dudley Road providing access from points north and south.

According to Stearns family tradition, in 1689 Capt. Stearns built the center-chimney house at 96 Dudley Road, Billerica (ca. 1689, MHC #185, photo 2). [Stearns, MHC inventory form] The dwelling faces south, toward Mill Brook, with Dudley Road curving to the west behind (north of) the house. There is some speculation locally that Dudley Road originally passed south of the house; further research and investigation in the field is needed. A member of the Billerica militia, Capt. Stearns served in the relief of the settlement at nearby Dunstable in 1706, during Queen Anne's War. In town affairs, he was a selectman for several terms from 1689 through 1720, and town clerk in 1703-1704. He married Elizabeth Bigelow (d. 1693/4) of Watertown, by whom he had eight children. His ninth child was born to his second wife, Johannah Call Parker, who died in 1737. [Hazen] The Capt. John Stearns House at 96 Dudley Road was likely substantially renovated following the death of Johannah Stearns, including the possibility that it was expanded from its original half-house configuration to the present five-bay, center-entry dwelling. The property remained in the Stearns family until Moses P. Greenwood purchased the farm in 1850.

Lt. John Stearns (1686-1776), the first son of John and Elizabeth Stearns to survive infancy, apparently inherited his father's house at 96 Dudley Road, Billerica. Stearns, a lieutenant in the Billerica militia, represented the town in the General Court from 1706 to 1715, and again in 1718. He also served the town as a deputy constable and assessor ca. 1714. It appears Lt. Stearns continued to operate the family's sawmill on Mill Brook after his father's death in 1728. About 1715, he married Esther Johnson (d. 1786) of Woburn. They had nine children, some of whom survived to adulthood. Lt. John Stearns owned over 300 acres in the area by the 1760s.

In 1752, Lt. John Stearns, gentleman, conveyed to two of his sons, Isaac Stearns (1722-1808) and Edward Stearns (1726-1793), a parcel of 100 acres each "for and in consideration of the love, good will, and affection" he had for them.¹ Both brothers were described in deeds as "husbandman" or farmer. These land transfers shaped the development of the historic district well into the early 19th century. Isaac Stearns received plow land, mowing land, and pasture land north of Mill Brook, "together with all the building thereon." This transfer appears to have included the family homestead at 96 Dudley Road, Billerica, where Isaac subsequently resided. Isaac Stearns was to be in possession "but of one half part of the premises . . . and then in the whole" until his father's death, which occurred in 1776. This suggests two families occupied the house, which is believed to have been expanded from a half-house to a full house by the mid 18th century. The deed also reserved his father's rights to the premises in terms of passing to the sawmill on Mill Brook, carrying hay or wood, digging gravel in "the old gravel pits," and "flowing" (flooding) the meadow land at the usual times. Edward Stearns received 100 acres of an unspecified nature south of Mill Brook, in Billerica and Bedford, apparently with no buildings. His father reserved a right-of-way to and from the sawmill for bringing logs and carrying off "stuff" (equipment and stores), and the right to flood the meadow or swamp at the usual times. [Middlesex North deeds 5/496 and 6/36]

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¹ The 18th-century deeds referenced here were not recorded at the Registry of Deeds for a period of one to twelve years after the dates of the respective transactions. Note that grantor and grantee indices reflect year recorded rather than year conveyed.

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Deeds to the 100-acre parcels Lt. John Stearns gave his sons reference only access to the sawmill, and do not specifically mention the sawmill as part of either property being conveyed. In 1759, Isaac Stearns purchased from his father six acres east of the mill dam and south of the brook; the mill site is located west of the dam. In 1762, Edward Stearns purchased from his father three acres "now improved as a mill yard," and bounded on the north in part by the middle of the sawmill flume, or race; the mill site is located north of the mill yard. The sawmill site apparently did remain in the Stearns family until 1841, when the estate of Abner Stearns (see below) conveyed a parcel, including a sawmill and gristmill, to John C. Hobbs. [Middlesex North deeds 5/498 and 6/38]

The Honorable Isaac Stearns (1722-1808), a lawyer and farmer, was a soldier in the French war and prominent in Billerica and colonial affairs, serving as a representative and senator to the General Court, a justice of the peace for Middlesex County, and a Billerica selectman from 1766 to 1772. About 1747, he married Sarah Abbott (d. 1815) of Bedford; they had twelve children, with nine surviving to adulthood. Stearns was a proprietor of lands in Suncook, New Hampshire. He was also, by ca. 1760, a proprietor of the Worcester Country plantation known as Dorchester Canada, incorporated in 1765 as the town of Ashburnham. Deeds to Stearns family properties in the Two Brothers Rocks-Dudley Road Historic District often include references to additional parcels being conveyed in Ashburnham. Isaac and Sarah's two oldest sons settled in Ashburnham and the third settled in Maine. Ownership of the family homestead and other property in Billerica was divided in the early 19th century between their fourth son, Timothy Stearns (1763-1816), and fifth son, John Stearns (1765-1836). [Hazen; Stearns, *Hist. of Ashburnham*; Stearns papers, MHS; Van Wagenen, 186; Middlesex probate #21251]

Capt. Edward Stearns (1726-1793) was a farmer. In 1755, he married Lucy Wyman (d. 1802) of Bedford; they had ten children. The land he received from his father encompassed territory at the southerly end of Billerica and the northerly part of Bedford. His house (demolished in the late 1830s) occupied the present site of the Walcott-Pickman House, 228 Dudley Road, Bedford (1837-1839; MHC #463; Jabez Walcott and Francis W. R. Emery, builders; photo 5). In February 1767, upon the petition of Edward Stearns, the Massachusetts General Court set off the Billerica lands Stearns received from his father and annexed that territory to Bedford. This action moved the westernmost segment of the town line northward, where it passed south of the sawmill and continued down Mill Brook to the Concord River, in its present position through the historic district. As a result of the change in town boundaries, the land of Edward Stearns was placed entirely in Bedford. [c. 12, *Acts of 1767*] Two Brothers Rocks, which once marked the division between mid 17th-century land grants and later (in 1729) the town boundary between Billerica and Bedford, were now entirely within the limits of Bedford.

Edward Stearns reportedly requested the boundary change due to his greater association with the town of Bedford. He was a member of the First Parish Church of Bedford and later was buried in the town's Old Burying Ground. Capt. Stearns was a member of the Bedford minutemen, which fought British troops in Concord on 19 April 1775. Stearns assumed command of the Bedford troops later the same day, following the death of Capt. Jonathan Wilson of Bedford near the Noah Brooks Tavern, 33 North Great Road, in nearby Lincoln. Edward and Lucy's eldest son, Solomon Stearns (1757-1775), was with his father at Concord, enlisted in the army the next day, and died in May 1775 from an illness contracted at an army camp in Cambridge.

Another Stearns dwelling in the historic district, believed to date to the Colonial period, is the center-chimney house at 77 Dudley Road, Billerica (mid-18th century, MHC #184, photo 3). There is considerable confusion in secondary sources as to the first owner and occupant of the house, which recent deed and probate research does not clarify. Further research is

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needed. The MHC inventory form, prepared by a Stearns descendant, attributes the construction of the house to Lt. John Stearns (see above), of the third generation of the family in Billerica, about 1715. Articles published in *The Boston Globe* in November 1890 and October 1891, based on interviews with Sally Lane Stearns (1801-1894), a resident of the house since 1828, state that seven generations of the Stearns family had owned the land by 1890, and four generations had owned the house. This would place construction of the dwelling with a member of the fourth generation of the family in Billerica, likely the Hon. Isaac Stearns or a sibling, in the mid 18th century. According to a Stearns genealogy published in 1901, John Stearns (1765-1836), of the family's fifth generation in Billerica, built the house [Van Wagenen, 186], though it is unlikely this could have occurred before the late 1780s, given the age of John Stearns. John Stearns, a son of Isaac Stearns and a grandson of Lt. John Stearns, was the father-in-law of Sally Lane Stearns. [Billerica inventory; *Boston Globe*; Van Wagenen, 186; Middlesex probate #21251]

The architecture of the house at 77 Dudley Road, Billerica, suggests Colonial-period construction, probably undertaken either by Lt. John Stearns or his son, the Hon. Isaac Stearns. The house seems to have been built on a 100-acre tract on the Concord River that Isaac Stearns acquired from his father in 1761, for one hundred pounds. The deed, however, does not reference buildings. [Middlesex North deeds, 6/63] This tract is to the north of the 100-acre tract on the Concord River at Mill Brook, which Lt. John Stearns conveyed to Isaac in 1752 as a gift (see above) and is associated with the house at 96 Dudley Road, Billerica. Isaac Stearns did not come into full possession of either parcel until his father's death, which occurred in 1776. He is known to have occupied the farm at 96 Dudley Road until his own death in 1808. Further deed research is needed to confirm when Isaac Stearns conveyed the 1761 tract, including the house at 77 Dudley Road, to his fifth son, John Stearns, whose descendants occupied the property until 1911.

Federal Period (ca. 1775-1830)

Separate towns by the beginning of the Federal period, Billerica and Bedford were principally agricultural communities with expanding village centers and scattered milling activity (grist mills and saw mills) at water locations. Regional developments improved connections to outlying areas and made Billerica and Bedford more widely known. Construction of the Middlesex Canal (1794-1803, NRDIS 1972, 2009) between Boston and Lowell, via East and North Billerica, provided freight and limited passenger service, while the Middlesex Turnpike (1806) through both towns was a land route to the Merrimack Valley. Bedford, in particular, became associated with the opening events of the American Revolution, partly by virtue of its location on the principal route to Concord from the northeast. Citizens of both towns voted to designate a portion of their local militias as minutemen. Troops en route to Concord gathered at Fitch Tavern, 12 Great Road (MHC #28, NRDIS 1977), and Wilson Park (MHC #903, NRDIS 1977), both in Bedford. [Billerica town report; Bedford inventory]

In 1776, Bedford's population stood at 482, and gradually increased during the Federal period. Billerica's population, on the other hand, declined following the establishment of the town of Carlisle (1780), across the Concord River from the Two Brothers Rocks-Dudley Road Historic District. The town's population increased between 1790 and 1800, fluctuating thereafter in the range of approximately 1,300 persons. Neither town had a substantial foreign-born population. A bridge over the Concord River was constructed about one-half mile south of the historic district in the 1790s, connecting the new town of Carlisle to Bedford Center via Carlisle Road (State Route 225), Bedford. The bridge was built over the opposition of the town of Bedford, which reportedly favored a site by Two Brothers Rocks and was burdened with the task of moving fill onto the swampy land at the selected location. [Mansur, Two Brothers Rocks research] New residential development occurred largely on established roads, with most high-style dwellings concentrated at Billerica

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Center, North Billerica, and Bedford Center, and scattered high-style houses in country locations. Modest growth in industrial and commercial activity occurred by the end of the period, with the establishment at North Billerica of the Faulkner woolen mill (1811), plus production in Bedford from 1805 of hand-made shoes for the Boston market. Also present in Bedford was the mining of ochre to produce "Bedford yellow," a yellow ochre mineral paint, as well as tanning and currying. [Billerica town report; Bedford inventory]

During the Federal period, the families of Isaac Stearns and Edward Stearns continued to occupy farms in the historic district. Some acreage conveyed to the Stearns brothers in 1752 was divided further, as estates were settled and descendants began to construct additional houses. By the end of the Federal period, four houses are known to have existed within the boundaries of the historic district. Extant houses are, from north to south, 77 Dudley Road, Billerica, occupied by John Stearns, a son of Isaac; 96 Dudley Road, Billerica (see above), occupied by Sewall Stearns, a grandson of Isaac; and 141 Dudley Road, Billerica, occupied by Abner Stearns, a son of Edward. On the Bedford side of Mill Brook and the town line, the house of Edward Stearns (third quarter 18th century, demolished) remained on the site of the present 228 Dudley Road, Bedford until the late 1830s, though the house and surrounding acreage were sold out of the family in 1809.

Following the death of Edward Stearns in 1793, his widow, Lucy, conveyed the Bedford property to two of their sons, Edward Stearns, Jr. (1768-1798) and Elijah Stearns (1770-1831). In exchange for title to the furniture, "mansion house," and surrounding acreage, the brothers entered into a written agreement with their mother for her yearly support, as long as she remained their father's widow. [Middlesex South deeds, 117/190] The details of this agreement provide a glimpse of the necessities of late 18th-century domestic life in the historic district. The brothers agreed to provide their mother with two cows "to be her own," and to supply the following items yearly: 10 bushels of Indian meal, 5 bushels of rye meal, 100-weight good pork, 100-weight beef, 2 to 3 barrels of cider, ½ bushel of salt, ½ bushel of malt, 10 lbs. of sugar, 8 lbs. of flour, 6 qts. of rum, 6 qts. of molasses, 8 lbs. of sheep's wool, 10 lbs. of flax, 2 lbs. of cotton wool, 2 pairs of shoes, "and a sufficiency of fire wood cut fit for the fire and brought into the house." Lucy Stearns received the east lower room of the house, one-half of the chamber above it, the whole of the garret over that, and rights to the dooryard, kitchen, and cellar. She received further one-third of the poultry and eggs raised on the farm, a seat in the family's pew at the Bedford meetinghouse, and other rights to the family property. When her brother-in-law, Isaac Stearns, died in 1808 at his home on the adjacent farmstead at 96 Dudley Road, Billerica, his will carried similar provisions for the support of his own widow, Sarah. [Middlesex probate #21251]

Immediately north of the Bedford property conveyed to his brothers, Edward Stearns, Jr. and Elijah Stearns, Abner Stearns (1766-1838) had a large, red-brick house constructed at 141 Dudley Road, Billerica (a/k/a 280 Dudley Road, Bedford; ca. 1796-1805/1924, MHC #186, photo 4). The house is one of the finest examples of a Federal-style dwelling extant in Billerica or Bedford. The builder has not been identified. Abner Stearns was the seventh child of Edward and Lucy Stearns, and their oldest surviving son after the death in 1775 of a brother, Solomon (see above). In 1796, Abner Stearns of Bedford, gentleman, purchased about five acres in Billerica from his uncle, Isaac Stearns.² The deed describes the southern boundary of the parcel as Mill Brook, and the eastern boundary as running along the east side of the mill dam. No specific reference to the sawmill itself appears in the deeds associated with this house until 1818, when Abner Stearns mortgaged sixteen acres, more or less, "together with the dwelling house, sawmill, and outbuildings thereon standing." This is the same property described in later deeds as the homestead of Abner Stearns. A few months before

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² The deed, dated 30 September 1796, was not recorded until 1807.

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mortgaging the property in November, 1818, Abner Stearns had acquired ten acres from his cousin, John Stearns; this tract lay east of Abner's house lot, along the town boundary with Bedford. [Middlesex North deeds 11/46, 11/49, 11/488-490]

While Abner Stearns built his home on Stearns land on the Billerica side of the town line, he maintained many associations with Bedford. Commissioned in 1793 as ensign of the Bedford militia company, Stearns was made a captain in 1797, and resigned in 1799. He was a founding member of the Trinitarian Congregational Society of Bedford and involved in the construction of the society's meetinghouse. Though he possessed little formal education, Stearns was described as "a mechanical genius, and of an inventive turn of mind." From 1805 to 1816, Stearns lived in West Cambridge (incorporated in 1807 as the town of Arlington), where he engaged in various industrial pursuits. He started a woolen factory, which he sold to John Tufts in 1808, then established a wool carding business. In Arlington, Stearns also operated a grist mill, conducted a business for grinding minerals and making yellow ochre for paint, and manufactured machines for splitting leather, "churns of a peculiar construction," and agricultural implements. He maintained a fulling mill in Arlington, and a spinning jenny with 72 spindles for making yarn for broadcloth; however the domestic broadcloth industry collapsed after the War of 1812, when cloth began to be imported. [Brown, 34-35]

Abner Stearns returned to Billerica in 1816. From his dwelling, he reportedly experimented with building the first machine used for splitting leather, an invention patented by Samuel Parker of Billerica and manufactured by the Billerica machine shop of Jonathan Hill. Stearns had seven children: one by his first wife, Anna Hill (d. 1807); five by his second wife, the former Anna Russell of West Cambridge, widow of John Estabrooks; and a step-son. While all of his sons apparently inherited their father's mechanical abilities and established careers in manufacturing across the country, at least three – Abner Jr., Edward, and Albert – are known to have worked in the family sawmill on Mill Brook. [Brown, 34-37] The sawmill continued to be associated with the Abner Stearns house until the late 1880s.

The first homestead in the historic district to be sold out of the Stearns family was the Bedford property of Edward Stearns. Simeon Stearns, youngest child of Edward and Lucy Stearns, sold it in 1809 to James Vila of Boston. Vila was described in the deed as an innholder. With this transfer, the Stearns property in Bedford, then encompassing 104 acres and including the mill yard at Mill Brook, came to be associated in turn with a number of individuals, principally from Boston. It is not known how Vila learned about the Stearns property in Bedford. In 1789, he kept the Bunch of Grapes Tavern (demolished) on State Street, at the head of Long Wharf in Boston. Vila then kept the Concert Hall public house (demolished) at the corner of Hanover Street and Court Street in Boston, staying there until at least 1798. [Drake, *Old Landmarks*, 70, 105; Drake, *Old Boston*, 105-106] James Vila died between 1811 and 1815, after conveying the Bedford property to Simon Elliot of Newton. His son, also named James Vila and a merchant in Boston and Lexington, repurchased the Bedford property from Elliot in 1815 and retained ownership until 1837. Further research is needed on the Vila family and their associations in Bedford.

At the northerly end of the historic district in Billerica, Timothy Stearns (1763-1816) and his younger brother, John Stearns (1765-1836) occupied the adjacent homesteads at 96 Dudley Road and 77 Dudley Road, respectively. As the only sons of Isaac and Sarah Stearns to remain in Billerica, each received one-half of their father's lands and buildings in the town when he died in 1808, including land their father had deeded to each of them previously. Both sons were farmers.

Residing at 96 Dudley Road, Billerica, was Timothy Stearns, who in 1787 had married Sarah Lane (d. 1849) of Bedford. They had ten children, six of whom lived to adulthood. When Timothy Stearns died in 1816, the farm associated with 96

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Dudley Road, Billerica encompassed about 106 acres. A detailed probate inventory of his personal property in 1816 gives some indication of the scope of farm operations: 200 bushels of potatoes, six bushels of wheat, 22 bushels of rye, twenty bushels of corn, five bushels of cranberries, two bushels of beans, three tons of English hay, and fifteen tons of meadow hay. Livestock included two horses, two oxen, fourteen cows or calves, nineteen sheep, and four swine. [Middlesex probate #21346] Timothy Stearns's eldest son who survived him, Sewall Stearns (1796-1849), acquired some rights in the Billerica property after reaching the age of majority, apparently sharing title to the homestead with his mother.

The homestead at 77 Dudley Road, Billerica, came to be associated with John Stearns. In 1801, he married Mary Lane (d. 1815) of Bedford; they had eight children. Their eldest child, Franklin Stearns (1802-1886), was a farmer and eventually assumed ownership of the property at 77 Dudley Road. His younger brother, John Owen Stearns (1805-1862), was a director and superintendent of the Central Railroad in New Jersey. Another brother, Onslow Stearns (1810-1878), served as Governor of New Hampshire from 1869 to 1871. He was an engineer with a long career in the construction and administration of railroad companies, including the Nashua & Lowell Railroad, with which he was associated from 1838 to 1845, and the Northern Railroad from Concord, New Hampshire to West Lebanon, New Hampshire, with which he was associated from 1845 until his death.

Early Industrial Period (ca. 1830-1870)

The population of both Billerica and Bedford increased rapidly in the 1830s, with slower growth until the mid-1850s, after which Billerica's population continued to grow steadily and Bedford's declined. Small foreign-born populations in both towns consisted mostly of Irish immigrants. Opening of the Boston & Lowell Railroad (1835, later the Boston & Maine), situated parallel to the Middlesex Canal through East and North Billerica, forced the closure of the water route by the mid-19th century. Expansion of industrial interests at North Billerica, with construction of two- to five-story brick textile mills at the water privileges bearing some resemblance to textile mills in the neighboring city of Lowell, generated a village cluster there, including worker housing. Other mills at North Billerica during the period, including a dyewood mill (1839) and a chemical plant (1849), provided a contrast to the farms that still dominated outlying areas of the town. Bedford reverted to a largely agricultural economy after 1846, when a fire destroyed James Munroe's coarse paper mill at Vine Brook in the east part of town. The closing of this business, the collapse of Bedford's cottage shoe industry with construction of shoe factories elsewhere, and westward migration all contributed to a significant decline in Bedford's population, from 1,000 persons in 1855 to 820 persons in 1865. It took 30 years and the arrival of the railroad for the town to recover. [Billerica town report; Bedford inventory; BHPC]

The Early Industrial period was one of significant change in the Two Brother Rocks-Dudley Road Historic District, with more property passing out of Stearns family ownership, and construction of a major historic house on the Bedford side of the town line. By the end of the period, only one homestead remained in the Stearns family, the John Stearns farm at 77 Dudley Road, Billerica, occupying the northern end of the district. In the later years of his life, John Stearns resided in Woburn, Massachusetts with his second wife, the former Susanna Winn (m. 1817, d. 1842) of Burlington. During that time, Franklin Stearns (1802-1886), oldest son of John, occupied the farm on Dudley Road. He married Sally Lane (1801-1894) of Ashby and Bedford in 1828, and they raised six children. In 1836, John Stearns was killed in Woburn by a locomotive on the Boston & Lowell Railroad. Ownership of the Billerica farm, then encompassing approximately 95 acres, passed to Franklin Stearns. The probate inventory for John Stearns includes reference to a cider mill he owned, though it is not clear whether the mill was located on the Billerica homestead or on additional acreage Stearns owned in

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other towns. Franklin Stearns spent his life on the farm. In 1870, his property included the dwelling, a barn (demolished), a carriage house and shed (demolished), one horse, nine cows, and one swine. [Van Wagenen, 186; Middlesex probate #21266; 1870 Billerica valuation]

Abner Stearns, cousin of John Stearns and resident of the Federal-style brick dwelling at 141 Dudley Road, Billerica, died in 1838, and his widow died the following year. Probate records for Abner Stearns indicate one of his sons, Edward H. Stearns (1814-1880), was operating the sawmill on Mill Brook at the time. Described as having inherited the inventive genius of his father, Edward H. Stearns went on to establish a career inventing and manufacturing sawmill machinery. He obtained thirty patents related to such machinery, and founded for their production the Stearns Manufacturing Company in Erie, Pennsylvania. [Brown, 35]

When the daughter, sons, and stepson of Abner Stearns sold his Billerica homestead, including the mill, in 1841, the property was described in the *Notice of Sale* for the auction as encompassing

16 acres of good land, mostly covered with fruit trees, with a large thorough built brick house; a barn 40 feet square, nearly new, a cellar under it; a valuable saw-mill; and productive cranberry meadows. The dwelling house is pleasantly situated on an eminence near the Concord River commanding a southerly prospect.

Unlike the other Stearns farms in the historic district, income-producing activities on the Abner Stearns homestead focused on lumber milling and cranberry production, with very limited livestock and no known large-scale operations for haying or planting and harvesting of other crops. Further research is needed to establish how long cranberries were grown on the Stearns properties in the historic district. The probate inventories of Timothy Stearns in 1816 and his son, Sewall Stearns, in 1849 include cranberries in the lists of personal property, but it is not known whether those cranberries were grown on their farm, at 96 Dudley Road, Billerica, or the adjacent land of Abner Stearns, Timothy's cousin. It is likely the cranberries grown on Abner's property were planted in the ten acres of meadow located east of the house and mill and immediately north of the town line, a tract Abner acquired in 1818 (see above). Mill Brook flows through this tract, which appears to correspond to the meadows "flowed" (or flooded) for the benefit of powering the mill. [Middlesex probate #21209, #21436, and #42248]

In 1841, John C. Hobbs of Roxbury (now Boston) purchased the Abner Stearns homestead and mill, submitting the highest bid of \$1,845. Eight years later, Hobbs acquired additional acreage north of the house from Sewall Stearns, bringing Hobbs's property to a total of approximately 26 acres on both sides of Dudley Road on the town line. A native of New Hampshire, Hobbs was a machinist, according to Federal census records in 1850 and 1860. He served six terms as a Billerica selectman in the 1850s, and was a deacon of the First Baptist Church, Billerica. Hobbs sold the Abner Stearns homestead in 1860 and relocated to Arlington, where he manufactured "hide-splitting knives" for use in the leather industry from a mill located on what is now known as Hobbs Court. [Middlesex North deeds 17/93 and 20/312; Hazen, 270, 307; Duffy] Ownership of the Abner Stearns homestead and mill passed through several individuals in the 1860s, some of whom, like Hobbs, did not reside in Billerica at the time of purchase. Further research is needed on the history of the mill site on Mill Brook through the 1860s. Subsequent owners of the homestead were farmers by occupation, among them George W. Herrick of Boston, who acquired the house and surrounding acreage in 1871.

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The farmstead at 96 Dudley Road, Billerica also passed out of the Stearns family during the Early Industrial period, following the deaths of Sewall Stearns, Esq. (1796-1849) and his widowed mother. A farmer, Sewall Stearns served ten terms as a Billerica selectman between 1833 and 1844, and also served as a justice of the peace. His probate inventory suggests that hay, grain, potatoes, apples, cider, vinegar, and cranberries were raised on the farm. [Middlesex probate #42248] The property, which extended west to the Concord River, abutted the farms of his cousin, Franklin Stearns, on the north (77 Dudley Road, Billerica) and John Hobbs on the southwest (141 Dudley Road, Billerica). In 1850, the heirs of Sewall Stearns sold the homestead to Moses P. Greenwood, yeoman, of Billerica. Moses Parker Greenwood (1814-1905) of Needham married Lucy Jennison (1816-1902) of Natick in 1840. They had four children: three daughters and one son, George Parker Greenwood (1851-1921). George Greenwood's descendants retained title to the farm through the end of the historic district's period of significance. In 1870, the town of Billerica valued the 96-acre homestead, including the livestock, at \$2,500. Greenwood's property at that time included two horses, seventeen cows, two heifers, and two swine.

The greatest change in the historic district during the Early Industrial period occurred south of the town line, with continued division of the former estate of Edward Stearns in Bedford and construction of the district's only mid 19th century dwelling. After occupying the former Edward Stearns house and surrounding 104-acre farmstead for more than two decades, the family of James Vila sold the property in 1837 to Jabez Walcott, described in the deed as a housewright from Roxbury (now Boston). Walcott built the Walcott-Pickman House, 228 Dudley Road, Bedford (1837-1839, MHC #463, photo 5), on the site of the Edward Stearns house. [Brown, 103] A native of Bolton, Massachusetts, Jabez Walcott (1790-1855) worked in Concord and then Acton until ca. 1818, when he relocated to Roxbury and Boston. He lived briefly in California before the Gold Rush, but returned to Acton in 1846, renting a mill at River and Chadwick Streets there to manufacture window sash. The sash factory burned in 1853. Walcott's other known works include the cottage at 80 School Street, Acton (ca. 1846, MHC #520), and the West Acton Baptist Church, 592 Massachusetts Avenue, Acton (1847, MHC #224). [Acton inventory] Further research is needed on the careers of Walcott and Francis W. R. Emery (b. ca. 1805, d. 1860), with whom Walcott built the house in Bedford. Emery has been identified as the builder of ten brick row houses built on West Newton Street, Boston (1851, MHC #1390-1399), in the city's South End. A death notice for Emery, published in 1860, attributes to him the construction of additional South End residences on Chester Square (Massachusetts Avenue), as well as Music Hall/Orpheum Theater, 6½ Hamilton Place, Boston (1852, MHC #1769). [*The New York Times*]

Walcott apparently built the house on Dudley Road as a wedding present for his daughter, Mary B. Walcott, who married Emery in Bedford on 26 March 1839. One week before the marriage, Walcott conveyed the house, a barn, outhouses, and associated 104 acres to his daughter and Emery, naming Emery as the trustee "to receive the rents and profits thereof for the sole and separate use of Mary B. Walcott whether single or married and to pay same over to her." [Middlesex South deeds, 380/808; Bedford vital records] This uncommon method of conveying title apparently was an effort by Walcott to vest an equitable title to the property in his daughter, while placing the legal title in the hands of a trustee. Walcott conveyed other property in Boston to his daughter in a similar manner, leading to a case argued before the Massachusetts Supreme Judicial Court during the 1871-1872 session. The court found that such a provision did not vest legal title in Mary Walcott's heirs after her death. [Browne, *Harlow v. Cowdry*]

The Walcott property included the mill yard south of Mill Brook, which Edward Stearns had purchased from his father in 1762. The 1837 deed reserved to the proprietors of the saw mill (then the sons of Abner Stearns, see above) liberty to flood the meadow near the brook to the usual height and the privilege of laying logs "and sawed stuff" in the usual place

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in the mill yard. The mill proprietors also had the right to pass through Walcott's property to the mill with horses and teams. [Middlesex South deeds 363/481] Whether the sawmill supplied the lumber for the Walcott-Pickman House has yet to be determined.

The barn included in Walcott's conveyance to his daughter and Emery is shown on an 1847 plan of the farm by Alexander Wadsworth, surveyor [Middlesex South deeds, plan book 24, plan 5]. This barn corresponds to the location and approximate dimensions of the stone-lined cellar hole known as the Platt's Barn Foundation (early 19th century), positioned to the northwest of the Walcott-Pickman House. The barn was so-named for a former coachman employed on the Pickman estate in the early 20th century. The cellar hole is the only surface evidence of the barn, which was demolished in the early 1960s. Described as having served as a stage coach barn, with large beams and very wide boards, Platt's Barn had an extension area to the rear paneled with cedar match boards. See **Late Industrial Period** for further details.

Thomas G. Atkins acquired the Walcott property in Bedford by 1849. Atkins was a merchant and a trader who maintained a counting-room in Boston. The 1850 Federal census records Thomas G. Atkins and his wife, Mary, living in Bedford with six male and one female "laborers" who were natives of Ireland. Thomas Atkins (d.1853), a native of Boston, and Mary Tuttle, a native of Acton and a young widow, were married in Bedford on 12 October 1848. Atkins "carried on business in Boston, but usually went out to his farm at Bedford on Saturday afternoons, returning to Boston on the Monday morning following." He employed a number of laborers in the course of making improvements on his Bedford farm, though the improvements have not been identified due to the lack of Bedford tax valuations for the period. Atkins was sued by one of his farm employees in Bedford over the payment of wages. [Cushing, *White v. Atkins*; Bedford vital records]

Atkins apparently amassed approximately 131 acres in Bedford before his death, with the core of his holdings comprising the 104-acre Walcott property owned earlier by Edward Stearns. In 1856, Samuel Sage, Jr. prepared a survey that divided the Atkins property into two lots. The 56-acre homestead lot, bound on the north by the town line, on the east by Dudley Road, and on the west by the Concord River, included the Walcott-Pickman House and the mill yard. A 75-acre parcel to the northeast, on the opposite side of Dudley Road, abutted land in Bedford that remained in the extended Stearns family. The Atkins heirs sold both lots to Robert P. Wiggin of Boston in 1857. Wiggin was engaged in the leaf tobacco business on Commercial Street in Boston, according to the 1862 Boston directory. He died intestate by 1863, and shortly thereafter the two lots in Bedford were sold separately. Dudley and Ellen Pickman reunited the parcels once they began purchasing property in the historic district in the last quarter of the 19th century. [Middlesex South deeds 766/494 and 914/465]

Late Industrial Period (ca. 1870-1915)

The Late Industrial period initially brought a continuation of the patterns of building and land use established in the historic district earlier in the 19th century. Farming operations, which dominated the properties at the northern end of the district, in Billerica, shifted from subsistence farming to dairy farming, and eventually to market gardening. At the southern end of the district, in Bedford, farming was one component of estate development undertaken by seasonal residents of considerable means.

Billerica enjoyed moderate population growth throughout the period, except a small decline from 1905 to 1910. Bedford, lacking the industrial base of Billerica, grew more slowly, with a rapid increase in population from 1885 to 1900 and

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stable growth thereafter. North Billerica eclipsed the town center as the major focus of settlement in Billerica, while growth of the town center at Bedford was the direct result of its proximity to the railroad. The Middlesex Central Railroad, a subsidiary of the Boston & Lowell, began operating across the southern half of Bedford, just south of the town center, in 1872. In 1877, Billerica residents were connected to the Middlesex Central line at Bedford center with the opening of the Billerica & Bedford Railroad, the first two-foot, common-carrier, narrow gauge railroad in the nation. This short-lived venture (defunct in 1878) established a north-south railroad corridor through the two towns, which was reactivated in 1885 when the Boston & Lowell built a branch line south to Bedford from its main line at North Billerica. The Lexington & Boston Street Railway (1904) served both towns as part of the larger electric system between suburban Boston and Lowell. The route between the two town centers roughly paralleled the Concord River, following North Road in Bedford and Concord Road in Billerica. [Billerica town report; Bedford inventory; Carlson]

It is not known how many of Billerica's Colonial-period saw mills, like the former Stearns-Hobbs mill on Mill Brook, survived a century later. The mill's last documented use, for the manufacture of wood shingles in the 1870s, was consistent with the production of other building materials in Bedford about the same time. William Ashby had manufactured blinds and sashes at Vine Brook off the Shawsheen River as early as 1847, later moving to the mill site on the Shawsheen River off Old Billerica Road. Charles H. Clark operated the latter sawmill from the early 1870s to the early 20th century. On Mill Brook at Dudley Road, Seward S. Chase (1833-1904) operated the shingle mill during the 1870s. The mill by then occupied a one-acre parcel in Billerica and Bedford, part of which apparently was set off from the Abner Stearns-John Hobbs property after Hobbs moved to Arlington in 1860. Deeds describe the parcel as including a dwelling house, gristmill, and sawmill. The lot spanned "the road leading from Billerica to Bedford," or Dudley Road. As illustrated in the Beers atlas of Middlesex County (1875), the path of Dudley Road at that time followed the farm road over Mill Brook rather than the right-of-way that exists currently to the east. The Billerica valuation of 1870 assesses Chase for a mill, one acre of land, and water power, valued in total at \$400, but no house. It is not clear where on the property a house may have been located, though deeds conveying the property describe Chase as a resident of Bedford. Seward Chase sold the real estate to George R. Herrick in 1871 for \$2,775, reserving rights to the shingle mill, belting, shafting, and all connected fixtures. In 1877, Chase conveyed to Herrick for \$1 his interest in the mill building as well, with its machinery. Chase later was a farmer in Billerica, and lived in Carlisle at the time of his death. [Middlesex North deeds 88/155 and 124/174; Billerica valuations; Mass. Vital Records]

The Billerica tax valuation of 1880 assesses George R. Herrick (b. 1850) for the mill, land (one acre), and water power, though it is not clear if Herrick continued the operation of the mill. Federal census records from 1880 to 1910 list Herrick as a farmer by occupation. In addition to the mill privilege, Herrick owned the Abner Stearns House, 141 Billerica Road, which he purchased with the surrounding 26 acres in 1871, the year he and his wife, Rosine, were married in Billerica. Previously, Herrick had lived in Boston. The Herricks likely maintained the fruit trees in the small orchard southwest of the house, in addition to raising poultry. They had a henery or poultry house built on the property by 1890. Herrick's taxable property in 1901 included 30 fowl, a number that had doubled by 1910, according to the town's tax valuations. By 1910, outbuildings on the Herrick property included a barn, a carriage house and shed, a greenhouse, a boiler house, and a poultry house. A portion of the greenhouse (ca. 1901-1904) survives, located directly east of the house and across Dudley Road. According to a 1904 atlas illustrating the Billerica-Bedford town boundary, the existing building constituted the northwest corner of the greenhouse; an attached glass-enclosed structure was removed at an unknown date. The former Herrick barn (ca. 1880), was attached to the house and converted to living space by Edward M. Pickman in 1924, then detached and moved to its present site in Bedford in 1964, where it is now known as the Library House, 240 Dudley Road, Bedford (MHC #464, photo 9. See below for further information).

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In 1884, Herrick's small mill privilege on Mill Brook attracted the attention of Dudley Pickman and his bride, the former Ellen Rodman Motley, when they visited the historic district area on their honeymoon. A resident of Beverly and Boston, Pickman was a seventh-generation descendant of Deputy Governor Thomas Dudley (see history of Two Brothers Rocks above), though it is not clear when Pickman learned of his ancestral connection to this area. Ellen Pickman purchased the one-acre mill privilege from the Herricks in 1888. The 1890 Billerica valuation reflects this ownership transfer, but assesses Mrs. E. R. Pickman of Boston for only the one acre of land and the water power. No mill-related buildings are assessed to either Mrs. Pickman or the Herricks, in 1890 or later, indicating the mill had been demolished by that time. In 1902, the Herrick family conveyed to Ellen Pickman another five acres on the south bank of Mill Brook in Billerica, immediately east of Dudley Road. With this conveyance, which was not recorded at the Registry of Deeds until 1904, the Herricks reserved "exclusive possession and control of the bypass or canal opening out of said brook easterly of the water wheel and finally flowing into said brook again west of said water wheel." Ellen Pickman agreed to keep the southerly bank of Mill Brook at this location properly sloped to facilitate the flow of water, and to prohibit fishing in the brook from the granted premises. Further research is needed to confirm how long the mill operated and when the mill and water wheel were demolished. The Commonwealth's 1904 atlas of boundaries between towns shows only a small outbuilding, described as "Mr. Herrick's ice house," in the area bounded by the brook (on the north), the town line (south), and Dudley Road (east). This ice house (late 19th century, demolished 1930s) was situated in the approximate area of the driveway created in 1964 to provide access to the Library House, 240 Dudley Road, Bedford, which was moved to its current location at that time (see below). [Middlesex North deeds 196/502 and 363/397 (deed 1902, recorded 1904); 1904 boundary atlas]

Dudley Leavitt Pickman (1850-1938) was born in Salem, Massachusetts, to William D. Pickman and the former Caroline Silsbee, and graduated in 1873 from Harvard College. He was a noted mountain climber in his youth and the author of *Some Mountain Views* [1933]. Pickman was president of Newmarket Manufacturing Company in Boston, a manufacturer of cotton and silk goods established in 1875. He collected Chinese porcelain and American silver, and authored *The Golden Age of European Porcelain* [1936] and *Pouring Vessel Vagaries* [1938]. Pickman served as vice-president of the Massachusetts Hospital Life Insurance Company, a director of the Cork Insert Company and the Merchants Warehouse Company, and a trustee of the Museum of Fine Arts, Boston. Ellen Rodman Motley (1854-1939) was the daughter of Edward Motley of Boston and Ellen Rodman of the Rodman and Rotch families of New Bedford, Massachusetts, and Newport, Rhode Island. The Pickmans had two children, Dudley Leavitt Pickman, Jr. (1885-1964) and Edward Motley Pickman (1886-1959).

When the Pickmans acquired the mill site in 1888, they also purchased the 56-acre parcel immediately to the south that included the Walcott-Pickman House, 228 Dudley Road, Bedford. This property became the focus of the family's holdings in Bedford for the next 50 years. Before its acquisition by the Pickmans, the Walcott house was the subject of numerous transfers in title from the mid 1860s through the early 1880s. Though the Wood family apparently owned the house from the mid 1860s to the early 1870s, more is known about the Tileston family, who lived here from 1873 to 1882. Maria T. Tileston (1799-1881) of Boston purchased the property following the death of her husband, Thomas Tileston. The 1880 Federal census for Bedford records Maria Tileston as the head of household. Living with her were her son, James C. Tileston (age 56); her daughter, Eleanor Tileston Baldwin (age 48); her son-in-law, Jacob Baldwin (age 51); and three grandchildren. James C. Tileston was a cotton broker, and Jacob Baldwin was a farmer. The heirs of Maria Tileston conveyed the Walcott house to Albert T. Bacon of Bedford, who in turn conveyed the property to Ellen R. Pickman in 1888. The Pickmans acquired another 50-acre parcel from Bacon in 1890, thereby re-assembling the roughly 100 acres previously associated with Edward Stearns in the second half of the 18th century, and subdivided before the Civil War. [Middlesex South deeds, 1284/639-641, 1613/1882, 1850/467, 2009/127-128]

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Two Brothers Rocks on the Concord River were part of the Pickman holdings, at the southwest corner of the 56-acre homestead lot associated with the Walcott house. In 1894, Dudley and Ellen Pickman agreed to a request by the newly formed Bedford Historical Society to inscribe each rock with the date "1638" and the name of the 17th-century farm with which it was associated: Dudley on the northerly rock, and Winthrop on the southerly rock. In a resolution drafted in February 1895 by Abram English Brown, Secretary, the Historical Society conveyed its thanks to the Pickmans, and noted that through the inscriptions of the two rocks, "the historical interests of [the] town have been promoted, the Colonial history of Massachusetts made more valuable, and a long deferred debt of gratitude [to Gov. Winthrop and Deputy Gov. Dudley] discharged." [Mansur, Two Brothers Rocks]

Throughout the Late Industrial period, Two Brothers Rocks were celebrated for their historic and scenic value, particularly following the nation's centennial celebrations in 1876 and Bedford's 150th anniversary in 1879. The event program for the town's anniversary celebration offered "conveyance for a small price" to visit the landmark. [BHPC] Edwin M. Bacon's *Walks and Rides in the Country Round About Boston* [1898], published for the Appalachian Mountain Club, describes the setting and history of the rocks in a narrative about the characteristics of the Bedford area:

The Pickman place is reached through an avenue of noble chestnuts, opening at the left of the road. The river meadows lie back of and beyond the house. Taking the grassy farm-lane at the left of the fine barn, we soon strike a path at the left which meanders across the meadow, now over spongy turf, now alongside of a bubbling brook, in a southeasterly direction toward the ancient landmarks.

The two boulders lie near together close to the river's brink in a sylvan spot. . . . The river approaches this point in picturesque bends. Facing the rocks, at the left we look over field and pasture to the Carlisle bridge crossing the stream about three quarters of a mile above. [pp. 176-178]

The chestnuts present in 1898 were lost to blight in the early 20th century. In the late 19th and early 20th centuries, both the Bedford and Billerica segments of Dudley Road were at times known as Chestnut Avenue or Chestnut Street.

Bedford directories and Federal census records from the 1890s onward document the growth of the Pickman estate as a community. While Dudley and Ellen Pickman resided in Bedford only seasonally (May through October), they employed a staff based in Bedford to manage the estate and associated farm operations year-round. From 1899, when the Bedford directory listed Jacob Tingley as the foreman at Dudley L. Pickman's, the Pickman staff expanded through the 1910s to include not only a foreman and farm laborers, but a gamekeeper, a forester, a coachman (later replaced by chauffeurs), and household servants. Many of the estate and farm employees were recent immigrants to the United States from Canada, England, Ireland, Scotland, Newfoundland, Sweden, and Denmark. With the exception of unmarried household servants, estate and farm employees generally lived with their families in houses on the Pickman estate, along with unmarried male employees. Jacob Tingley, apparently the first farm foreman for the Pickmans, arrived in the United States from Canada in 1883, and lived in 1900 with his family and Arthur Hall, a farm laborer who had also immigrated from Canada. Englishman Arthur J. Larratt, employed as a coachman, occupied another house on Dudley Road in 1900, along with his family and four English, Irish, or Canadian servants employed as stablemen and housekeepers. By 1910, the Pickmans had established a household staff residing at the family home at 228 Dudley Road, including a cook, parlor maid, "kitchen girl," and stableman. [1900 and 1910 Federal census records; Sorensen notes]

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The estate included two working farms on the east side of Dudley Road. The first farm was operated for the benefit of all the households on the Pickman estate, with family and employees sharing the produce and dairy products. This farm was located across the road from the Walcott-Pickman House and is now known as Little Acres Farm in the historic district. From ca. 1910 to 1935, Duane F. Carpenter was the foreman of this farm. The second farm, previously known as Huckins Farm and operated to generate income, occupied the northwest corner of Dudley Road and North Road, outside the boundaries of the present historic district. Huckins Farm was developed with condominiums in the late 1980s. Chester B. Barnes was the farm manager, from ca. 1910 to 1950. [Sorensen notes; Federal census records]

By the end of the Late Industrial period, the Pickman estate encompassed family and staff residing in several buildings on Dudley Road. Four buildings, all in the historic district, are extant in Bedford: the Walcott-Pickman House, 228 Dudley Road; the red brick Pickman Summer Cottage, 269 Dudley Road (later known as the William Sorensen House, a/k/a 345 Dudley Road, Bedford; ca. 1906, MHC #466, photo 7); the Duane Carpenter House, 267 Dudley Road (ca. 1905, MHC #465, photo 6); and the Pickman garage and chauffeur's quarters (ca. 1910) behind the summer cottage. The last members of the Pickman family to occupy the Summer Cottage were Edward Motley Pickman, the younger son of Dudley and Ellen Pickman, and his wife, the former Hester Marion Chanler, who were married in 1915 and subsequently established their estate at the Abner Stearns House, 141 Dudley Road, Billerica (see **Early Modern Period** for further details). Thereafter, the summer cottage served as a residence for estate and farm employees and their families. Duane Carpenter, foreman of the family farm (see above), resided at 267 Dudley Road with his family and boarders. Charles Platt, the Pickmans' coachman in 1910, resided with his wife in living quarters at the rear of the large barn behind the Walcott-Pickman House. Long known on the estate as Platt's Barn, the building was demolished in the early 1960s, though the stone-lined cellar hole, Platt's Barn Foundation (early 19th century), survives. Four additional residences were located beyond the boundaries of the historic district, in the area developed as the Huckins Farm condominiums in the late 1980s. Three were demolished in the 1980s or earlier: Berry Cottage, acquired by the Pickmans in 1894, and two identical houses constructed ca. 1900-1915 for Pickman employees and their families. Chester Barnes, manager of the income farm, resided with his family in the former Huckins House, 49 Dudley Road, Bedford, which is part of the condominium development outside the boundaries of the historic district. [Sorensen notes; Federal census records]

The last residence added to the Pickman estate was the Federal-style, red-brick Abner Stearns House, 141 Dudley Road, Billerica, which the Pickmans acquired from the Herrick family in 1911, along with approximately 26 acres on both sides of Dudley Road in Billerica. William Sorensen (1882-1974), head caretaker of the Pickman estate for over fifty years, resided in the house in the early 1910s. A native of Birkerød, Denmark, Sorensen came to the United States in 1903, according to census records. He had worked at the Old North Church, Boston; a farm in Concord; and as caretaker at the Judge Loomis estate in Bedford, before learning in 1909 of an opening at the Pickman estate. Sorensen occupied the Abner Stearns House with his first wife, Christine, until ca. 1915, then moved south on Dudley Road to another dwelling in Bedford (demolished) south of the historic district. [Middlesex North deeds 481/353; Sorensen notes; Sorensen obituary]

As the properties at the southern end of the Two Brothers Rocks-Dudley Road Historic District acquired their associations with the Pickman family by the early 20th century, properties at the district's northern end also underwent significant changes in ownership and use. In 1911, the era of Stearns-family ownership in the historic district – spanning over 250 years – concluded when John Billings Stearns sold the farm at 77 Dudley Road, Billerica. John Billings Stearns (b. 1845) took over the family farm after the death of his father, Franklin Stearns, in 1886. The younger Stearns, who never married, established a reputation as a prosperous dairy farmer. He expanded the operations of his 94-acre farm between

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1890 and 1900, adding a twenty-stall barn to the carriage house and poultry house (hennerly) that had been present when his father died. These outbuildings were remodeled for new uses in the early 1930s and ultimately demolished in the 1970s. According to Billerica's 1900 tax valuation, Stearns owned one bull, three horses, eighteen cows, one heifer, and one swine. A survey plan of his property, prepared in 1901 and recorded with the Middlesex North registry of deeds [plan book 28, plate 32], shows the farm extended from the Concord River on the west—where Stearns owned acreage to the river's center line—to a point east of Chestnut Street, as Dudley Road was then known. Stearns's holdings east of the road, consisting of about seventeen acres of plowed fields, were sold off separately from the rest of the farm and are not included in the historic district. On the west side of the road, the farmhouse and outbuildings accompanied 66.3 acres of meadow, grass land, pasture, plowed fields, orchard and water. In 1906, Stearns sold one land-locked acre on the Concord River, a parcel known as "the Island", to Prince Smith of Lowell, though the circumstances surrounding the sale merit further research. In 1911, Stearns sold the remaining 65.3 acres to E. Geraldine Harrison of Boston, wife of R. Stanley Harrison. The Harrisons were hotel proprietors in Winthrop and may not have resided on the Billerica property, which they lost to foreclosure in 1921. [Middlesex North deeds 389/101, 461/549]

John Billings Stearns employed Sydney A. Davis as a farm laborer and Davis's wife, Hilda, as a housekeeper in 1910, according to census records. Sydney Davis was a native of Massachusetts, and his wife was a native of Norway. They lived on the Stearns farm with their children. After John Billings Stearns sold the farm in 1911, the Davis family moved to the Pickman estate in Bedford, where Sydney Davis worked as the dairy man at the income farm run for the Pickmans by Chester Barnes. The Davis family remained associated with the Pickmans until Davis retired about 1952. [1910 census for Billerica; 1920 census for Bedford; Sorensen notes]

At the former Sewall Stearns farm, 96 Dudley Road, Billerica, the Greenwood family (see above) expanded the farming operation as a dairy farm in the last quarter of the 19th century. The number of livestock owned by Moses P. Greenwood and later his son, George P. Greenwood (1851-1921), doubled during this period. Livestock included seventeen cows and two heifers in 1870, and 31 cows, five heifers, and one bull in 1900. The Greenwoods also introduced poultry farming in the 1890s; their tax valuation for 1900 listed 70 fowl. While Moses Greenwood retained title to the real estate, ownership of the livestock on the farm had transferred to George Greenwood by 1900. At that time, the 96-acre homestead on Dudley Road included the dwelling, one barn, a shed, a poultry house, and a carriage house. A ca. 1900 barn survives at the Dudley Road frontage of the property, though it may have been built originally as a carriage house. The farm extended from the Concord River on the west to Nashua Road (now Route 4), Billerica, on the east.

George Greenwood took over the family farm following his father's death in 1905. As early as 1891, the western end of the Greenwood property, situated off a bend in Dudley Road and overlooking the Concord River, was known as Greenwood's Grove. [Brown, 8] This wooded area was likely a picnic grove in the late 19th century, typical of the river-oriented recreational activities enjoyed at that time by visitors to Billerica and Bedford. The street railway provided access to riverfront recreation areas in Bedford during this period, though the railway route in South Billerica appears to have been almost one mile to the east of Greenwood's Grove. Further research is needed. By 1910, recreational activity on the property took the form of seasonal cottages, or camps. George Greenwood owned nine cottages in 1910. Unlike other summer camp developments in the area, in which the land with cottages was subdivided and lots sold separately, the cottages at Greenwood's Grove apparently remained under the ownership of the Greenwood family, and likely provided rental income. A 1910 postcard labeled *Greenwood's Grove, Concord River, Billerica, Mass.* shows the grove from the west, across the Concord River, as a hilly, wooded area with a flagpole. No buildings are visible in the postcard view. [Tom Paskewicz Collection]

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Early Modern Period (ca. 1915-1940)

Billerica and Bedford experienced considerable growth during the Early Modern period, with rapid population increases due in part to the opening of the Middlesex County House of Correction (1929) on Treble Cove Road, Billerica, and the Federal government's Veterans Administration Hospital (1928) on Springs Road, Bedford. Expansion within the Roman Catholic Archdiocese of Boston led to other major institutional developments in Billerica and Bedford. Either the archdiocese or Roman Catholic orders established at least four seminaries or novitiates in the two towns in the 1920s and 1930s, sited on former farmsteads, including one on Dudley Road in the historic district. Diverse agricultural activity yielded milk, eggs, poultry, and produce, including apples, cherries, strawberries, and flowers, the produce often being sold at roadside stands. Railroad junctions at North Billerica and Depot Square, Bedford, continued to be a focus of local industry in the respective towns. The Talbot and Faulkner woolen mills reached their production peak in the 1920s, and construction of the North Billerica car shops for the Boston & Maine Railroad included warehouse and handling facilities. A range of smaller industries in Bedford included lumber, razors, knives for carpet looms, wrought iron novelties, wadding or packaging material, a canning factory, a worsted mill, and pharmaceuticals. Bus routes replaced the street railway by 1925, and Bedford-to-Billerica travel by passenger rail was eliminated in 1931.

Dudley and Ellen Pickman expanded their Bedford estate significantly during the Early Modern period, while maintaining other residences on Beacon Street, Boston, and in Beverly. In several transactions through about 1920, the Pickmans steadily acquired additional acreage to the east, south, and southeast of their home at the Walcott-Pickman House, 228 Dudley Road, Bedford. The estate covered much of the territory bounded by the Concord River on the west, Carlisle Road on the south, and North Street and Dudley Road on the east. Bedford's tax valuation for 1921 illustrates the extent of the Pickman holdings in the town by that time: almost 450 acres of pasture, wood lot, meadow, and swamp on almost 30 parcels; the Bedford portion of the former mill property on Mill Brook; and the houses now known as 228 Dudley Road, 267 Dudley Road, and 269 Dudley Road in the historic district.

Not included in the Pickmans' Bedford valuation was the Billerica portion of the former mill property, as well as the former Abner Stearns House, 141 Dudley Road, Billerica, acquired by the Pickmans in 1911 and occupied by their younger son, Edward Motley Pickman, and his family. Edward Motley Pickman (1886-1959) was born in Boston and, from a young age, resided at the Bedford estate seasonally with his parents and older brother, living at the Walcott-Pickman House, 228 Dudley Road, Bedford. After graduating from Noble & Greenough School in Boston, Pickman enrolled at Harvard College, receiving a bachelor's degree in 1908, a master's degree in history in 1909, and a law degree in 1912. He practiced law only briefly, working in various World War I-related positions in the United States and abroad before serving on active duty in the U. S. Navy from 1917 to 1919. Described as "a gentleman scholar in the old New England tradition," Edward Pickman was a historian and author who worked from home. [Baltzell, 8-9]. His books included *The Mind of Latin Christendom* [1937], an analysis of early Christian thought, and *Sequence of Belief: A Consideration of Religious Thought from Homer to Ockham* [published posthumously, 1962]. Pickman's work also appeared in *The Proceedings of the Massachusetts Historical Society*, including "The Collapse of the Scholastic Hierarchy [sic] in the Seventeenth-century France," published in 1931, and "Libertine Ideas in the Time of Richlieu and Mazarin," published in 1950.

In 1915, Edward Pickman married Hester Marion Chanler (1893-1989) in Washington, DC. Born in New York to Winthrop Astor Chanler and the former Margaret Terry, Hester Pickman was an artist and translator who studied art in Paris in the 1920s and translated some works of Austrian poet Rainer Maria Rilke (1875-1926). Her maternal

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grandfather, Luther Terry, was a painter, and Hester Pickman continued to paint throughout her life, showing some of her paintings in and around Boston from 1974 to 1984. A devout Catholic whose own mother was raised in Rome and converted to Catholicism at the age of eighteen, Hester Pickman was a communicant of St. Michael's Church in Bedford. She donated three wood statues to the present church (built in 1960); her nephew, Robert Winthrop White of Long Island, NY, carved the statues. [Baltzell, 202; St. Michael's web site]

Edward and Hester Pickman, with their six children (born between 1916 and the early 1930s), made their primary residence on Chestnut Street in Boston's Beacon Hill neighborhood, relocating to the Abner Stearns House, 141 Dudley Road, Billerica each year in the spring and returning to Boston in the fall. Edward and Hester Pickman renovated the red brick Stearns house, which the family occupied from ca. 1916 to 1989. To accommodate their growing family, in 1924 they converted a wood-frame hay and horse barn to create a library with a fourteen-foot-high ceiling and oversized arched windows on the first floor, plus additional bedroom space above. Wood paneling to finish the library came from chestnut trees that had died in a blight seven years earlier. The library wing, which constituted the northeast wing of the house, was severed from the main house in 1964 and relocated to Pickman property south of Mill Brook, where it has since been known as the Library House, 240 Dudley Road, Bedford (ca. 1880/1924/1964, MHC #464, photo 9).

The 1930 Billerica census documents the size of Edward and Hester Pickman's household prior to the birth of their youngest child. In addition to the parents and five children, seven other individuals lived on the property with the family. They included a housekeeper and four female servants from either Ireland (the Irish Free State) or France. With the exception of the housekeeper, Catherine Shanahan, who arrived in the United States in 1914, the other women arrived in 1925 or 1926. Also in residence were Germaine Solange, age 37, a native of France employed as the governess, and David F. Keefe, age 59, a Massachusetts native employed as the gardener. Both Edward and Hester Pickman were noted in the census record as independent authors by occupation.

Described as a man who had a passion for controlled natural wildlife, Dudley Pickman took an active role in shaping the grounds of his estate. According to an essay in the *Bedford Sampler* by his granddaughter, Margaret (Daisy) Pickman Oakley (1917-2008), Dudley Pickman maintained the fields and pastures for haying; trimmed, thinned, and replanted trees; cut paths to make the property more accessible to walkers; and created a bog garden and "birds' paradise" in the swamp near the Concord River, southwest of the Walcott-Pickman House. The site, which is overgrown, is now limited to a vernal pool within the town-owned Altmann Conservation Area in the historic district. Azaleas, rhododendron, magnolias, Japanese iris, and other species surrounded what were once three small man-made ponds in the bog garden. Berry bushes, including a species that produced white blueberries, were selected to attract birds. Water plants in the ponds required a constant level of water, supplemented in July and August of each year with water pumped through underground pipes from a well adjacent to the Concord River. The pump system was dismantled each winter and stored in Platt's Barn, behind the Walcott-Pickman house. Pickman had a screen house (demolished) constructed near the bog garden so that he and his wife, Ellen, could enjoy the garden, the birds, and other wildlife without being consumed by mosquitoes. William Sorensen, head caretaker, traveled to Boston during the winter months to discuss with Pickman the plans for improvements on the estate, such as the planting of full-grown trees shipped to Bedford by rail from North Carolina. Dudley and Ellen Pickman were driven by car throughout the estate, including on paths through the woods, so they could view improvements underway. For Dudley and Ellen Pickman, the Bedford property was "a bucolic retreat for spring and fall when the shrubs and trees were at their best." [Bedford Sampler, 46; Sorensen notes]

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Recreation on the Pickman estate included horseback riding, swimming and canoeing on the Concord River, court tennis, and social activities. The agricultural nature of West Bedford and South Bedford allowed horseback rides from the estate, in northwest Bedford, as far south as the Bedford Army Airfield (later known as Laurence G. Hanscom Field) in South Bedford, which was constructed in the early 1940s. Residents of the estate also rode horseback in Carlisle and Billerica. The Pickmans maintained two boathouses (both demolished) on the Concord River, one a short distance north of Two Brothers Rocks in Bedford, and the other northwest of the Abner Stearns House (Edward and Hester Pickman House) in Billerica. A landing was established on the river directly west of the Walcott-Pickman House. A clay tennis court (early 20th century) was constructed in the woods south of the Walcott-Pickman House (now in the Altmann Conservation Area, Bedford). White marking tapes were stapled to wood timbers (now gone) defining different parts of the court. While the court is known to predate construction of the David and Elizabeth Pickman House, 220 Dudley Road, Bedford (1954, see below), located directly to the west, a precise date for the court has not been established. Court tennis was introduced to the Boston area in 1876, but was comparatively slow to develop. In 1908, Harvard University became the first American university to establish a tennis court; Edward M. Pickman earned his bachelor's degree from Harvard that year. His profile in a 1920 Harvard alumni directory noted his membership in the Tennis and Racquet Club in Boston's Back Bay. Personal connections, in particular to Harvard University and the arts, brought distinguished visitors to the Pickman estate. Martha Pickman Baltzell (b.1924), the fifth child of Edward and Hester Pickman and a younger sister of Margaret "Daisy" Pickman Oakley (see above), described frequent visitors to her parents' home, including composer Theodore Ward Chanler (Hester Pickman's younger brother) and his wife, Maria, and the British mathematician, logician, and philosopher Alfred North Whitehead and his wife, Evelyn. Whitehead moved to the United States in 1924 to accept an appointment as Professor of Philosophy at Harvard University, retiring in 1937. He remained in Cambridge, Massachusetts until his death in 1947. The Pickman estate reportedly was the scene of the wedding reception in March 1940 for Russian composer Igor Stravinsky (1882-1971) and his second wife, Vera de Bosset. Stravinsky had just emigrated to the United States from France, and was lecturing at Harvard during the 1939-1940 academic year. [Sorensen notes; Danzig; Mansur; Baltzell, 7-12; *Stanford Encyclopedia*]

Dudley Pickman had established a water supply system for the estate's buildings and also supervised the maintenance of Dudley Road before the Town of Bedford began supplying these services to the area in the early 1930s. A small brick pumping station (1927), which delivered water to the buildings on the estate, as well as a faucet at the tennis court, survives adjacent to the swimming pool behind the Walcott-Pickman House. Buildings on the estate were steam-heated. Municipal water service was extended to Dudley Road in 1931. Pickman built and installed a stone crusher (demolished) on Causeway Road south of the historic district, for surfacing Dudley Road and other roads on the property. Duane Carpenter, foreman of the family farm, used a large horse-drawn scraper to scrape Dudley Road after a rain and fill in ruts. John Peterson drove the team. The scraper, sprayers, road levelers, and a roller were stored in Platt's Barn. Carpenter served as chairman of Bedford's elected Board of Road Commissioners in 1932; during his tenure, the town took over and paved Dudley Road. [Sorensen notes; Bedford town reports]

Routine maintenance of the Pickman estate, under the direction of William Sorensen, included the harvesting of ice from ponds on the property to supply all the houses as well as the milk coolers at the two farms. This significant undertaking also involved taking cutting ice from the Concord River, which froze later than the ponds. The estate had two, three-level ice houses (both demolished), one in Billerica south of Mill Brook (previously known as Herrick's ice house), and another at the income farm near North Road, run by Chester Barnes. All houses on the estate were supplied with firewood for furnaces, kitchen stoves, and parlor stoves. At Pickman's direction, when trees were removed, Sorensen used dynamite to remove the stumps and burn them with the brush. Residents of the estate could help themselves to dairy products and

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apples, potatoes, and Blue Hubbard squash, kept in a cold storage room at the family farm, as well as field crops when they were ready for harvesting, including asparagus and corn. The family farm complex included a brooder house, slaughter house, capon house, and hen house (all demolished), in addition to one turkey house where turkeys were raised on a wire floor, and another where turkeys were raised on the ground. Duane Carpenter coordinated the orders for and delivery of all holiday turkeys to residences on the estate. [Sorensen notes]

Most employees of the Pickman estate and farms during the Early Modern period continued to live on the property. William Sorensen, Chester Barnes, and Sydney Davis (see above) resided with their families on lower Dudley Road (in the area south of the historic district, since redeveloped as Huckins Farms condominiums). Lawrence Peterson took over the operation of the family farm in 1935, when Duane Carpenter retired, and took his place in the associated house at 267 Dudley Road, Bedford in the historic district. After Edward and Hester Pickman vacated the brick summer cottage at 269 Dudley Road, Bedford, Carl S. Clemensson resided there until the late 1930s. Clemensson, a native of Sweden, was the Pickman chauffeur. He and his wife, a native of Norway, both emigrated to the United States in the 1890s.

Religious uses were introduced in the historic district in the 1920s and expanded in the 1930s, at the former John Billings Stearns farm, 77 Dudley Road, Billerica. The Roman Catholic Archbishop of Boston acquired the farm in 1924 for use by seminarians from St. John's Seminary of Brighton (Boston). [Lord, iii, 658; *Lowell Sun*] No information on the operation of the farm by St. John's Seminary has been located through the archdiocesan archives. In 1933, the Archbishop of Boston transferred title to the Stearns farm to the Catholic Foreign Mission Society of America (CFMSA), also known as the Maryknoll Fathers and Brothers. [Middlesex North deed 842/359] Based in Ossining (Maryknoll), New York, CFMSA established at the Billerica property its "Bedford novitiate," so-called because the property at that time had a Bedford, rather than Billerica, mailing address. While some of the dairy farm outbuildings were converted to dormitory, classroom, and chapel use, farming was continued on the property for the purpose of feeding the novices. Maryknoll brothers Brandon, Gerard, and Stanislaus were the first permanent members of the novitiate staff. Thirty novices in their third year of study arrived at the novitiate in November 1933. Novices would spend one year in Billerica before returning to New York for another four years of training prior to ordination and entrance into the Maryknoll Mission field, then comprising China, Japan, Korea, the Philippine islands, and the Hawaiian islands. [*Lowell Sun*; Pierce communication]

William Cardinal O'Connell, Archbishop of Boston, dedicated the Maryknoll novitiate on Dudley Road in November 1933. In attendance was Bishop James Anthony Walsh (1867-1936), Superior General of the Maryknoll Fathers and Brothers and a leader in the efforts to establish a foreign mission seminary in the United States. A native of Cambridge, Massachusetts, Fr. Walsh completed his studies at St. John's Seminary prior to his ordination in 1892. He served as curate at St. Patrick's Church in Roxbury (Boston) before being appointed, in 1903, as Diocesan Director of the Society for the Propagation of the Faith within the Archdiocese of Boston. Fr. Walsh co-founded, in 1907, *The Field Afar*, a magazine about the foreign missions of the Catholic Church. With the encouragement of Cardinal O'Connell, a strong advocate of missions, Fr. Walsh, working with the Rev. Thomas Price of North Carolina, was instrumental in recruiting, sending, and supporting American missionaries throughout the world under the auspices of the CFMSA, formed in 1911 by the Bishops of the United States. An early attempt to establish a seminary in the Boston area did not come to fruition, leading to the society's founding in 1912 of its seminary in Ossining (Maryknoll), New York. Fr. Walsh was elected to the episcopacy and named a bishop in 1933. [Lord, iii, 658; Maryknoll biography of Walsh; Wayman, 209-211]

According to the Maryknoll Mission archives, the architects of the plan to convert the Stearns farmstead buildings to novitiate use were Maginnis & Walsh of Boston. Bishop Walsh was a brother of Timothy F. Walsh, whose Boston-based

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architectural partnership with Charles D. Maginnis was known nationally for its ecclesiastical and collegiate work, particularly for the Roman Catholic Church. Maginnis & Walsh designed other buildings for Maryknoll in addition to the Bedford (Billerica) novitiate, among them the Maryknoll Fathers headquarters in Ossining, New York; the motherhouse and novitiate of the Maryknoll Sisters, also in New York; and another seminary in Los Gatos, California. [Pierce communication; Withey; Macmillan, vol. 3, p. 81] No details of the building construction have been located in Billerica building permit records or the Commonwealth's public safety plans, though the project was described in a 1933 article published in the *Lowell Sun*. The Stearns house near the Dudley Road frontage of the property apparently was retained as an administration building and remained detached from the rest of the buildings. The novitiate building, designed to accommodate 50 people, had an L-shaped footprint fashioned by splicing together two former outbuildings on the farm: a wood-frame building formerly housing kitchen and living quarters for the farm help, and a wood-frame and concrete building that previously served as a wagon shed, horse stable, cow shed, and hay loft. The seminarians and Maryknoll brothers, under the direction of the Rev. Patrick J. Byrne and the Rev. Joseph M. Henry, undertook most of the construction themselves, with the assistance of local contractors, including Charles O'Brien of Bedford and a Mr. Bourque of Billerica. Cow stalls and the hay loft were converted to create some of the dormitory space, while the chapel occupied the former stable space. Other features of the finished construction included a library, conference or classroom space, a dining hall and kitchen, a recreation hall, and space for guests. [Lowell Sun; Pierce communication] These converted outbuildings were demolished in the 1970s, and replaced with new institutional buildings constructed for the Daughters of St. Paul, Inc. (see below). The Stearns house appears to be the only building remaining on the property that was associated with the farm's use by St. John's Seminary and the Maryknoll Fathers. The Maryknoll Fathers owned the Stearns farm through the end of the period of significance.

Lawrence Jennison Greenwood (b. 1894), the youngest of three sons of George and Alice Greenwood, took over the operation of Greenwood Farm, 96 Dudley Road, Billerica, after his father's death in 1921. A transition in the principal focus of the farming operations from dairy farming to market gardening apparently occurred in the early decades of the 20th century. The 1910 Federal census describes George Greenwood as operating a truck farm; subsequent census records describe the farm as a general farm. Billerica tax valuations note only nine cows assessed to Lawrence Greenwood in 1930, compared to the 36 cows and two heifers assessed to his father twenty years before. The number of fowl was reduced somewhat, from 30 in 1910 to 20 in 1930. Lawrence Greenwood occupied the Dudley Road homestead – encompassing 91 acres in 1930 – with his wife, Mildred, and daughter, Elaine (b. 1924). Joseph Burbee, a French Canadian who emigrated to the United States in 1910, boarded with the family and assisted in the operation of the farm, according to Federal census records.

The Greenwood family built additional cottages in Greenwood's Grove during the Early Modern period. There were fourteen cottages in 1920 and seventeen cottages in 1930, according to Billerica tax valuations. With names like Passaconway, Redwing, Riverview, Minne-Wa-Wa, Pinehurst, Nokomis, Concord, Quinnapoisette [*sic*], and Sunset, the cottages reflected a romanticized connection to the past or to nature. Two clubs, the Oak Knoll Club and the Pine Knoll Club, had cottages in the grove, but no information on those clubs has been located to date. The cottage business apparently ebbed during the Depression years. A U. S. Geological Survey map of the area, issued in 1941 based on survey data from 1939, shows ten cottages remaining at the end of an unpaved road off Dudley Road.

Modern Period (ca. 1940-ca. 1959)

Ownership of properties in the historic district during the Modern period largely continued the pattern established before

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1940, with institutional use, farming, and estate development all present. With the exception of some subdivision of the Pickman estate among family members, property boundaries remained largely unchanged. The Maryknoll Fathers maintained their novitiate at 77 Dudley Road, Billerica, through the end of the period of significance. The Greenwood family continued to operate the family farm at 96 Dudley Road, Billerica, through the end of the period of significance. The family's summer cottage business at Greenwood's Grove continued to contract. The 1950 U. S. Geological Survey map shows that six cottages remained by that time, though their condition was not known. No cottages survive. The cottage site is divided today among three wooded parcels owned by the Commonwealth of Massachusetts and the Town of Billerica, and managed by the Town of Billerica as Dudley Park.

Edward M. Pickman assumed title to his family's estate properties at the southern end of the historic district following the deaths of his father and mother in 1938 and 1939, respectively. After World War II, Edward and Hester Pickman made the Abner Stearns House, 141 Dudley Road, Billerica their year-round home in retirement. Hester Pickman's widowed mother, Margaret Terry Chanler (1862-1952), resided at the Walcott-Pickman House, 228 Dudley Road, Bedford, during the 1940s. Born in Rome, Italy, to American parents, Mrs. Chanler moved to the United States permanently in 1886, upon her marriage to Winthrop Astor Chanler (d. 1926). The Chanlers had lived in Geneseo, New York. A writer who was educated by private tutors, Mrs. Chanler authored *Roman Spring* (1934) and *Autumn in the Valley* (1936). She was awarded an honorary doctorate from Nazareth College in Rochester, New York in 1935. [Sorensen notes; *American Catholic Who's Who*, 61]

In 1941, William Sorensen, head caretaker of the Pickman estate, moved north on Dudley Road to occupy the brick Summer Cottage, 269 Dudley Road, Bedford, with his family. After the death of his first wife, Sorensen had married the former Jean Scoville; their son, W. Earl Sorensen, was born in 1926 and grew up on the estate. Though William Sorensen retired in 1962, he continued to be active in maintaining the Pickman estate, where he resided until his death in 1974 (at age 91). Wilford Forbes managed the family farm in the historic district, east of the Summer Cottage, until 1946, while Chester Barnes, assisted by Sydney Davis and others, remained at the income farm south of the historic district into the early 1950s. During the Modern period, the operations of the family farm, in the historic district, may have been combined with the operation of the income farm, formerly known as Huckins Farm, south of the historic district. Further research is needed. According to probate records, in December 1946, Edward M. Pickman entered into an agreement with his oldest son, Anthony Pickman (b. 1916) regarding rights to operate the income farm. Alice Page Loring Pickman (1917-2008), the wife of Anthony Pickman, operated Deep Winter Farm on the property from 1946 to 1957. During that time, the farm was a dairy farm with 50 Ayrshires. Mrs. Pickman was recognized for her milk quality and good stewardship with the Farm Bureau Green Pastures Award. Deep Winter Farm produced milk and apples until 1958. [Middlesex probate 356-472; Sorensen notes; Pickman obituary]

In 1954, Edward Pickman subdivided portions of the family estate in the historic district to establish separate house lots for two of his children. To his second child and eldest daughter, Margaret "Daisy" Pickman Oakley (1917-2008), and her husband, Gilbert Oakley, Jr. (d. 1983), Edward Pickman conveyed the Walcott-Pickman House, 228 Dudley Road, Bedford, and almost fourteen surrounding acres on the west side of Dudley Road. The lot remained in the Pickman family as the Oakley residence until 1975. Immediately south of the Oakley house, Edward Pickman conveyed another parcel of almost fourteen acres to his fourth child and second son, David Pickman (b. 1921), and David's wife, the former Elizabeth "Betsy" Van Ausdel (d. 2008). Set back from the street on this wooded lot, David and Elizabeth Pickman built in 1954 the Pickman-Altmann House, 220 Dudley Road, Bedford (1954/1960/1981; Morehouse & Chesley, archt.; Stanley I. Phalen, bldr.; photo 10), an example of high-style Modernism in the historic district. Bedford building permits

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do not record the architect and builder of the original house. They may have been Morehouse & Chesley, architects of Lexington, and builder Stanley I. Phalen, also of Lexington, who were involved in the design and addition of a new living room (1960) to the north side of the house. David and Elizabeth Pickman established a view corridor (mid-20th century) through the evergreens from their house west to the Concord River. In addition to the parcel associated with the house, the view corridor also passes through two parcels that are now Town of Bedford-owned conservation land (Bedford assessors' parcels 23-15-1 and 23-7-2) and one parcel now known as the Great Meadows National Wildlife Refuge (Bedford assessors' parcel 23-7-726). The Pickman family owned these parcels during the period of significance. [Middlesex South deeds 8263/308 and 8384/19]

Richard Morehouse, AIA, and John Chesley, Jr., AIA, both received architecture degrees from Harvard University in 1948. Morehouse, a New York native, had a bachelor's degree from Middlebury College. He was an associate from 1948 to 1957 in The Architects Collaborative (TAC), the Cambridge-based architecture firm established in 1945 by Walter Gropius, founder of the Bauhaus School of art and architecture in Germany and chairman of the architecture department at the Harvard University Graduate School of Design from 1937 to 1952. Morehouse resided on Moon Hill Road in Lexington, within a neighborhood of modern homes designed by architects associated with TAC. He formed a partnership with Chesley in 1958. Chesley, a native of Pittsburgh, received his undergraduate degree from Carnegie Institute of Technology, and worked at the engineering firm of Metcalf & Eddy from 1948 to 1957. Chesley was a resident of North Scituate, Massachusetts. If Morehouse & Chesley designed the original main block of the Pickman-Altmann House, it appears that Morehouse was employed at TAC at the time. Further research is needed. As a firm, Morehouse & Chesley specialized in institutional buildings, designing several for Massachusetts private schools in the 1960s and 1970s, among them Concord Academy, Concord; Simon's Rock, Great Barrington; the Fenn School, Concord; and the Meadowbrook School, Weston. The firm also designed public libraries in the towns of Boxborough, Millis, Duxbury, Carlisle, and Scituate. [AIA Directory; BPL architects file]

In 1957, David and Elizabeth Pickman subdivided their house lot, establishing a separate building lot of just under one acre at the eastern corner, fronting Dudley Road. Here, the Pickmans built a 720-square-foot house with carport designed by Techbuilt Inc. of Lexington and constructed by Leeland Construction of Lexington. The Techbuilt house was a partially pre-fabricated house type, developed by architect Carl Koch (1912-1998) with John R. Bemis of Bedford, and introduced in 1953. Koch received an American Institute of Architects merit award for the Techbuilt concept in 1954. A Wisconsin native, he graduated from Harvard College in 1934, earned a Master of Architecture degree from Harvard in 1937, and was a longtime lecturer of architecture at the Massachusetts Institute of Technology. Koch established his design firm, Carl Koch & Associates, in 1946, incorporating in 1958. Various models of Techbuilts were constructed in thirty-two states by the end of 1957, with several examples in Boston's western suburbs, particularly Weston and Concord. [Jandl; Koch project list] Original plans for the Dudley Road house, filed with Bedford's building department, note the house was designed for Mrs. Van Ausdel, likely Eileen Van Ausdel, Elizabeth Pickman's mother. This house was a four-room, one-story dwelling on a slab foundation with a side-gable roof, broad overhanging eaves, and oversized plate glass windows in the gable ends. Now altered beyond recognition, the original house constitutes the core of the dwelling at 218 Dudley Road, Bedford (1957/1996-2008). The Pickman-Altmann House, 220 Dudley Road, Bedford, remained in the Pickman family until 1979, and the Van Ausdel House, 218 Dudley Road, Bedford, until 1993.

By the time of his death in 1959, Edward Pickman's holdings encompassed 669 acres: approximately 450 acres in Bedford, including his parents' estate; 27 acres in Billerica, constituting his own estate at the Abner Stearns House; and 192 acres across the Concord River in Carlisle. Further research is needed to trace the history of Pickman land acquisition

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in Carlisle, though it is likely the family's holdings there were related at least in part to a desire to protect views across the river from the family estates at the Bedford-Billerica line. All Bedford properties in the Two Brothers Rocks-Dudley Road Historic District, including open space parcels now owned by the Federal government and the Town of Bedford, remained under the ownership of Edward Pickman's heirs until the first parcel was sold out of the family in 1975. His property in Billerica – the parcels associated with the Abner Stearns House – remained in the family until 1990.

Two Brothers Rocks-Dudley Road Historic District after the Period of Significance

Significant changes in the ownership and use of the landscape in and around the historic district were introduced in the late 1950s and continued after the end of the period of significance. South of the historic district, from November 1956 to December 1961, the U. S. Army built and operated an active Nike missile site, with ancillary buildings, at the southeast corner of the Pickman estate on the old Causeway Road. The Bedford site was part of a defense ring of missile sites surrounding Boston. Barracks, sheds, and underground bunkers associated with the missile site were renovated in 1970 for use as the Concord Field Station, a Harvard University research facility affiliated with the university's Museum of Comparative Zoology and Department of Organismic and Evolutionary Biology (OEB). Located on 65 acres of pasture and wooded vegetation, the Concord Field Station supports physiological and biomechanical laboratory-based research of animal performance. [CFS web site; Bedford inventory]

Religious use of the former John Billings Stearns farm, 77 Dudley Road, Billerica, continues today under different ownership. In November 1964, the Catholic Foreign Mission Society of America (Maryknoll Fathers) conveyed the property to the Daughters of St. Paul, Inc. Founded in Italy in 1915 by the Rev. James Alberione and Mother Thecla (Teresa) Merlo, the order sent its first sisters to the United States in 1932, establishing its first American convent on Staten Island in New York City and a novitiate house in Derby, New York. Under the direction of Mother Paula Cordero, the pioneer sister of the order's American province, the Daughters of St. Paul opened a small convent on Greenleaf Street in the Fenway section of Boston in 1953, and in 1956 opened a new Provincial House and a House of Formation (novitiate) in Jamaica Plain. The Billerica property, known as St. Thecla's Retreat House, provides a place for annual retreats, days of recollection, vacations, and special events. Substantial renovations on the property in the late 1970s led to the removal of the former Stearns dairy farm outbuildings, which had been converted in 1933 for use by the Maryknoll Fathers, and their replacement with the present institutional complex, which was dedicated in 1980 by Humberto Cardinal Medeiros, Archbishop of Boston. The former Stearns farmhouse has been retained. [Daughters of St. Paul]

In 1966, the children of Edward and Hester Pickman sold 392 acres of the estate in Bedford, Billerica, and Carlisle to the Federal government. This acreage, including land on both sides of the Concord River and water acreage in the river itself (property lines for riverfront parcels extended to the center line of the river), was incorporated into the Great Meadows National Wildlife Refuge. Created in the 1940s under the Migratory Bird Conservation Act, the refuge is a sanctuary for migratory birds, providing nesting, resting, and feeding habitats. Great Meadows, managed by the U. S. Fish & Wildlife Service, currently encompasses 3,863 acres in eight towns, consisting of wetland, forested upland, and fields. It is one of eight refuges comprising the Eastern Massachusetts National Wildlife Refuge Complex, and one of more than 540 refuges in the National Wildlife Refuge system. The Pickman siblings reserved the right to use and maintain, until 2000, a boat house and landing on the Concord River. Only the boat landing survives. [Middlesex South deeds 11265/177; GMNWR *Conservation Plan*; GMNWR web site] Within the Two Brothers Rocks-Dudley Road Historic District, the entire shoreline on the east bank of the Concord River is included within the boundaries of the refuge, as well as Two Brothers Rocks. Also included within refuge boundaries is the segment of Mill Brook extending west from the Dudley Road bridge, including the Stearns Mill Site and associated structures in Mill Brook.

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Residential development in and around the historic district from ca. 1975 to ca. 2005 relates to the subdivision or sale of parcels owned by the Pickman family in Bedford and Billerica and the Greenwood family in Billerica. After building a new house at 230 Dudley Road, Bedford (1974), Margaret "Daisy" Pickman Oakley and her husband, Gilbert Oakley, Jr., sold the Walcott-Pickman House, 228 Dudley Road, Bedford in 1975, marking the first sale of a Pickman house outside the family. Construction of 231 Dudley Road, Bedford (1981), by a long-time tenant of the Library House, 240 Dudley Road, Bedford, also occurred on property subdivided by Mrs. Oakley. South of the historic district, the estate of Edward Pickman sold approximately 300 acres in 1988 for development of the condominium complex known as Huckins Farm. Over 70% of the development's acreage is protected open space. Other Pickman estate houses in the historic district were sold by family members or leased until 1989-1990, when the estate was divided among the heirs following the death of Hester Pickman. The former Pickman family farm in the historic district is known today as Little Acres Farm (established 1995), owned by residents of the neighboring houses. Pickman family members resided in the historic district until 2006.

The acreage of Greenwood Farm within the historic district in Billerica had been distributed among the heirs of George P. Greenwood, and parcels were sold out of the family beginning in 1978. A new house, 100 Dudley Road, Billerica (1983), was built on a lot subdivided from the Capt. John Stearns House, 96 Dudley Road, Billerica. Both properties remain in the same family and support agricultural uses today, including an apiary, a tree farm, and the training of racehorses (on a race track constructed ca. 1980). Development of the Heatherwood Estates subdivision on Timbercreek Lane, north of the historic district, occurred in the late 1980s, and included some discontiguous parcels within the historic district, subsequently developed as residences at 115 Dudley Road, Billerica (1992) and 117 Dudley Road, Billerica (2005).

The Two Brothers Rocks-Dudley Road Historic District encompasses significant acreage that has been preserved as open space, beyond the parcels conveyed to the Federal government in the mid-1960s for the Great Meadows National Wildlife Refuge. In Billerica, three parcels from the former Heatherwood Estates subdivision were sold to the Commonwealth of Massachusetts and the Town of Billerica in 1988, creating the 21-acre Gov. Thomas Dudley Park, managed by the Billerica Conservation Commission as a passive recreation area per a management agreement between the town and the Commonwealth. In Bedford, four additional parcels totaling nearly 42 acres were conveyed to the Town of Bedford between 2002 and 2006, and are maintained for conservation purposes. Present and former residents of the historic district conveyed three parcels to the town: Pickman Meadow, and two parcels known as the Altmann Conservation Area, all managed by the Bedford Conservation Commission. A fourth parcel, known as the Coffin Conservation Area and bordering the Billerica town line, was taken by eminent domain from the Greenwood heirs in 2004; the Sudbury Valley Trustees, Inc. holds the conservation restriction on this parcel.

The Town of Bedford, through the Bedford Historic Preservation Commission, funded the National Register nomination for the Two Brothers Rocks-Dudley Road Historic District, utilizing Bedford Community Preservation Funds and a matching grant from the Massachusetts Historical Commission. The nomination was prepared with the cooperation of the Billerica Historical Commission, Town of Billerica. Donald L. Corey, local project coordinator on behalf of the Bedford Historic Preservation Commission, and Alec Ingraham, chairman of the Billerica Historical Commission, contributed original research on the district area. W. Earl Sorensen of Bedford, a former resident of the Pickman estate, provided extensive oral history, notes, and a sketch map covering the estate's appearance and operations in the first half of the 20th century. In 2008, the Town of Bedford installed an interpretive sign at Two Brothers Rocks in the Great Meadows National Wildlife Refuge, summarizing the cultural significance of the rocks in the broader context of the area's history. Bedford Community Preservation funds and the operating budget of the Bedford Historic Preservation Commission funded the manufacture of the sign, which the town's Department of Public Works installed with the approval of the

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Bedford and Billerica (Middlesex Co.), MA

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U. S. Fish & Wildlife Service, managers of the National Wildlife Refuge. Also in 2008, Dennis Warner of Bedford earned his Eagle Scout badge for clearing brush in the area and installing visitor benches at the site.

Archaeological Significance

Since patterns of ancient Native American settlement in Bedford are poorly understood, any surviving sites could be significant. Native American sites in the district may contain information that identifies the temporal and functional variability of sites within the Concord River drainage. Native sites in the district may contain information that identifies site types near upland tributary streams during different periods of settlement, and their relationship to larger, possibly basecamp- type habitation sites located along the Concord River. Ancient Native sites in the district may be characterized by smaller sites and short-term occupations with specialized functions that focused on the exploitation of specific floral and/or faunal resources and lithic source materials, possibly located in glacial till. Detailed analysis of features, functional categories of artifacts, lithic source materials and the internal configuration of archaeological sites may contribute important information related to the above questions.

Historic archaeological resources described above can contribute important information relating to the social, cultural, and economic development of a 17th-century rural agricultural settlement locus that developed an industrial component due to the presence of a source of waterpower. Historical research, combined with archaeological survey and testing, can be used to document the full range of settlement and surviving resources in the district. Systematic and intensive survey strategies that emphasize the entire district may identify surface remains that had been overlooked by earlier walkover surveys. These efforts, combined with excavations, may locate evidence of 17th and early 18th-century settlement that had not previously been identified. Archaeological excavations may be our only source of information for these settlements, since little if any documentation exists for these early periods. Site examination-level testing can also produce important information that contributes to the district's significance. Documentary research, combined with archaeological testing at industrial sites, can identify the depositional history at each site and the level of integrity for earlier site components. Important information may be obtained relating to the internal configuration of structures, artifacts, and features relating to each site occupation. Archaeological testing in the vicinity of extant buildings may also identify structural evidence of earlier barns and outbuildings as well as the location of occupational-related features (trash pits, privies, wells). Detailed analysis of the contents from these features can contribute important social, cultural, and economic information relating to the inhabitants of each building. The above information can play a critical role in the analysis of 17th through 20th-century changes to the farmsteads by contributing detailed information on housing, agricultural, and husbandry-related technologies, and social structure of the family and community.

Historical and archaeological research may also contribute important information related to the growth of industry in the district and its relationship to agriculture. Archaeological testing and mapping at the Stearns Mill Site (ca. 1680) may identify the full range of structures and objects located at the site, their chronology, and function. This information can be used to determine whether the surface remains visible at the site are those of a 19th-century sawmill/gristmill complex or a 17th-century mill. Detailed analysis of surface remains and archaeological features may determine when a gristmill was added to the industrial complex, and whether the sawmill and gristmill were operated simultaneously or individually, possibly on a seasonal basis.

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Archaeological research may contribute important information related to the use of waterpower at the Stearns Mill Site. Structural and artifactual evidence may identify exactly how water was transferred from the millpond, upstream behind the dam to the mill, then back to Mill Creek. Important information may exist that identifies the type and size of waterwheel used for the power transfer and whether or not the water wheel was later replaced by a turbine. A deep area between the foundation walls on the west side of Dudley Road may have been used as a wheel pit with the mill structure located from there, south along the east side of Mill Creek. Historical and archaeological resources may enable accurate mapping of the mill and its waterpower structures as they exist at present and a reconstruction of how they have changed since ca. 1680.

Additional historical research, combined with archaeological testing, may contribute important information related to the origins and growth of Bedford's cottage shoe industry. Structural evidence associated with farmhouses, residences, and outbuildings in the district may identify the preferred location for this industry: attached to the main residence or detached in an outbuilding. Similar evidence may identify architectural characteristics of structures used for cottage shoe manufacture. Detailed analysis of the contents of occupational-related features associated with residences where cottage shoe manufacture occurred may contribute information related to the technology of cottage shoe manufacture, raw materials used, and products manufactured. Important information may also exist that identifies when and by whom shoe manufacture took place, possibly seasonally.

Historical and archaeological research in the area may contribute information related to late 19th to early 20th century recreational activity in the district. Archaeological testing may determine whether or not structures and objects exist that were associated with the use of Greenwood's Grove as a picnic area in the late 19th century. Structural evidence may survive from nine recreational cottages present at the Grove by 1910. None of the cottages are extant today. Detailed analysis of structural evidence and the contents of occupational-related features associated with the cottages may contribute information related to the architectural features of the cottages and the activities that occurred in and around them. Similar information may also survive from the Pickman property where recreational garden structures and boating facilities were present. Archaeological analysis of structural evidence and artifacts located in the vicinity of the screen house built by Dudley Pickman may contribute information related to the activities that took place in the area and the individuals who used that facility. Historical and archaeological research in the area of the boat landing near the Concord River may identify the facilities present at that location, and the activities that occurred in and around them.

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Two Brothers Rocks-Dudley Road Historic District
Bedford and Billerica (Middlesex Co.), MA

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Two Brothers Rocks-Dudley Road Historic District
Name of Property

Middlesex County, Massachusetts
County and State

10. Geographical Data

Acreage of Property approximately 230 acres

UTM References

(Place additional UTM references on a continuation sheet)

A. 19 311370 4710700
Zone Easting Northing

B. 19 311310 4710500
Zone Easting Northing

C. 19 311200 4710510
Zone Easting Northing

D. 19 311190 4710440
Zone Easting Northing

x See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kathleen Kelly Broomer, Preservation Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date July, 2010

street & number 220 Morrissey Boulevard telephone (617) 727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503. NPS Form 10-900
OMB No. 1024-0018 (Rev. 10-90)

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10. Geographical Data

UTM References (continued)

	Zone	Easting	Northing
E	19	310960	4710440
F	19	310940	4710310
G	19	311290	4711360
H	19	311510	4711370
I	19	311510	4711140
J	19	311640	4711180
K	19	311630	4711120
L	19	311110	4711000
M	19	311100	4709820
N	19	311150	4709730
O	19	311080	4709670
P	19	311190	4709540
Q	19	310520	4709300
R	19	310480	4709920
S	19	310640	4710510
T	19	310800	4710460
U	19	310940	4710780

Verbal Boundary Description

The boundary of the nominated district is shown on the accompanying sheets of the assessors' maps for the Town of Bedford (sheets 1, 2, 7, 8, 9, 15, and 16) and the Town of Billerica (sheets 93, 94, 101, and 102). The boundary encompasses approximately 230 acres of land and water, at the eastern shore of the Concord River. The district boundary corresponds to existing parcel lines, with the exception of a single line of convenience drawn across the Great Meadows National Wildlife Refuge parcel in Bedford, extending from the southern boundary of the Altmann Conservation Area in Bedford westerly to the Concord River and immediately south of Two Brothers Rocks. Marked by a stone wall to the Concord River, this line of convenience constitutes a portion of the historic property line between the Dudley and Winthrop grants; a property line at this location existed until the Great Meadows parcel was conveyed to the Federal government in 1966.

Boundary Justification

The district boundary includes the greatest concentration of intact resources historically associated with development of Dudley Road in Bedford and Billerica. The district is distinguished from recent residential construction on the north, northeast, and south, and borders water acreage in the Town of Carlisle on the west. The boundary corresponds to the extent of the original holdings of the Pickman and Stearns families on Dudley Road in Bedford and Billerica, unaltered by new construction or contemporary changes in use.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Two Brothers Rocks-Dudley Road Historic District
Bedford and Billerica (Middlesex Co.), MA

Photographs

Page 1

Photographs

Historic Name: Two Brothers Rocks-Dudley Road Historic District
Location: Dudley Road, Bedford and Billerica (Middlesex County), Massachusetts
Photographer: Kathleen Kelly Broomer
Date: 2008-2009
Location of
Digital Images: Bedford Historic Preservation Commission

Photo

View

- 1 Two Brothers Rocks, Great Meadows National Wildlife Refuge, Bedford. View N showing Winthrop rock (large rock in foreground), Dudley rock (background, left of center), and Concord River (left).
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers1
- 2 Capt. John Stearns House, 96 Dudley Rd, Billerica. View SE from Dudley Road.
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers2
- 3 John Stearns House, 77 Dudley Rd, Billerica. View NW.
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers3
- 4 Abner Stearns-Edward Pickman House, 141 Dudley Rd, Billerica. View W.
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers4
- 5 View NW on Dudley Road, Bedford, showing Walcott-Pickman House, 228 Dudley Rd (left) and Margaret & Gilbert Oakley House, 230 Dudley Rd (background, right of center).
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers5
- 6 View N on Dudley Road, Bedford, showing Duane Carpenter House, 267 Dudley Rd (foreground) and Pickman Cow Barn, 269 Dudley Road (background, left).
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers6
- 7 Pickman Summer Cottage – William Sorensen House, 269 Dudley Rd, Bedford. View N.
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers7
- 8 Pickman Cow Barn and Milking Room, 269 Dudley Rd, Bedford. View N.
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers8
- 9 Herrick Barn – Pickman Library House, 240 Dudley Rd, Bedford. View N across Pickman Meadow.
digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers9

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Two Brothers Rocks-Dudley Road Historic District
Bedford and Billerica (Middlesex Co.), MA

Photographs

Page 2

-
- | | |
|----|--|
| 10 | David and Elizabeth Pickman House – Altmann House, 220 Dudley Rd, Bedford. View E from Altmann Conservation Area.
<i>digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers10</i> |
| 11 | View SE across Dudley Road from 228 Dudley Rd, Bedford.
<i>digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers11</i> |
| 12 | View SW on Mill Brook from Dudley Road Bridge, Billerica, showing stone-lined spillway (center) and farm road bridge (background, left) at 141 Dudley Road, Billerica.
<i>digital file name: MA_BedfordBillerica (Middlesex County)_TwoBrothers12</i> |

**Two Brothers Rocks – Dudley Road Historic District
Bedford/Billerica (Middlesex County), MA
District Data Sheet**

Assessor #	Sketch Map	Historic Name	Address (MHC #)	Date	Style	Type/Status
23-8-2	V1	Coffin Conservation Area	32-A Chelmsford Rd., Bedford			V
23-16-2	A	Eileen Van Ausdel House	218 Dudley Rd., Bedford	1957/1996-2008	alt. Contemp.	B/NC
23-8-1C	1	David & Eliz. Pickman House – Altmann House	220 Dudley Rd., Bedford pool view corridor to river (also crosses parcels 23-15-1, 23-7-2, 23-7-726)	1954/1960/1981 1999 Mid 20 th cent.	Modern	B/C St/NC -
23-15-1	V2	Altmann Conservation Area (first of two parcels in district)	222 Dudley Rd., Bedford horse shed Pickman Tennis Court	1964 early 20 th c.		V B/NC St/NC
23-8-1D	V3		226 Dudley Rd., Bedford stable riding ring	ca. 1990 ca. 1990		V B/NC St/NC
23-8-1B	2	Walcott-Pickman House	228 Dudley Rd., Bedford (#463) Platt's Barn Foundation Pumping station Pool Garage	1837-1839/1920s 2001 early 19 th c. 1927 1 st half 20 th c. 1999	Greek Rev/Col Rev	B/C St/C B/C St/C B/NC
23-7-3	B	Margaret/Gilbert Oakley H.	230 Dudley Rd., Bedford	1974	not researched	B/NC
23-8-1A	C	Donald/Diana Thomas H.	231 Dudley Rd., Bedford	1981	not researched	B/NC
23-8-1-2	V18		233 Dudley Rd., Bedford			V
23-7-6	V4		236 Dudley Rd., Bedford			V
23-7-1	3	Herrick Barn – Pickman Library House	240 Dudley Rd., Bedford (#464)	ca. 1880/1924/1964	Col. Rev.	B/C
23-7-7	V5		240A Dudley Rd., Bedford			V

**Two Brothers Rocks – Dudley Road Historic District
Bedford/Billerica (Middlesex County), MA
District Data Sheet**

Assessor #	Sketch Map	Historic Name	Address (MHC #)	Date	Style	Type/Status
23-7-726	V6	Great Meadows National Wildlife Refuge (first of four parcels in district)	242 Dudley Rd., Bedford (#900) Two Brothers Rocks mill yard site @ Mill Brook interpretive sign at rocks boat landing	mid 17 th c late 17 th -early 18 th c. 2008 late 20 th c.		V 2 O/C St/C O/NC St/NC
23-7-1-2B	V7	Pickman Meadow	244 Dudley Rd., Bedford			V
23-8-1H	V8		265 Dudley Rd., Bedford			V
23-8-1G	4	Duane Carpenter House - Little Acres Farm (first of two parcels in district)	267 Dudley Rd., Bedford (#465)	ca. 1905	No style	B/C
23-8-1F	5	Pickman Summer Cottage - Wm. Sorenson House - Little Acres Farms (second of two parcels in district)	269 Dudley Rd., Bedford (#466) (aka 345 Dudley Rd., Bedford) cow barn and milking room garage/chauffeur's quarter paddock	ca. 1906 ca. 1910 ca. 1910 ca. 1995	Col. Rev.	B/C B/C B/C St/NC
23-7-2	V9	Altmann Conservation Area	269E Dudley Rd., Bedford			V
no #	see map	Town Line Marker	east side, Dudley Rd. (Bed/Bil)	19 th c.		O/C
no #	see map	Dudley Rd. Bridge @ Mill Brook	Dudley Rd., Billerica	early 20 th c.		St/C
93-47-7	6	John Stearns House - Maryknoll Fathers Novitiate - St. Thecia Retreat House	77 Dudley Rd., Billerica (#184) stone wall at porch retreat house complex Caretaker's house Garage Tennis court Statue Standing sign	mid 18 th c. ca. 1900 1979-1980 1979-1980 late 20 th c. late 20 th c. late 20 th c. 2005	No style not researched not researched utilitarian	B/C St/C B/NC B/NC B/NC St/NC O/NC O/NC

**Two Brothers Rocks – Dudley Road Historic District
Bedford/Billerica (Middlesex County), MA
District Data Sheet**

Assessor #	Sketch Map	Historic Name	Address (MHC #)	Date	Style	Type/Status
102-21-4	7	Capt. John Stearns – Moses Greenwood House	96 Dudley Rd., Billerica (#185) loft barn (at street) Screen house (at gazebo) Barn	ca. 1689, mid 18 th c. ca. 1900 (?)/1989 1995 1997	Colonial utilitarian	B/C B/C St/NC B/NC
102-21-3	V10		96A Dudley Rd., Billerica farm shelter/farm shop	2006		V B/NC
101-1-0	D	Andrew T. Card Sr. House	100 Dudley Rd., Billerica wood-frame barn (at street) metal-clad barn wood-frame barn paddock race track	1983 1978 1983 1983 late 20 th c. late 20 th c.	not researched/ranch	B/NC B/NC B/NC B/NC St/NC St/NC
101-5-5-3	E		115 Dudley Rd., Billerica pool	1992 2004	not researched	B/NC St/NC
101-5-3-8	V11	Gov. Thomas Dudley Park	Dudley Rd., Billerica			V
101-5-3-7	V12		Dudley Rd., (rear) Billerica			V
101-5-5-14	V13		Dudley Rd., (rear) Billerica			V
101-5-5-2	F		117 Dudley Rd., Billerica garage pool house pool	2005 2005 2005 2005	not researched	B/NC B/NC B/NC St/NC
101-4-4	V14		Dudley Rd., Billerica			V
101-4-3	8	Abner Stearns-Edward Pickman House	141 Dudley Rd., Billerica (#186) (aka 280 Dudley Rd., Bedford) Guest house (carriage house) Tool shed (poultry house) Granite bollard chain fence Granite overflow weir Spillway wall ruins Farm road bridge over brook	ca. 1796-1805 ca. 1890/1920s ca. 1890 mid 19 th c. late 17 th – early 18 th c. late 17 th – early 18 th c. late 18 th c.	Federal Colonial Revival No style	B/C B/C St/C St/C St/C St/C

**Two Brothers Rocks – Dudley Road Historic District
Bedford/Billerica (Middlesex County), MA
District Data Sheet**

Assessor #	Sketch Map	Historic Name	Address (MHC #)	Date	Style	Type/Status
101-2-1	9	Herrick Greenhouse - Pickman Barn	Dudley Rd., Billerica	ca. 1901-1904	utilitarian	B/C
101-4-2	V15	Great Meadows Natl. Wildlife Refuge (second of four parcels in district)	Dudley Rd. (rear), Billerica mill site on Mill Brook Witness Mark Boulder	late 17 th –early 18 th c. mid 18 th c.		V Si/C O/C
101-5-6	V16	Great Meadows Natl. Wildlife Refuge (third of four parcels in district)	Dudley Rd., Billerica			V
101-5-4	V17	Great Meadows Natl. Wildlife Refuge (fourth of four parcels in district)	Dudley Rd., Billerica			V
no #		(stone wall system)	throughout district	mid 17 th – early 20 th c.		Si/C
no #		(fencing)	throughout district	ca. 1970-2000		Si/NC
no #		Cart road	off Dudley Rd., Bedford	18 th /19 th c.		St/C

Notes: List of Bedford properties on Dudley Rd. starts at southern end of the district and progresses northwesterly to the town line
List of Billerica properties on Dudley Rd. starts at northern end of the district and progresses southwesterly to the town line
Open space parcels have been numbered (e.g. V1, V2, V3, etc.) for reference

Total of resources:

Contributing: 15 buildings, 2 sites, 10 structures, 4 objects (31 total contributing resources)
Noncontributing: 19 buildings, 12 structures, 3 objects (34 total noncontributing resources)

Vacant/open space parcels: 18

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Two Brothers Rocks--Dudley Road Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 8/11/10 DATE OF PENDING LIST: 9/08/10
DATE OF 16TH DAY: 9/23/10 DATE OF 45TH DAY: 9/25/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000790

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9.23.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

MA - BEDFORD BILERICA (MIDDLESEX COUNTY) - TWOBROTHERS I. fig

Photo 1

K. K. BROOMER PHOTO 2008-2009

TWO BROTHERS ROCKS, VIEW N SHOWING WINTHROP
ROCK (FOREGROUND), DUDLEY ROCK (BACKGROUND, LEFT)
& CONCORD RIVER (LEFT)



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

K. K. BROOMER PHOTO

2008-9

Photo 2

CAPT. JOHN STEARNS HOUSE, 96 DUDLEY RD. BILLERICA
VIEW SE

MA - BEDFORDBILLERICA (MIDDLESEX COUNTY) - TWOBROTHERS 2.tif



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

Photo 3 1C 1C BROOMER PHOTO 2008-2009

JOHN STEARNS HOUSE, 77 DUDLEY RD, BILLERICA
VIEW NW

MA - BEDFORD BILLERICA (MIDDLESEX COUNTY) - TWO BROTHERS 3. ^{fig}



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

K. K. BROOMER PHOTO
2008. 2009

Photo 4

ABNER STEARNS - EDWARD PICKMAN House,
141 DUDLEY RD. BILLERICA View W

MA - BEDFORD BILLERICA (MIDDLESEX COUNTY) - TWO BROTHERS. 4
tif



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

KK BROOMER PHOTO
2008-2009

Photo 5

VIEW NW; WACCOTT-PICKMAN H. (228 DUDLEY RD.
BEDFORD), MARG. + GILBERT OAKLEY H. (230
DUDLEY RD. BEDFORD)

MA-BEDFORDBILLERICA(MIDDLESEXCOUNTY)-TWO BROTHERS 5.tif



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

K K BROOKER PHOTO

2008. 2009

PHOTO 6

VIEW N, DUANE CARPENTER H., 267 DUDLEY RD.
BEDFORD (foreground), PICKMAN COW BARN,
269 DUDLEY RD (left, rear)

MA-BEDFORDBILLERICA(MIDDLESEXCOUNTY)-TWO BROTHERS 6.tif



TWO BROTHERS ROCKS - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

KK BROOMER PHOTO
2008-2009

Photo 7

VIEW N PICKMAN SUMMER COTTAGE - WM SORENSON
HOUSE, 269 DUDLEY RD. BEDFORD

MA - BEDFORD BILLERICA (MIDDLESEX COUNTY) - TWO BROTHERS
7.
tif



TWO BROTHERS ROCKS - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

K K BROOKER PHOTO 2008-2009

PHOTO 8

PICKMAN COW BARN & MILKING ROOM, 269 DUDLEY RD,
BEDFORD; Looking N

MA-BEDFORDBILLERICA(MIDDLESEXCOUNTY)-TWOBROTHERS 8. fig



TWO BROTHERS ROCKS - Dudley Road Historic District
Bedford And Billerica
Middlesex County, Mass.

2008-2009

Photo 9

K. BROOMER PHOTO

HERRICK BARN - PICKMAN LIB. House 240 DUDLEY RD.
BEDFORD VIEW N ACROSS PICKMAN MEADOW

MA-BEDFORDBILLERICA(MIDDLESEXCOUNTY)-TWOBROTHERS. 9
tif



TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA
MIDDLESEX COUNTY, MASS.

KK BROOMER PHOTO
2008-2009

Photo 10

DAVID & ELIZ. PICKMAN H. - ALTMANN H. 220 DUDLEY RD
BEDFORD VIEW E

MA-BEDFORD BILLERICA (MIDDLESEX COUNTY) - TWO BROTHERS 10.tif



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica
Middlesex County, Mass.

2008. 2009

KK BROOMER PHOTO

Photo II

VIEW SE ACROSS DUDLEY RD from 228 DUDLEY,
BEDFORD

MA_BEDFORDBILLERICA(MIDDLESEXCOUNTY)-TWOBROTHERS II.
tif



Two Brothers Rocks - Dudley Road Historic District
Bedford and Billerica

Middlesex County, Mass.

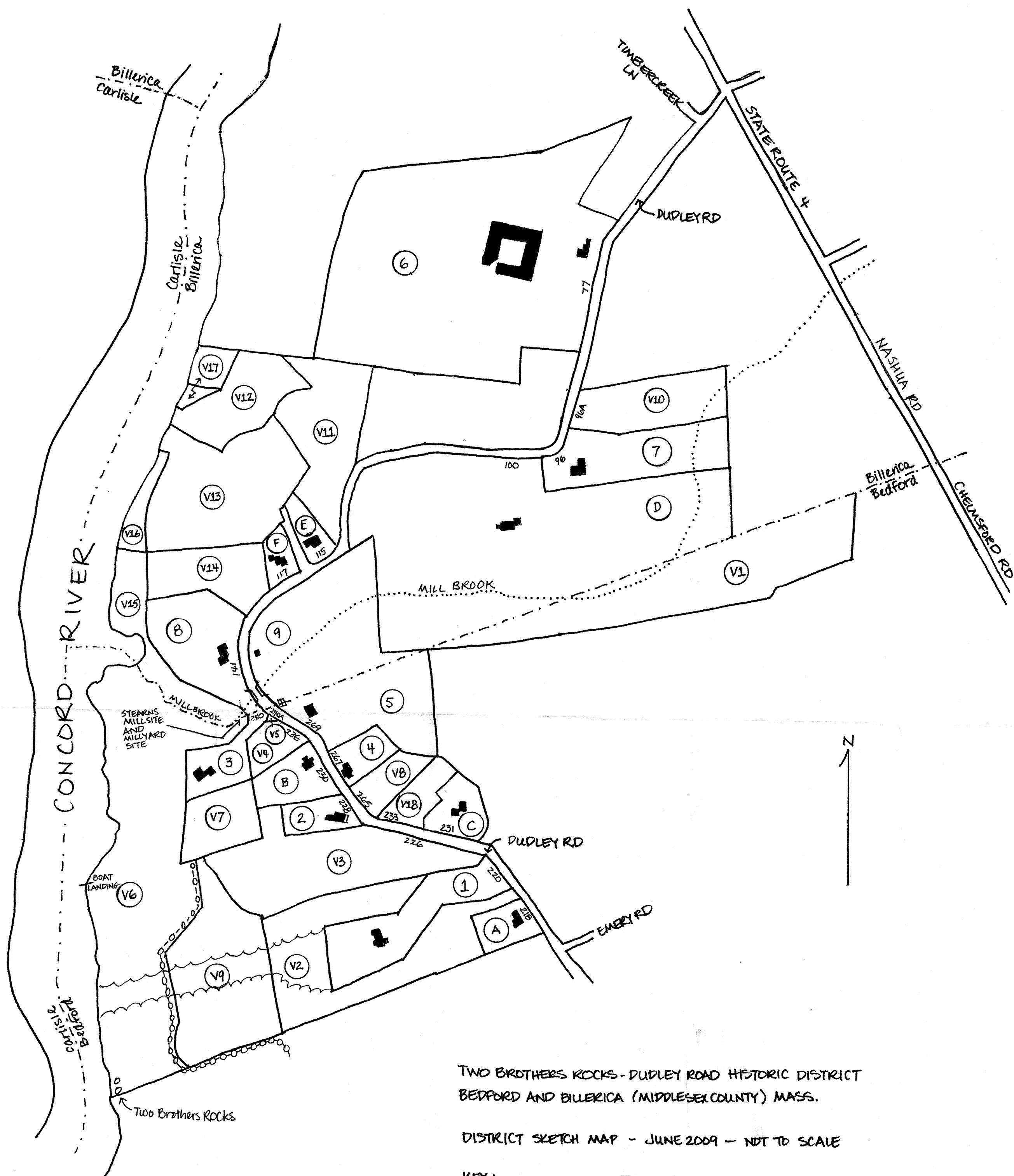
K K BROOME PHOTO

2008-2009

Photo 12

SW from DUDLEY RD. BRIDGE, BILLERICA, STONE LINED
SPILLWAY (center), FARM RD. BRIDGE (left, background)

MA - BEDFORD BILLERICA (MIDDLESEX COUNTY) - TWO BROTHERS 12.17

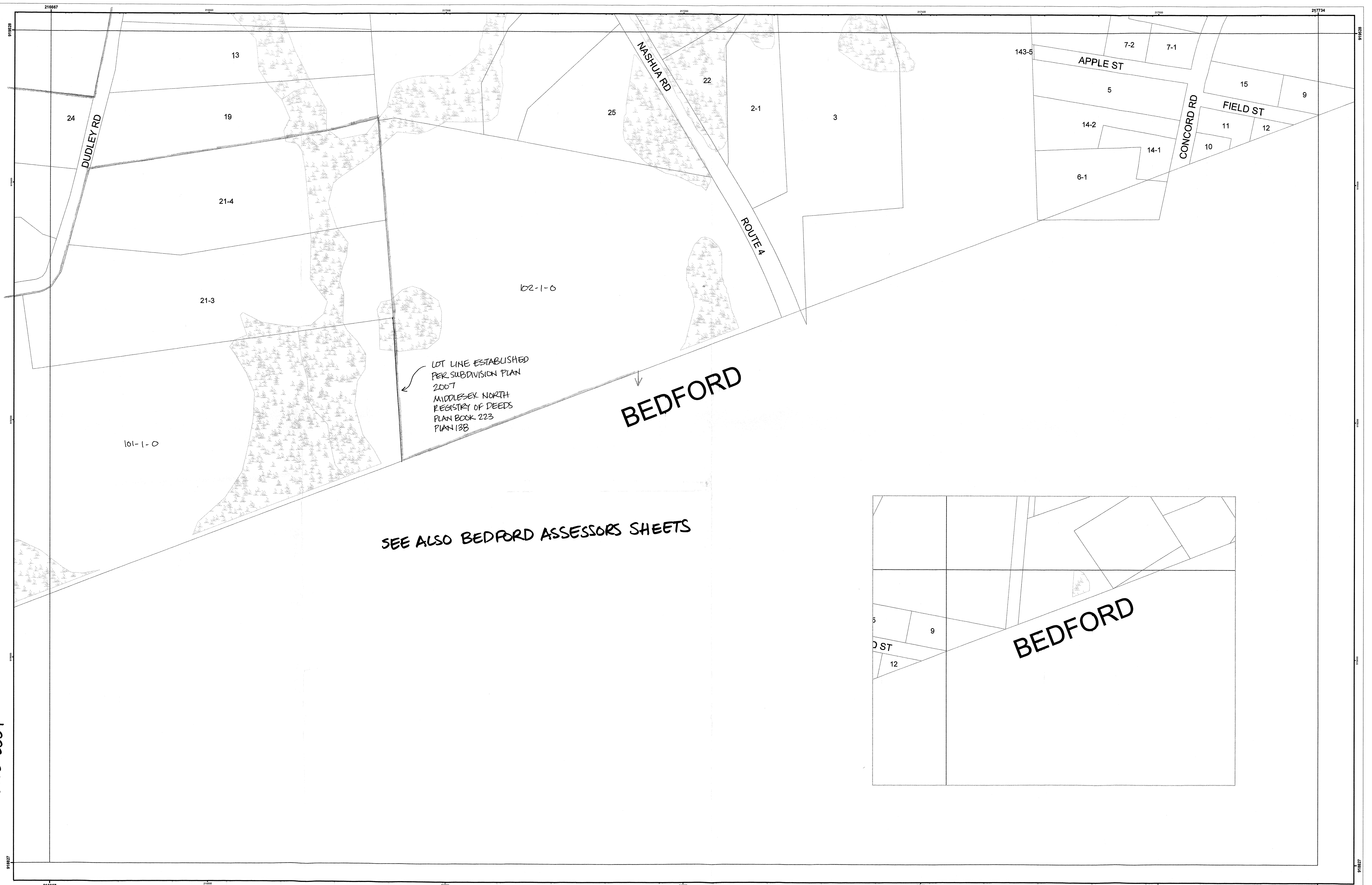


TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA (MIDDLESEX COUNTY) MASS.

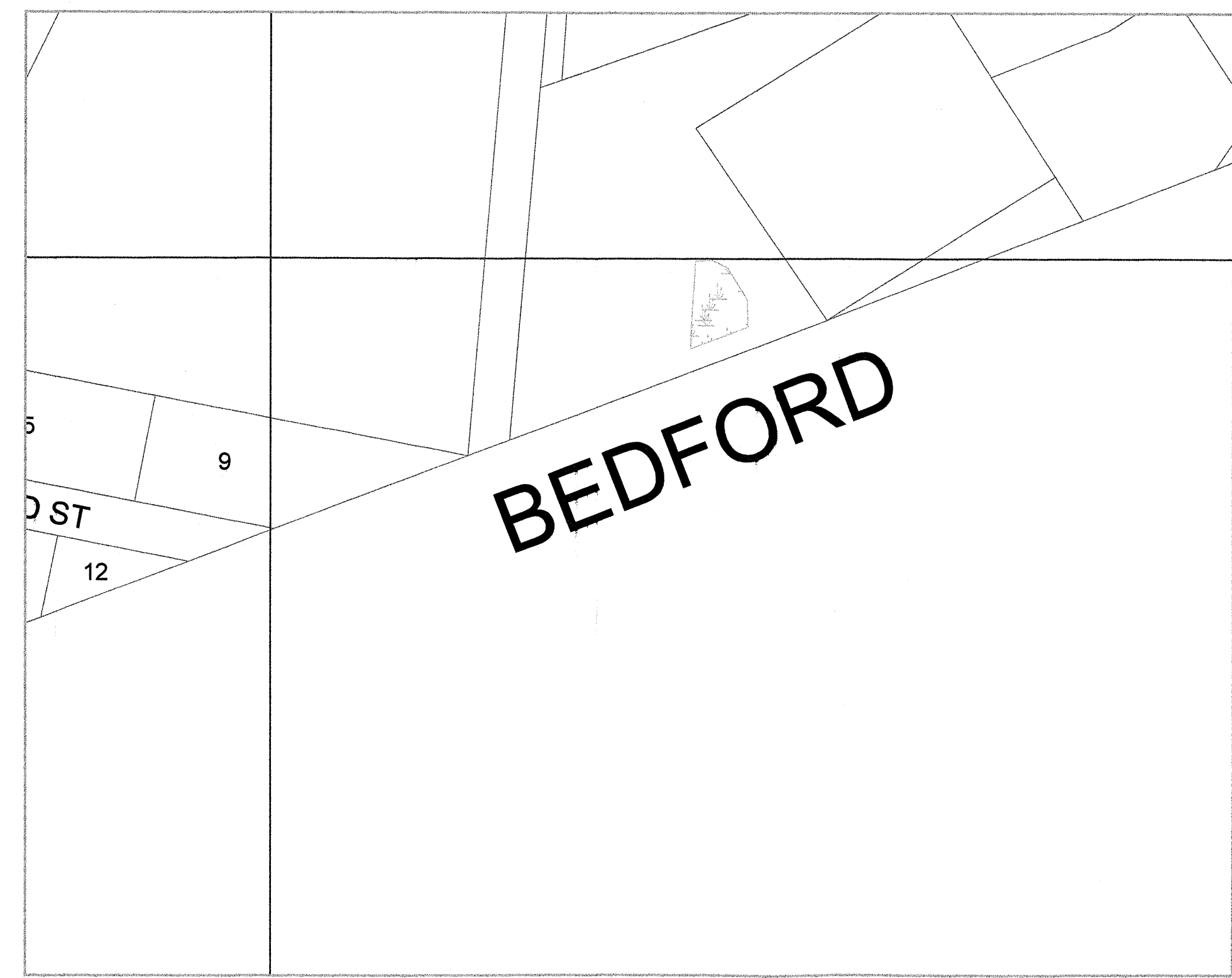
DISTRICT SKETCH MAP - JUNE 2009 - NOT TO SCALE

- KEY:
- TOWN BOUNDARIES
 - MILL BROOK
 -) (DUDLEY ROAD BRIDGE OVER MILL BROOK
 - 田 TOWN LINE MARKER
 - o-o-o-o CART ROAD
 - ~~~~~ VIEW CORRIDOR TO CONCORD RIVER
 - PARCELS IN DISTRICT (KEYED TO DATASHEET):
 - (3) CONTRIBUTING
 - (A) NONCONTRIBUTING
 - (V6) VACANT/OPEN SPACE

TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA, MIDDLESEX COUNTY, MASS.
JUNE 2009



SEE ALSO BEDFORD ASSESSORS SHEETS



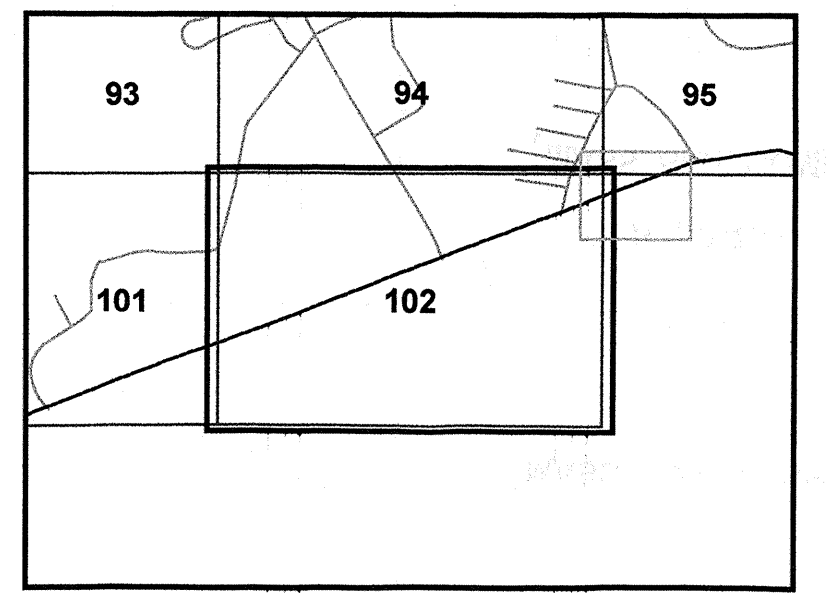
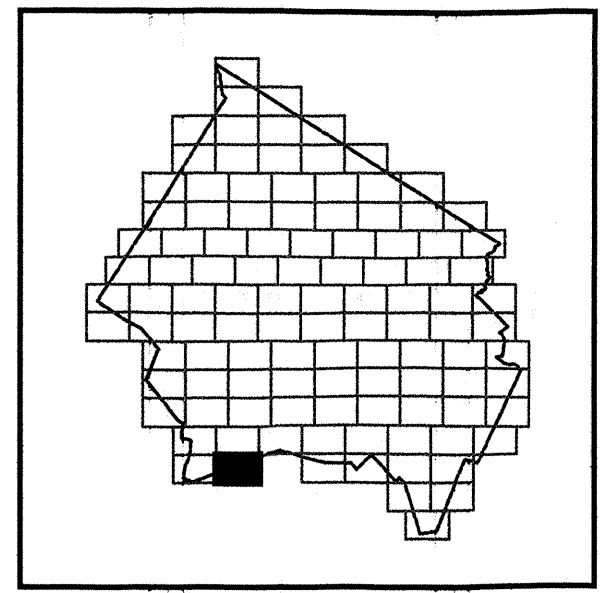
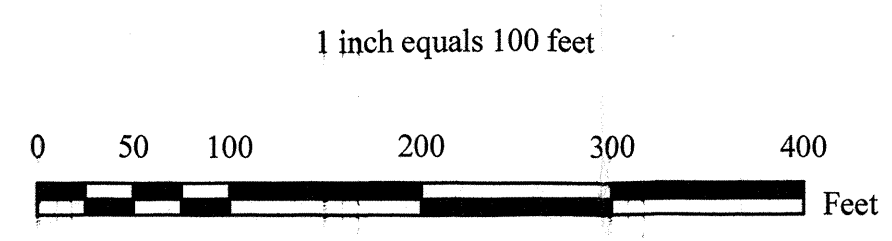
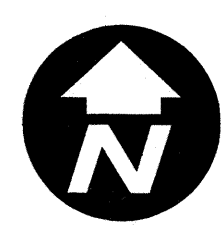
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Revised To: December 31, 2005



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41 Hutchins Drive
Portland, Maine 04102
(800) 426-4262

- Legend
- 17-1 Block-Lot
 - FIRST AVE Street Name
 - Easement
 - Powerline
 - Pipeline
 - Assessor Grid
 - Parcel Boundary
 - River or Pond
 - Wetland - MassGIS

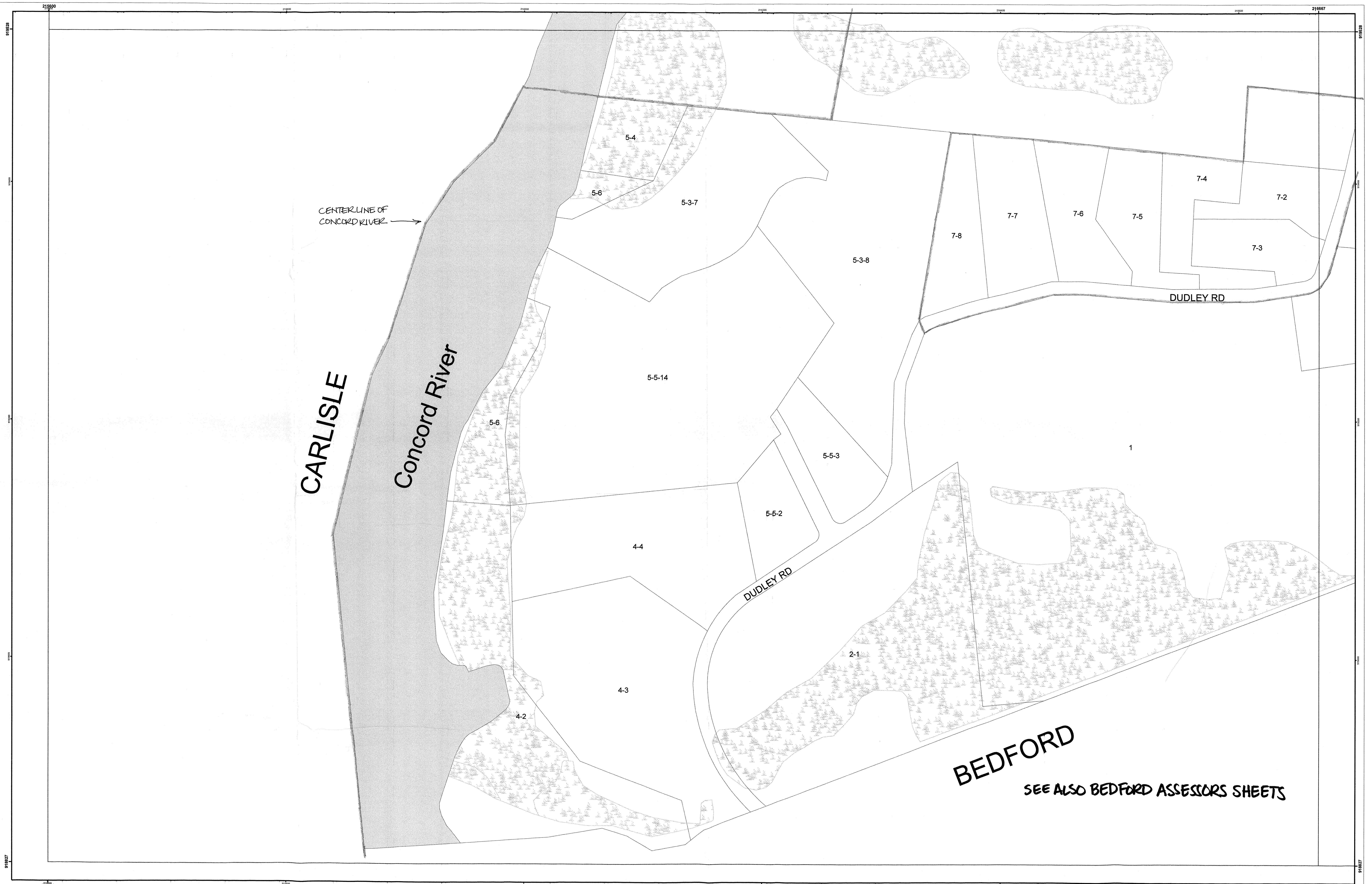


Town of Billerica, Massachusetts

MAP
102

Note: Grid coordinates are in NAD 1983 Massachusetts StatePlane Meters.

TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA, MIDDLESEX COUNTY, MASS.
JUNE 2009



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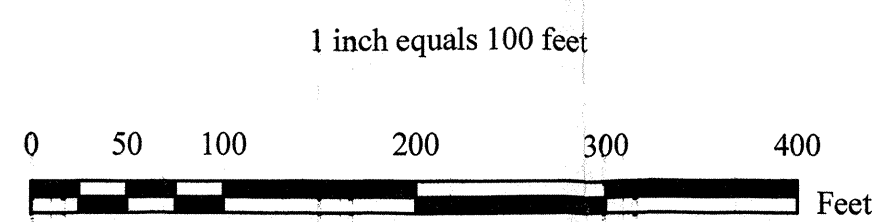
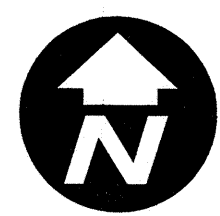
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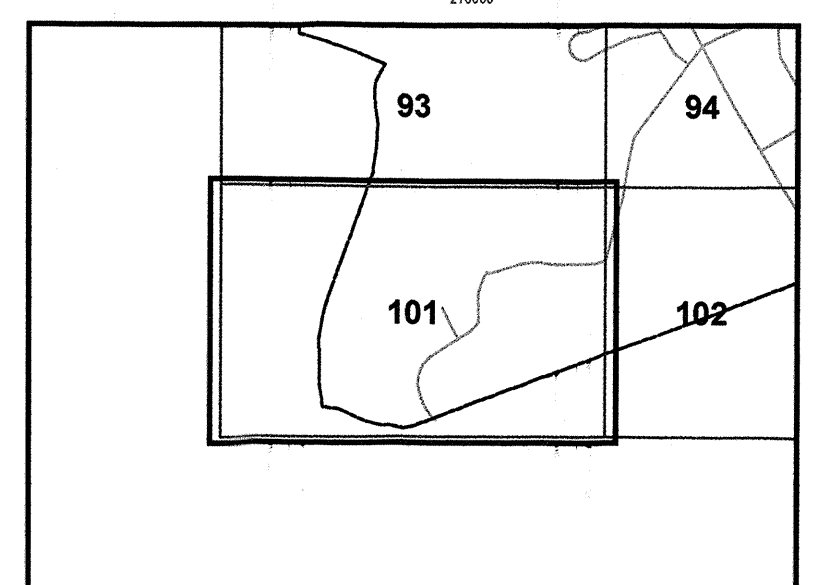
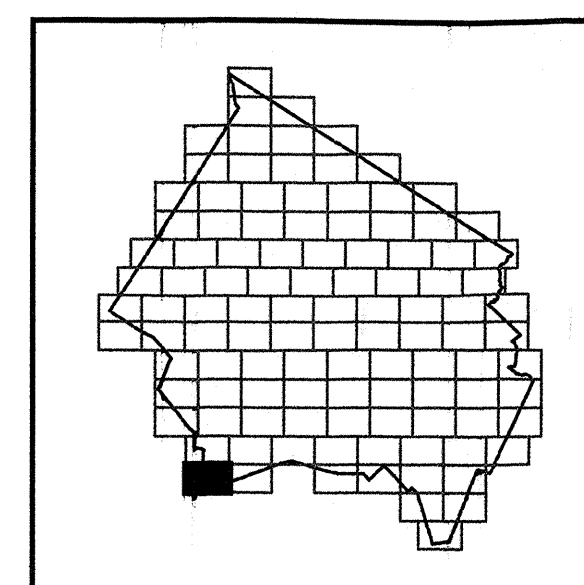
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- Legend
- 17-1 Block-Lot
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 - Wetland - MassGIS

Note: Grid coordinates are in NAD 1983 Massachusetts StatePlane Meters.



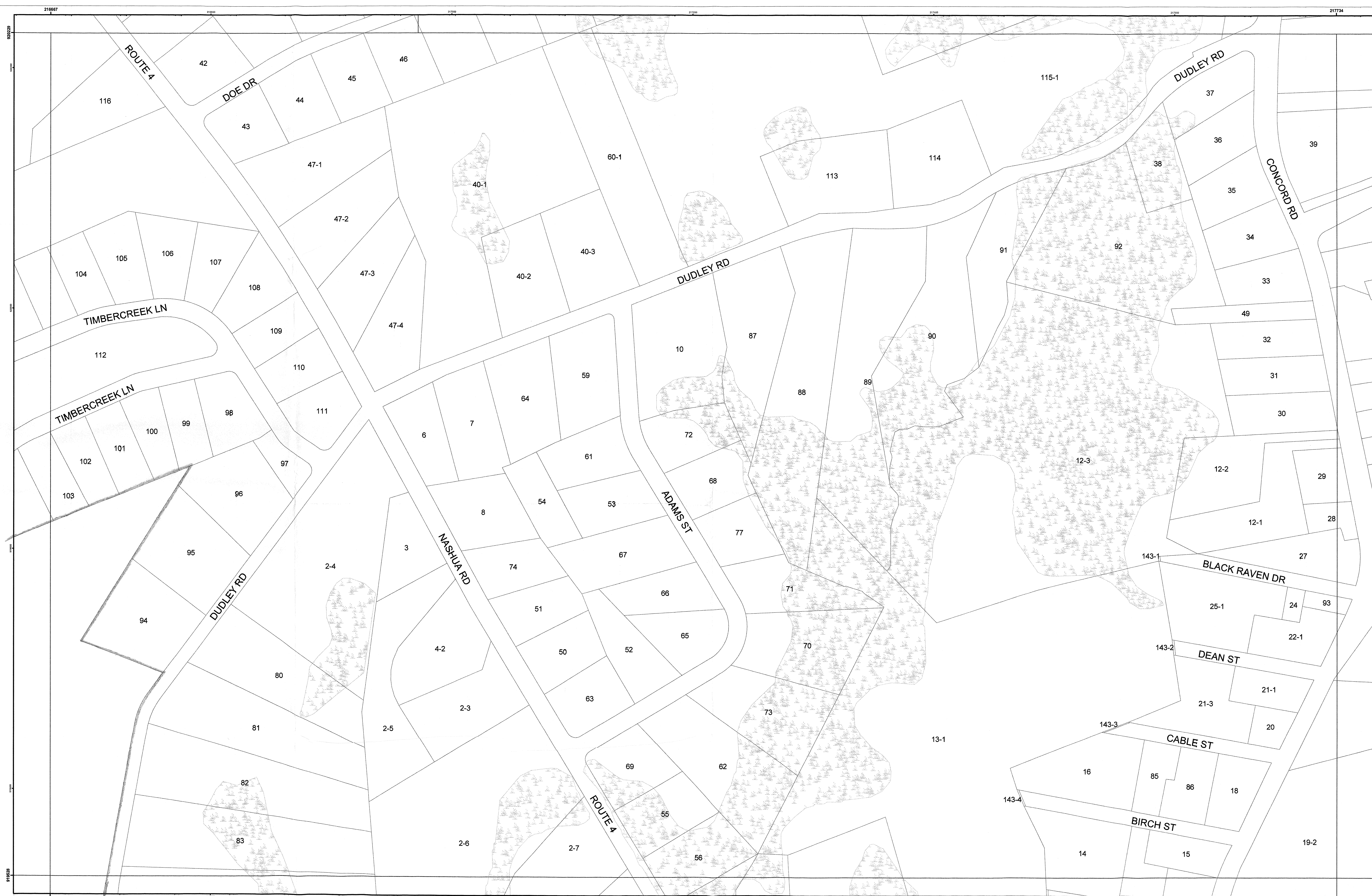
Town of Billerica, Massachusetts



MAP
101

SEE ALSO BEDFORD ASSESSORS SHEETS

TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILERICA, MIDDLESEX COUNTY, MASS.
JUNE 2009



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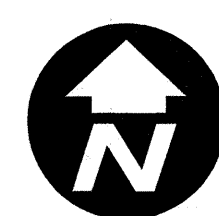


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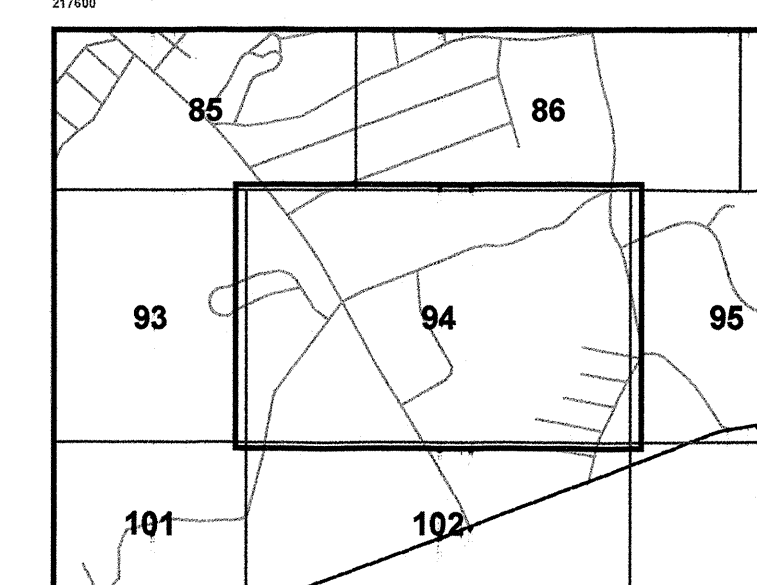
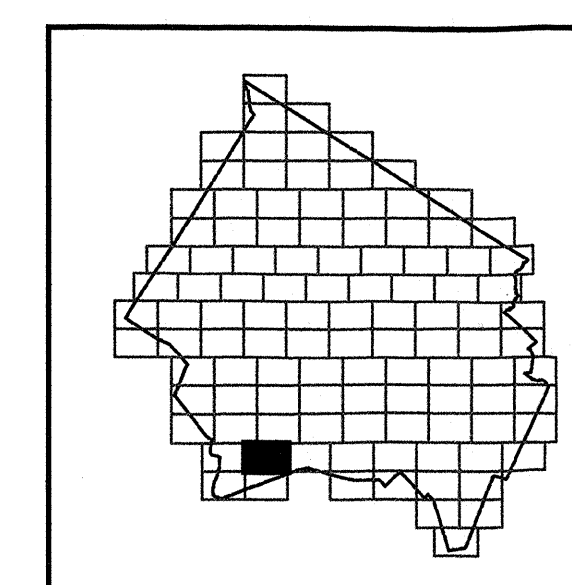
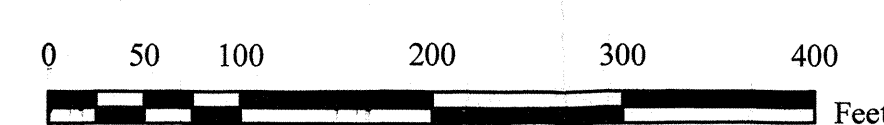
Note: Grid coordinates are in NAD 1983 Massachusetts StatePlane Meters

Legend

- 17-1 Block-Lot
- FIRST AVE Street Name
- Easement
- Powerline
- Pipeline
- Assessor Grid
- Parcel Boundary
- River or Pond
- Wetland - MassGIS

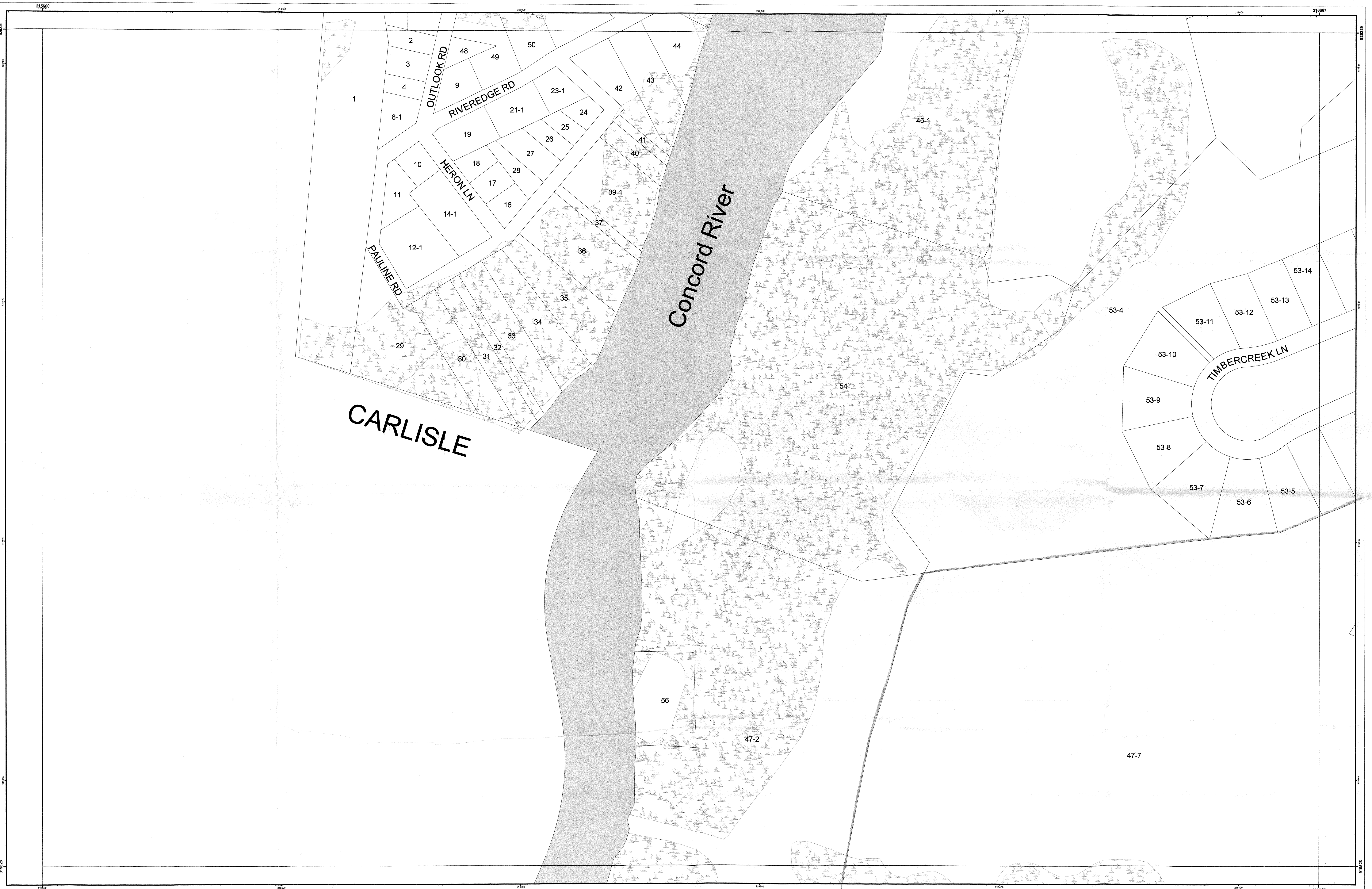


1 inch equals 100 feet

MAP
94

Town of Billerica, Massachusetts

TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA, MIDDLESEX COUNTY, MASS.
JUNE 2009



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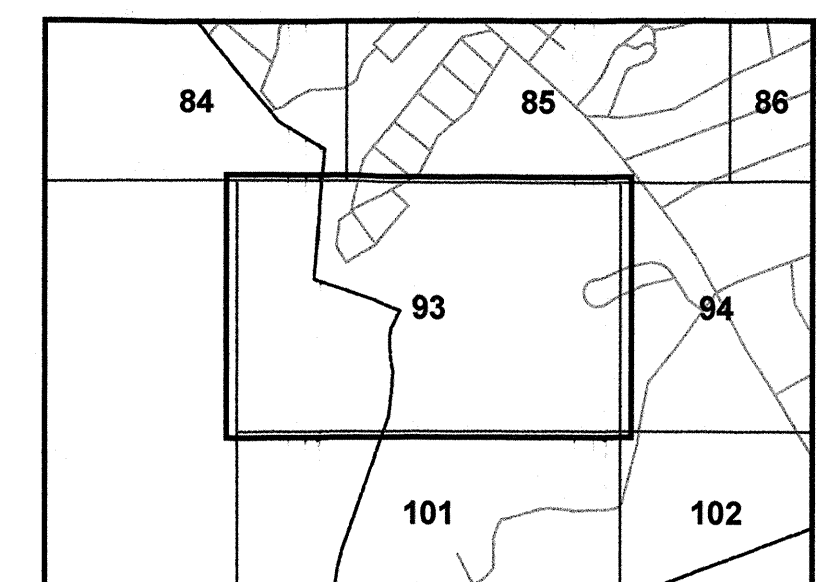
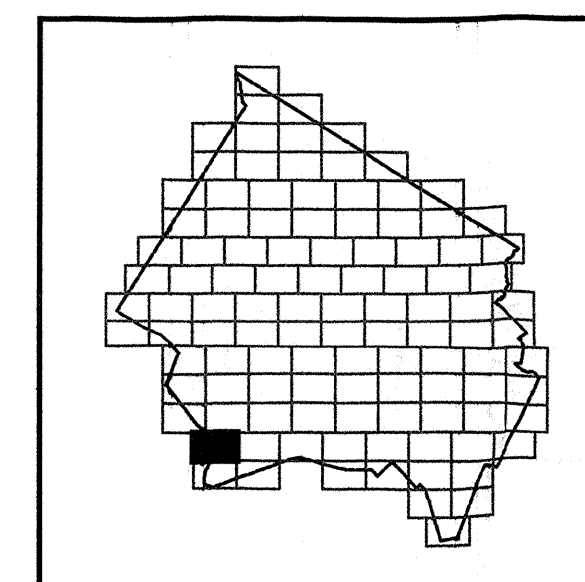
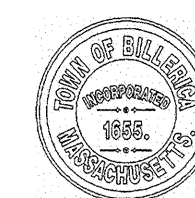
Legend

- 17-1 Block-Lot
- FIRST AVE Street Name
- Assessor Grid
- Parcel Boundary
- Easement
- Powerline
- Pipeline
- River or Pond
- Wetland - MassGIS



1 inch equals 100 feet

0 50 100 200 300 400 Feet



Town of Billerica, Massachusetts

MAP
93

TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA, MIDDLESEX COUNTY, MASS.
SCALE 1:100 JUNE 2009
BEDFORD ASSESSORS SHEET 1

→ N

653,200.00
555,000.00

653,200.00
557,000.00

SEE ALSO BILLERICA ASSESSORS SHEETS

BILLERICA

324

11.63 Acres

655,000.00
656,000.00

557,000.00
656,000.00

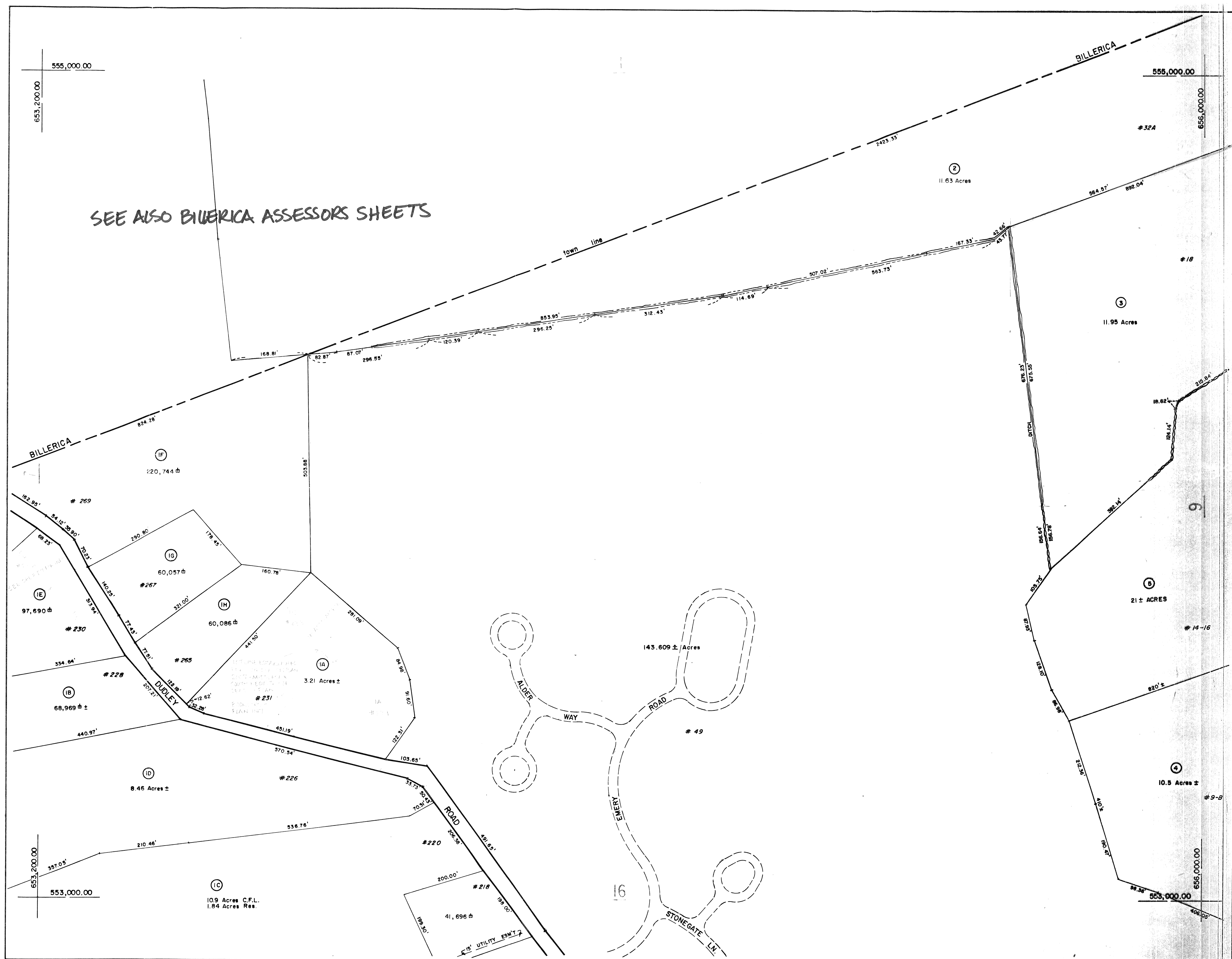
N
1



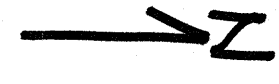
TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILVERICA, MIDDLESEX COUNTY, MASS.

SCALE 1:100

BEDFORD ASSESSORS SHEET B



TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILERICA, MIDDLESEX COUNTY, MASS.
SCALE 1:100 JUNE 2009
BEDFORD ASSESSORS SHEET 9

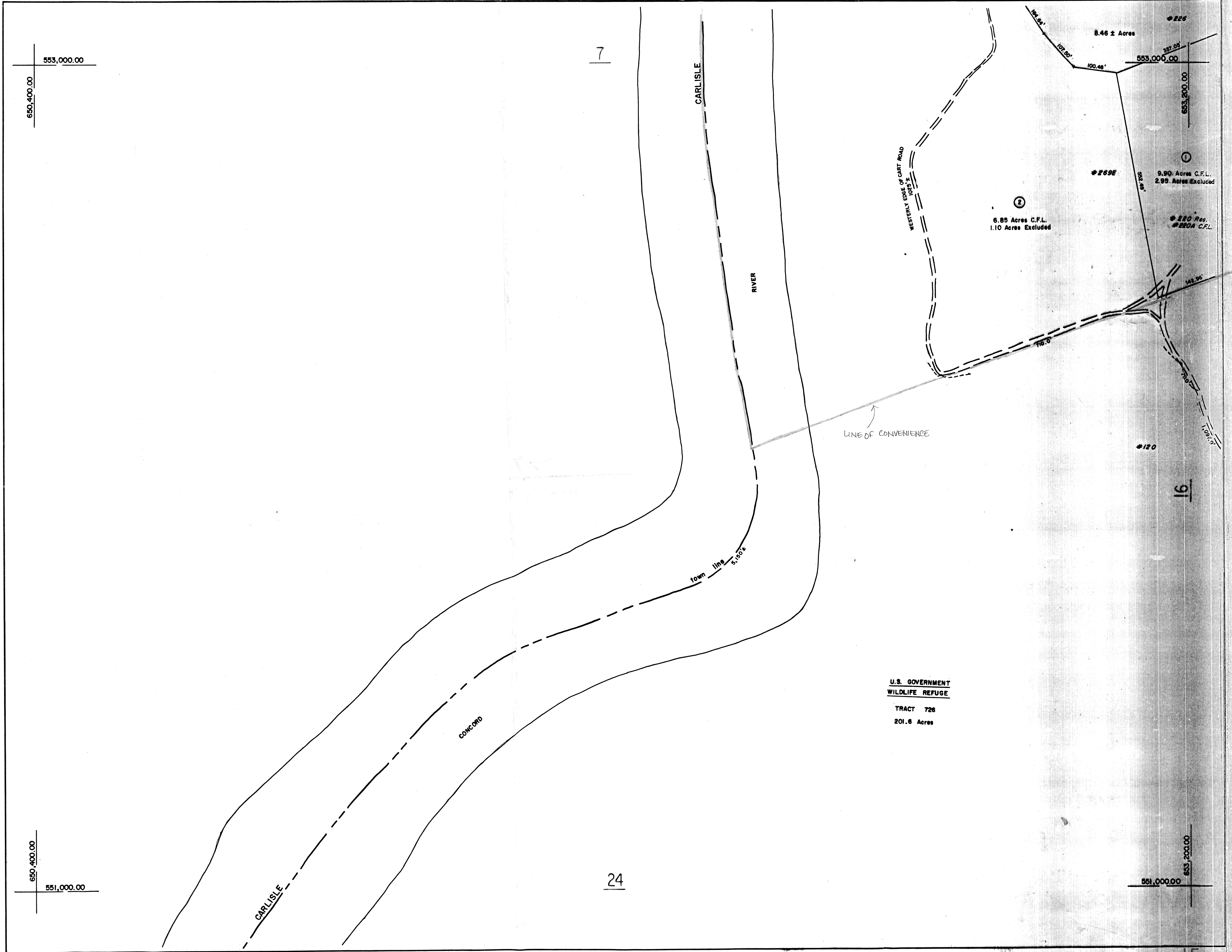


TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
BEDFORD AND BILLERICA, MIDDLESEX COUNTY, MASS.

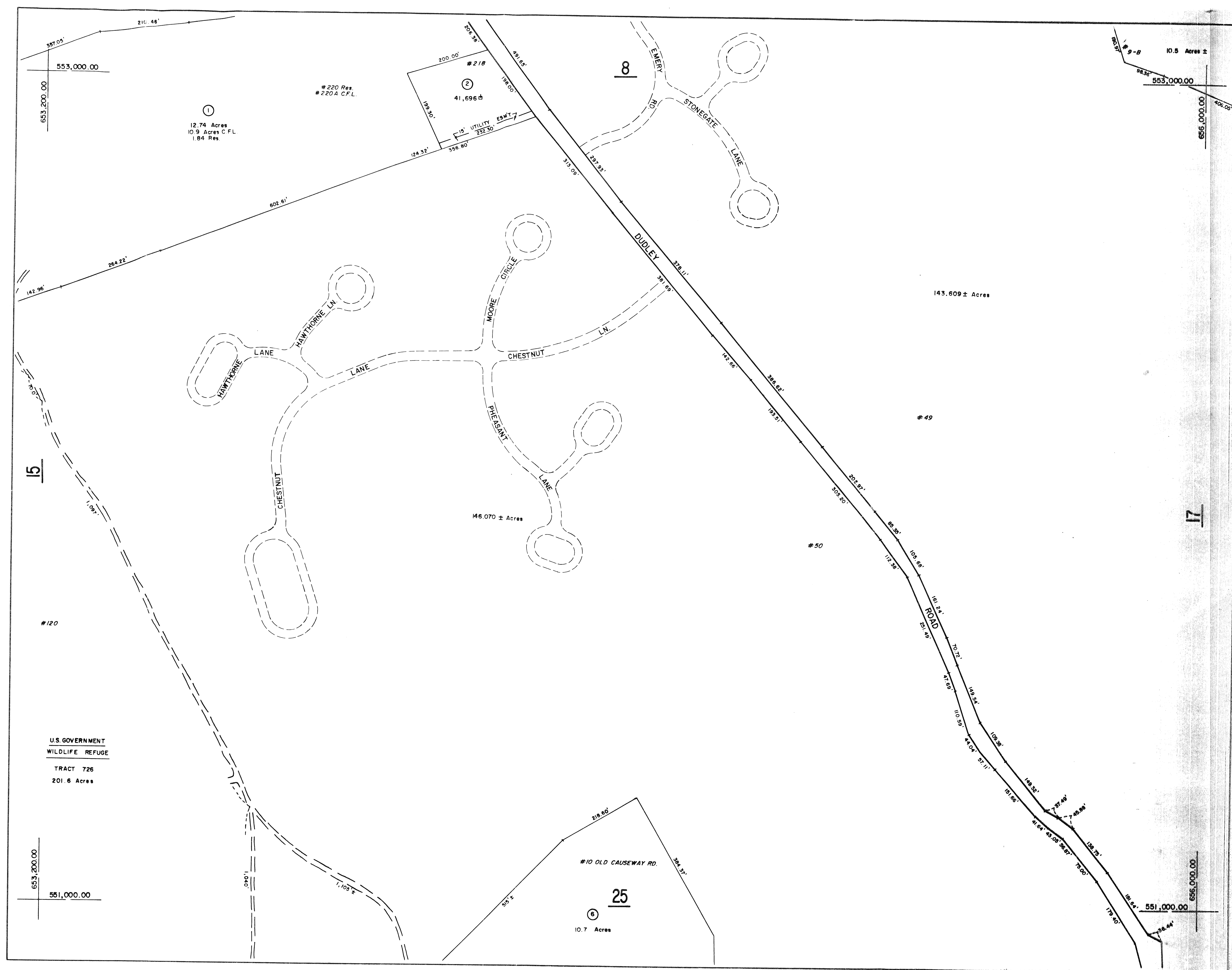
SCALE 1:100 JUNE 2009

BEDFORD ASSESSORS SHEET 15

→ Z



TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT
 BEDFORD AND BILERICA, MIDDLESEX COUNTY, MASS.
 SCALE 1:100
 JUNE 2009
 BEDFORD ASSESSORS SHEET 16





Billerica

MASSACHUSETTS

1:25 000-scale metric topographic map

TWO BROTHERS ROCKS - DUDLEY ROAD HISTORIC DISTRICT BEDFORD AND BILLERICA (MIDDLESEX COUNTY), MASS.

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

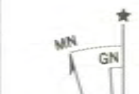
GEOLOGICAL SURVEY

1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1981. Field checked 1982. Map edited 1987
Supersedes Westford 1966 and Billerica 1965 1:24,000-scale maps
Projection and 1000-meter grid, zone 19
Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone, 1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

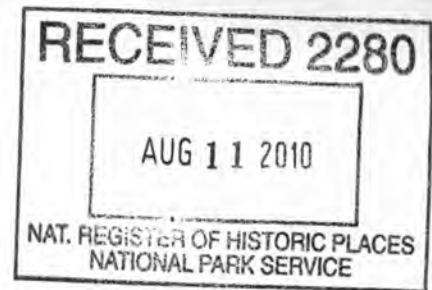
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS				
Meters	Feet		1	2	3		
1	3.2808		1	2	3		
2	6.5617		4	5			
3	9.8425						
4	13.1234						
5	16.4042						
6	19.6850						
7	22.9658						
8	26.2467						
9	29.5275						
10	32.8084						
To convert meters to feet multiply by 3.2808		UTM grid convergence (GCM) and 1987 magnetic declination (MD) at center of map Diagram is approximate		1 Townsend 2 Lowell 3 Lawrence 4 Ayer 5 Reading 6 Hudson 7 Maynard 8 Boston North			
To convert feet to meters multiply by 0.3048							

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols	
Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker: Interstate, U.S. State	
Railroad: standard gauge; narrow gauge	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Built-up area: only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation; small park	
Land grant with monument; land section corner	
U.S. public lands survey: range, township, section	
Range, township; section line: location approximate	
Fence or field line	
Power transmission line, isolated tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area; U.S. location monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index; intermediate; supplementary; depression	
Distorted surface: steep slope; steep bank	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Swamp; marsh	
Submerged marsh; land subject to controlled inundation	
Woodland; scattered trees	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

July 30, 2010

Mr. J. Paul Loether
National Register of Historic Places
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Two Brothers Rocks/Dudley Road HD, Bedford/Billerica (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties in the district in the Certified Local Government community of Bedford were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment. At the same time, owners of properties in the adjoining town of Billerica were also notified of pending State Review Board consideration.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Lee Yates, Bedford Preservation Commission
Alec Ingraham, Billerica Historical Commission
Kathleen Kelly Broome, consultant
Michael Rosenberg, Bedford Board of Selectmen
Marc Lombardo, Billerica Board of Selectmen
Sandra Hackman, Bedford Planning Board
Paul Mancuso, Billerica Planning Board
Donald Corey, local project coordinator