

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 Church Street Historic District

other names/site number _____

2. Location

street & number 72-150 and 117-135 Church Street, 4 Central Street N/A not for publication

city or town Wilmington _____ vicinity _____

state Massachusetts code MA county Middlesex code 017 zip code 01887

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 10/2/03

Signature of certifying official/Title Cara H. Metz, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

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

Edson H. Beall

Date of Action

11-21-03

Church Street Historic District
Name of Property

Middlesex, Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☒ public-local
☐ public-State
☐ public-Federal

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing

Noncontributing

39

3

building

sites

1

structures

objects

40

3

Total

Number of contributing resources previously listed in the National Register

NA

Name of related multiple property listing

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

NA

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC

single-family dwelling

DOMESTIC

secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC

single-family dwelling

DOMESTIC

secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

MID 19TH CENTURY: Italianate Villa

LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions)

foundation STONE granite

walls WOOD weatherboard

WOOD shingle

roof ASPHALT

other

Narrative Description

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

See Continuation Sheets

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National Register of Historic Places Continuation Sheet

Church Street HD
Wilmington (Middlesex), MA

Section number 7 Page 1

Narrative Description, Church Street Historic District

The residential Church Street District, laid out along the wide MA Route 62, is a gateway to the town center and possesses the town's most architecturally significant cluster of the local architectural styles of the late 19th and early 20th centuries. It includes well-preserved Italianate, Colonial Revival and Neo-Colonial houses, and a Craftsman bungalow, but simple front-gable Queen Anne style houses and more elaborate Queen Anne examples dominate. After the opening of Church Street connecting Wilmington Center to the Boston and Lowell Depot in the mid-19th century the district became the home of many of the town's growing group of non-farming middle class residents. The linear district is laid out on both sides of Church Street/Route 62 and includes two houses on the south side of Temple Street that developed at about the same period as Church Street and one non-conforming house on Center Street.

The Church Street Historic District, the largest and most high style of Wilmington's historic districts, encompasses an area of approximately 16.05 acres. It was an entirely residential, late 19th-early 20th century expansion of the abutting previously existing Wilmington Center National Register Historic District to the northeast. That district focuses on the historic village core composed of houses, churches and governmental buildings and sites whose period of significance spans from 1713 to 1941.

The contributing houses were constructed between ca. 1850 and ca. 1924. They are of frame construction, clad in clapboard or shingle except where re-sided in wood shingle, asphalt shingle or vinyl siding and are 1½ or 2½ stories high. They are set well back on their lots, giving each a front and many side yards. At the street the lots have an appearance of openness--unenclosed with opaque fences or tall plantings. Several large street trees soften the long streetscape. The one non-residential or residential-related resource in the district is a ca. 1850-1856/1950 box culvert taking Church Street over the Sunken Meadow (1831) or Mill Brook.

To the northeast and adjacent to the district is the Common and the buildings of the previously listed Wilmington Center Village Historic District. The district is bounded on the northwest by 18th and 19th century residential development on Middlesex Avenue and on the south and east by mixed 19th and 20th century residential development lacking in architectural

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integrity. It contains 40 buildings, of which 23 are principal and one structure that contribute to the district's architectural and historic integrity. The 16 minor contributing buildings include garages, former barns, carriage barns and a large shed. The major non-contributing building was constructed after the period of significance. Many of the buildings in the district remain largely unaltered; four have had vinyl, and one each shingle and asbestos siding applied; others have had alterations to porches and fenestration.

RESIDENTIAL BUILDINGS

The earliest building in the district, the farmstead of Maynard Spaulding, 84 Church Street, (MHC # 167) may have been built ca. 1850-1855 before the opening of Church Street, probably in a transitional Greek Revival style. The 1½ story front-gable cottage retains its basic three-bay, side-hall form and perhaps the full Doric porch across the façade. Probable alterations include a Queen Anne roofline, dormers, several additions and sash.

After an approximate twenty-year building hiatus examples of the Italianate style appear in three houses probably built between 1875 and 1880. The two-story William J. S. Marsh House, 74 Church Street, ca. 1875-1880, (MHC # 164, Photo # 1) is capped by a hip roof. Nearly square, a front-gable pavilion with square bay window occupies one of the two bays of the façade. A hood on chamfered brackets shelters the double-leaf doors with arched glass panes. An unusually deep cornice remains, although now somewhat obscured by vinyl siding.

Two other two and one-story houses of this style have front-facing T or L plans and gable roofs. The ca. 1886-1888 W. H. Folkins House, 72 Church Street, (MHC # 163, Photo #1) is a particularly well preserved example of the local vernacular Italianate style. It displays the wide corner pilasters with Doric capitals not found on other houses in the district, a wrap-around porch with slender chamfered pillars, long first floor windows and a two-story octagonal bay. The ca. 1883 John W. Perry House, 108 Church Street, (MHC #240) although vinyl sided, retains its L-shaped massing, octagonal bay, ornate stock Italianate door hood on scrolled consoles and double-leaf doors.

Developing primarily in the 1880s through ca. 1910, the majority of the houses in the district were erected in the popular Queen Anne style. The most common is the two and one-half

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story front-gable form with the entrance in the first of the three bays of the façade and most have or had a porch across the façade ornamented with turned posts and brackets. The earliest of these may be the D. S. Fuller House, 98 Church Street, ca. 1876-1888 (MHC # 239, Photo # 2). The ca. 1890 W. Gould Buckle House, 80 Church Street, (MHC# 238) has a similar massing but rather than the closed eaves return of the Fuller House, the Buckle house roof is framed with an open rake edged with simplified pointed bargeboards. The modest ca. 1902 house at 8 Temple Street, (MHC # 249, Photo # 3) is distinguished by a shingled gable field and a shed roof dormer in the plane of the wall that nearly extends across the west elevation.

An example of this form with elaborated surface and roofline is the well-preserved Fred Carter house at 118 Church Street, ca. 1887-1888 (MHC # 242, Photo # 4). It is distinguished by a high attic story with jerkin-head roof that is enhanced by the butt-edged shingle of the gable field above the plain clapboard of the first two stories. Scalloped shingling in the porch roof return, multi-pane stair window, glass-paneled door, 2/2 window sash and a full porch with turned posts make it a fine illustration of this Queen Anne type.

Cross-gable and L-shaped houses with Tudor or Stick Style inspired ornament are well represented. The large three bay side-hall Charles Reed house at 112 Church Street, (MHC # 241, Photo #4) built about 1893 uses decorative king posts in the gable fields and bargeboards on brackets to accentuate the cross gables. A possibly later porch of colonettes on a shingled kneewall extends across the façade. To the rear is a fine carriage barn that retains its hayloft. The L-shaped Emily Folkins House, 146 Church Street, ca. 1891-1894 (MHC # 177, Photo # 5) retains its fanciful gable-field trusses. Another house with decorated and pointed vergeboards is the better-preserved L-shaped Howard and Francene Morse house at 150 Church Street, ca. 1896 (MHC # 248, Photo # 5).

Five houses on the east side of Church Street constructed by builders on speculation have similar setbacks from the street and use two plan types of a more elaborated Queen Anne design. The largest and most complex is the pair erected by builder Howard M. Horton at the William Rodgers House at 127 Church Street ca. 1893 (MHC # 175) and the David and Nellie Waite House at 135 Church Street, ca. 1893-1898, (MHC # 176, Photo # 6) of which the latter is the best preserved. Rising two stories high from a rectangular plan, the front slope of the steeply pitched side gable roof extends to shelter an indented porch and is broken

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by a two-story front-gable pavilion with an octagonal bay at its base. The bracketed gables are open and finished with narrow bargeboards. A one-story ell expands the interior space. Shingled gable fields, a multi-pane attic window and diagonally laid clapboard in the triangular space between the porch roof and house are Queen Anne design features.

Builder Charles I. Freeman erected the houses at 117, (MHC # 171) 119 (MHC # 172) and 121 Church Street (MHC # 243, all Photo # 7) in a row between ca. 1886 and 1892. They share the same setback and a single plan with simple footprint but a complex roofline. The 2½ story front-gable houses with one-story rear ells have a side entry façade and an asymmetrical shape. An offset gable pavilion emerges on the second floor over the porch roof. The main body of the house appears to be covered by a shed roof because of the placement of the ridge aligned to the pavilion's offset location while shed roof dormers accent the slope of the roof. The houses retain turned porch posts and 121 Church Street has a Chippendale type rail.

Two large and more elaborated examples of the Queen Anne style are sited on adjacent lots at the George Buck House at 120 Church Street, ca. 1893 (MHC # 173, Photo # 8) and the 1905 Florence Frazee House, 122 Church Street (MHC # 174, Photo # 8). The former displays perhaps the most complex massing and surface texture of all the houses. The three-story tower capped by a belled hip roof with flared eaves placed at the intersection of the L-shaped, front-gable form is a common Queen Anne motif that is infrequently seen in Wilmington. A deep, wrap-around porch with bulbous posts; bracketed cornice; wide band of scalloped shingles between the clapboard first and second floors and bright red roof add interest to the design.

The Frazee House, 122 Church Street may be unique in Wilmington in its eclectic mix of Queen Anne, Shingle Style and Colonial Revival motifs. This imposing shingled house with tall proportions is dominated by a large dormer with deeply overhanging eaves on the center of the three-bay façade and by the arresting shape of the Gothic arches formed by a deep recess in the projecting gable fields of the side-gable roof. The Colonial Revival door surround, wrap-around porch with colonettes, diamond-paned windows and oriels, and the Queen Anne bracketed eaves make a distinctive composition.

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Three other contributing houses in the district constructed in the first two decades of the 20th century are representative of their period. The three-ranked, center entrance Colonial Revival Charles and Emma Perry House at 142 Church Street ca. 1910, (MHC # 247, Photo # 5) now missing its original front porch, has the square proportions and hip roof of its type. The ca. 1916-24 Craftsman bungalow at 136 Church Street, (MHC # 246) has had contemporary additions but retains its side-gable roof and indented front porch. The two-story Woods-Cady House, 130 Church Street, ca. 1923 (MHC #244, Photo # 9) is a well-preserved Dutch Colonial example of the Neo-Colonial style. The high side-gambrel roof

with full-width shed roof dormer extends to provide a shelter for the first floor that mimics the pent-roof popular in the Dutch Colonial style. The enclosed sunroom or porch at the side and massed windows are other typical features.

Structures

The fieldstone abutments for a Box Culvert under Church Street at the Lubber or Mill Brook may have been constructed ca. 1853-1856 when the road was laid. The two-span granite slab construction was replaced by a concrete slab and rails ca. 1950 at which time the abutments may have been repaired.

Archaeological Description

While no ancient Native American sites are recorded in the district, sites may be present. Five sites are recorded in the general area (within one mile). Environmental characteristics of the district indicate a high potential for the presence of ancient Native American sites in the area. Most of the district is characterized by a well drained, level to moderately sloping landform in close proximity to wetlands. Mill Brook, a tributary stream of the Ipswich River, bisects the district, and swamplands are also located within 1,000 feet of the eastern and western district boundary. Given the above information, the size of the district (approximately 9.96 acres), and the availability of open space, a moderate to high potential exists for locating ancient Native American resources.

A high potential exists for locating historic archaeological resources in the district.

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Archaeological evidence of farmsteads including residences, barns, outbuildings, and occupational related features may exist dating to the 17th and 18th century periods; however, their potential has yet to be demonstrated. Settlement did occur in Wilmington in the 17th century and 18th century residential settlement has been demonstrated on Middlesex Avenue northwest of the district. Church Street was not laid out until between 1850-1856 and by 1875, the only house on the Street was the Spaulding House (ca. 1850-1855), built before the opening of Church Street. The area may have been used for pasture into the 1870s, however, most agricultural production in the area had stopped by that time. Structural evidence may exist from the mid to late 19th century home of Dr. France Hiller, recently demolished for new construction at 4 Central Street. Similar evidence might also survive from the Methodist Episcopal Church (1884) demolished in 1957. The church may have been located within the district on a lot divided from a track of land that extended south of Church Street from Tremont to State Streets and reaching southeast of Concord Street. Archaeological evidence of a street railway system that ran on the south side of Church Street from 1895 to the 1830s may also exist in the district. Structural evidence of outbuildings and evidence of occupational related features (trash pits, privies, wells) may also survive with extant homes in the district.

(end)

Church Street Historic District

Name of Property

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 # _____

Middlesex, Massachusetts

County and State

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1850 - 1953

Significant Dates

c. 1856

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Howard M. Horton, builder

Charles I. Freeman, builder

Primary location of additional data:

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

Name of repository: _____

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Church Street HD
Wilmington (Middlesex), MA

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Narrative Statement of Significance, Church Street Historic District

The Church Street Historic District is a residential area of mid-19th to mid-20th century houses. The district reflects community planning and development in its linear extension of the existing fashionable, downtown residential area on a newly opened road connecting the downtown to the Boston & Lowell rail depot. Many of the town's prominent citizens made the district their home. Architecturally, it contains Wilmington's finest collection of the late 19th and early 20th century styles. The period of significance is based on the date of its earliest house to fifty years ago. The district retains integrity of location, design, setting, materials, workmanship, feeling, and association, and meets National Register criteria A and C on the local level.

Incorporated in 1730, in the mid-19th century the town of Wilmington remained a small, quiet, mainly agricultural community. The Meetinghouse, school and successful Bond bakehouses on Middlesex Avenue marked the town center. While thinly settled, the Center, with residences along Middlesex Avenue attracted several of the town's most prominent families. Middlesex Avenue remained the only generally north-south road in the central part of Wilmington until between 1850 and 1856 when Church Street was laid out to connect the ca. 1844 Boston & Lowell rail depot on Main Street to the town center. Church Street was called the "new road", "new main road" or rarely the "straight road" from the depot to the Meetinghouse or Wilmington Center into the 20th century. The arched stone abutments of the Box Culvert over Mill Brook (MHC # 917) may date from the period of Church Street's first construction.

Except for the homestead and farm of Maynard G. Spaulding established at 84 Church Street (MHC # 167) before 1856, the small group of mid-19th century landowners of the area resided on the southeast side of Middlesex Avenue with property stretching southwards behind their houses to Church Street. The Spaulding house was still the only one on Church Street in 1875. It was not until the mid- 1870s that these old family properties began to be broken up. Although the area had probably been used as pasture, by this time it was probably not farmed, though some owners evidently kept chickens.

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Perhaps the first developer of the Church Street area was the colorful, energetic Dr. France Hiller (1845-1900) with husband, Dr. Henry Hiller. Active in science and business in a period when women were not, her house at 4 Central Street was recently demolished and a new house constructed on the site. She invested heavily in real estate for development in the Church Street area, planted cranberries in a bog, now the filled site of Rotary Park just west of the district, and produced pharmaceuticals. She fascinated the townspeople of her time with her exorbitantly expensive coffin displayed in her house. But after the death of her beloved husband Dr. Henry Hiller, her request that her illiterate, twenty-three year old coachman change his name to Henry Hiller, followed by her marriage at age forty-eight to the handsome servant set all Wilmington agog. Her funeral in 1900, a near holiday in town, was attended by most of its residents.

In 1874 she purchased a piece of land between Middlesex Avenue and Church Street southwest of Mill Brook and had it platted for residential development. Two years later she sold Darius and Abigail Fuller of Cambridge several 25 by 100 foot lots, now at 98 Church Street (MHC # 239, Photo # 2). Hiller began selling the old Manning estate on Middlesex Avenue already platted for residential development in 1881. The sale of the lot at 72 Church Street (MHC # 163, Photo #1) purchased by Margaret Folkins, wife of William H. Folkins, in 1886 was conditioned on the erection of a two-story dwelling house within two years. It was to be set back from Church Street to relate to a house to the northeast, probably real estate agent and merchant William J. Marsh's house at 74 Church Street (MHC# 164, Photo #1). Dr. Hiller apparently wanted to rapidly establish a new, desirable neighborhood.

Dr. Hiller also purchased and had platted a large tract of land south of Church Street from Tremont to State Streets and reaching southeast of Concord Street. It was the sale of one of these lots and erection in 1884 of the Methodist Episcopal Church, demolished in 1957, that may have given Church Street its present name.

The ca. 1883 house of John W. and Olive Perry at 108 Church Street (MHC # 240) was built on the former land of Cadwallader and Susan Morrill of Middlesex Avenue. Mr.

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Perry was a blacksmith at his father's Perry's Corner shop at the Lowell/Woburn Street intersection. Sabra Carters' back garden "with arbor shrubs and vines thereon" was sold for the ca. 1887 house of foreman Frederick M. Carter at 118 Church Street (MHC# 242, Photo #4) and clerk Charles Reed's house at 112 Church Street (MHC #241, Photo #4), probably at public auction after her death in 1893. A true eccentric, she may have been one of the first individuals in the United States to package seeds from her garden. The money she willed to the Town reflected her hatred of dogs, tobacco, and liquor and her interest in science, town improvement, and education. But the will's requirements were so idiosyncratic, discriminatory, and binding that the Town ultimately refused her gift.

The last of the houses in the district to appear on the 1889 map was that of developer and probably builder Charles I. Freeman and his wife Roxanna at 119 Church Street, ca. 1886 (MHC # 172, Photo #7). Freeman went on to erect two other houses of the same design and setback at 117 Church Street, ca. 1889 (MHC # 171, Photo # 7) and the Edward and Susan Aldrich House at 121 Church Street ca. 1892 (MHC # 243, Photo # 7). He appears to have purchased at least some of the land at the public auction of the Wentworth estate.

Approximately ten houses were constructed in the district in the 1890s. Carpenter and builder Howard M. Horton probably erected four of this group—127 Church Street (MHC #175), 131 Church Street (MHC # 245, Photo # 6), 135 Church Street (MHC #176, Photo #6) and 10 Temple Street (MHC # 250, Photo # 3). He was active principally on the south side of Church Street. In at least one instance Horton defaulted on his mortgage and the house on the site was sold at public auction. Horton, like Freeman, tended to reuse one or two similar, though varied designs. Horton participated in Town affairs, serving as juror for several years, Trustee of the Public Library, and Elections Officer in 1899.

Otis Buck, a butcher, lived in the Cyrus Adams house at the southeast corner of Adams Street and Middlesex Avenue. The ca. 1875-1882 Common he carved out of his land and donated to the Town forms the northern boundary of the Church Street Historic District. Buck began selling the area that had contained his barn and slaughterhouse abutting Church Street west of the Common about 1891. The first house (ca. 1891-1894) was built for Emily and Edgar Folkins at 146 Church Street (MHC# 177, Photo #5). He may have

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been related to the Folkins at 72 Church Street (MHC# 163, Photo #1). The next houses on this Buck tract, the residence at 150 Church Street, ca. 1896 (MHC #248), was owned by another member of the Buck family. Francene Buck Morse was the Town Librarian, her husband Howard Morse served on the School Committee. The last of the three at 142 Church Street (MHC #247, Photo #5) was built was built about 1910; the year after the Town realigned Adams Street. Like their neighbors on this tract, the owners Charles and Emma Perry may have had a family relationship to other residents of the neighborhood.

William J. S. Marsh of 74 Church Street (MHC #164, Photo #1) was described as one of the principle men in Wilmington in the 1880s. He was a real estate agent and merchant. Selectman Fred A. Eames lived at 131 Church Street (MHC # 245) in 1900. Walter Gould Bukle of 80 Church Street (MHC #238) was a currier and his son, who owned the house afterward his death, was an insurance executive in 1924. Arthur Hamilton who lived in 118 Church Street (MHC #242, Photo #4) in the 1920s was a house painter. Herman Moe, who lived in the Walter and Florence Frazee House at 122 Church Street (MHC # 174, Photo #8) in the 1920s, played the violin for the Boston Symphony Orchestra. The barn on this property once used as for cranberry storage, pre-existed the house as it was purchased from a property fronting Middlesex Avenue.

Superintendent of the Wilmington Schools Stephen Bean lived at 130 Church Street (MHC # 244, Photo #9) in 1935. It was the home of shipping executive Stanley and Doris Cady in 1935. Jeanne Ashworth, a speed skater for America's Olympic team in 1960, 1964, and 1968 was brought up at 117 Church Street (MHC #171, Photo #7). She won an Olympic bronze medal in 1960 at Squaw Valley CA, as well as numerous championships. During the 1950s and 1960s the Wilmington Skating Club produced four North American champions due to the excellence of its coaching.

About 1895 a street railway began operating from Woburn in a loop through Wilmington with tracks on the south side of Church Street. Although the streetcars made Wilmington more accessible to neighboring towns and brought a new class of wage earners to the town they do not seem to have affected residency patterns in the already established Church Street Historic District. The lines were halted in the 1930s when increased automobile ownership rendered them uneconomical.

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Architectural Significance

The Church Street Historic District represents the largest and most significant collection of mid to late 19th century residences in the town. It includes well-preserved examples of Italianate, Queen Anne, Colonial Revival and Neo-Colonial styles.

The three Italianate style houses in the district do not conform to a single pattern, two having compound plans with front-facing gables and minor cross gabled elements and one having a hip roof with a front gable to complicate the massing. The best-preserved example of the style, the ca. 1886-1888 William H. Folkins House at 72 Church Street

(MHC# 163, Photo #1) with long first floor windows, wide cornerboards and deep eaves returns retains much of its integrity and presents a good picture of its original appearance. It makes a fine gateway building for the district.

While simple Queen Anne style front-gable houses with full porches and turned posts, as at 98 Church Street (MHC# 239, Photo #2) or cross-gable houses with Tudor inspired bargeboards as at 150 Church Street (MHC# 248) are plentiful, the district is particularly distinguished by two very different types of Queen Anne style housing. The first is the builder's houses located on the south side of Church Street. Two builders erected five houses, each using one pattern between ca. 1886 and 1892. Although the Horton houses at 135 Church Street (MHC# 176) and 127 Church Street (MHC # 175) and the Freeman houses at 119 Church Street, ca. 1886 (MHC # 172, Photo #7), 117 Church Street (MHC # 171, Photo # 7) and 121 Church Street (MHC # 243, Photo # 7) share a uniform setback, form and, to a large extent, detail, their size, and a complexity of massing and trim make them look less like worker's housing and more like a middle-class development.

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A second dominant feature of the district is the larger high-style Queen Anne house with a unique design, three of which are located on the north side of the street. The fine state of preservation, large scale and exuberant ornament of the houses at 118, 120 and 122 Church Street (MHC #s 242, 173 and 174) built between 1887 and 1905 make a strong statement. Attention-drawing elements are the jerkin-head roof accentuated by staggered-butt shingling of number 118, the presence of a tower at number 120 and the oversized sculptural Gothic arches in the gable-field of number 122.

Last in this row but built ca. 1923 is the gambrel-roofed Neo-Dutch Colonial on the generous lot at 130 Church Street (MHC# 244, Photo #9). It exemplifies the ideal middleclass house of the time- compact, recalling an Early American imagery and having a one-story "sunroom" wing for informal living. The sunroom, while never a feature of the 17th and 18th century houses the designer was referencing, was as up-to-date in the 1920s as the appliance-filled kitchen and indoor bathroom it boasted.

Archaeological Significance

Since patterns of ancient Native American settlement in Wilmington are poorly documented, any surviving sites could be significant. Ancient sites in this area may contribute important information relating to patterns of Native settlement and subsistence in the interior Ipswich River drainage, an area that is poorly documented when compared to more coastal locales. Native sites in this area may contain information that indicates the seasonal, functional, and socio/political role of sites located along interior tributary streams and wetlands with larger sites located along the Ipswich River and coastal areas within the Ipswich drainage. Most of Wilmington's western and northern boundary borders the Shawsheen River drainage, a tributary of the Merrimack River. Ancient Native American sites in the district may contain information that indicates the importance of riverine drainage boundaries in the social, cultural and economic systems of Native inhabitants in the area.

Historic archaeological resources described above have the potential to provide detailed information on the social, cultural and economic patterns that characterized the growth of Church Street as a residential district during the town's transformation from a mainly

(continued)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Church Street HD
Wilmington (Middlesex), MA**

Section number 8 Page 7

agricultural community. Additional historic research combined with archaeological survey and testing may locate 17th and 18th century settlement in the district. The potential for settlement during those periods is indicated by dates for initial settlement of the town and known settlement surrounding the district. While Church Street was not laid out until between 1850 and 1856, settlement prior to that time is indicated by the homestead and farm of Maynard G. Spaulding, established at 84 Church Street before the street was laid out. The Spaulding House remained the only house on Church Street until 1875. Most of the district was reported to be as pasture and by the 1870's was probably not farmed. Some property owners are reported to have kept chickens. Potential sites of two buildings dating to the last quarter of the 19th century, the Dr. France Hiller house and the Methodist Episcopal Church, are reported in the district. Archaeological research may contribute information relating to the architectural details for both structures. Detailed analysis of the contents of occupational related features may also contribute important information on the inhabitants and individuals that used the structures and their activities. Any information associated with the structure and activities at the Methodist Episcopal Church may be especially important since that structure represents one of the few non-residential buildings in the district. Structural evidence of outbuildings and occupational related features may be important archaeological resources in the district with both potential archaeological sites and with extant structures. Various types of outbuildings persisted in the district into the 20th century. Traditional types of occupational related features including privies and wells are probably less common in the late 19th and 20th centuries, however, new types of occupational related features including cisterns and gas, electric, and septic type features may now be present. Much of the above information can increase our knowledge of late 19th and early 20th century conditions of life and changes in the district.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Church Street HD
Wilmington (Middlesex), MA

Section number 9 Page 1

9. Major Bibliographical References

Maps:

Town of Wilmington	Thompson, Samuel	1794.
Town of Wilmington	Edmund Parker	1831
Map of Middlesex County	Walling, Henry F.	1857
Plan of Land of F. B. Hiller	James A. Bancroft	1874
Land Owned by Henry & France B. Hiller	H. S. Converse	1874
Atlas of Middlesex County	Beers, F. W.	1875
Plan of the Manning Estate	James A. Bancroft	1881
Atlas of Middlesex County	Walker, George H. and Co.	1889
Town of Wilmington	Dept. of Public Works?	1935
Wilmington (in 1775)	Murry, James	1977
People and Points of Interest in Wilmington	Wilmington Hist. Comm.	199?

Public Records and Sources

Pfeiffer, Brian, Historic Resources Inventory of Wilmington, MHC, 1977.
Massachusetts Historical Commisison, Reconnaissance Survey Report, Wilmington, 1981.
North Middlesex County Registry of Deeds, Deeds and Plans.
Wilmington, Annual Report, 18
Wilmington, Valuation, Real and Personal, 1880

Published Materials

Bond Collection, Photographs, clippings, etc.
Conklin, Edwin, Middlesex County and Its People, Vol. II, Lewis, 1927.
Deming, Henry, R., Historical Sketch: Growth and Progress of Wilmington, Sub-committee
of the 200th Anniversary Committee, Boston, 1930.
Hurd, Hamilton, D., History of Middlesex County, J. W. Lewis, Philadelphia, 1890.
Neilson, Capt. Larz, "The Woman Who Hated Dogs", Wilmington Town Crier.
Neilson, Larz F., "Jeanne Brought Home the Bronze Medal", Wilmington Town Crier, Feb. 6,
2002, p. 17.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Church Street HD
Wilmington (Middlesex), MA

Section number 9 Page 2

Noyes, Rev. Daniel P., Wilmington: Historical Address, Cochrane & Sampson, Boston, 1881.
McKie, Madelyn, "Yesterday, Today and Tomorrow".

Passmore, Adel C., 250th Anniversary, Wilmington, Massachusetts, Hampshire Press,
Wilmington, 1980.

Wilmington Records: Births, Marriages and Deaths, 1730-1898., James E. Kelly, Lowell,
1898.

Wilmington Rotary Park, Inc., Wilmington's 225th Anniversary: 1730-1955.

Other Sources

Interview with Stuart Neilson and Larz F. Neilson

(end)

ChurchStreetHistoricDistrict
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreage of Property approximately 9.96 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19	322060	4713500
Zone	Easting	Northing
2. 19	322120	4713520
Zone	Easting	Northing

3. 19	322140	4713220
Zone	Easting	Northing
4. 19	321900	4713190
Zone	Easting	Northing

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) The boundary is shown as a dotted line on the accompanying Wilmington Assessors Property Maps numbers 42, 51 and 52

Boundary Justification

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

11. Form Prepared By

name/title Heli Meltsner with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date August, 2003

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

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

10. Church Street Historic District Boundary Justification

The Church Street Historic District boundaries include resources possessing architectural integrity that developed from the mid-nineteenth to the mid-twentieth centuries along primarily residential Church Street and the dead end Temple Street off it that developed at about the same time. The rear and side lot lines of the included properties on these streets have been used to draw the boundaries. One of these lines follows the center of Mill Brook.

The Wilmington Centre Historic District and the mid-twentieth century Wilmington High School define the northeastern boundary. On the south the boundary stops at Mill Brook and its surround lot as development further west along the south side of Church Street either developed later than the period of significance or does not retain architectural integrity. On the west the boundary is drawn at the recently constructed Public Safety Building. On the north the boundary follows the rear lot line of properties on Church Street. This made necessary the inclusion of one intrusive property fronting on Central Street.

Verbal Boundary Description

The boundary is shown as a dotted line on the accompanying Wilmington Assessor's maps # 42, 51, and 52.

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

5. 19	321760	4712920
Zone	Easting	Northing
6. 19	321700	4713000
Zone	Easting	Northing

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Church Street HD
Wilmington (Middlesex), MA

Section number Photographs Page 1

PHOTOGRAPHS

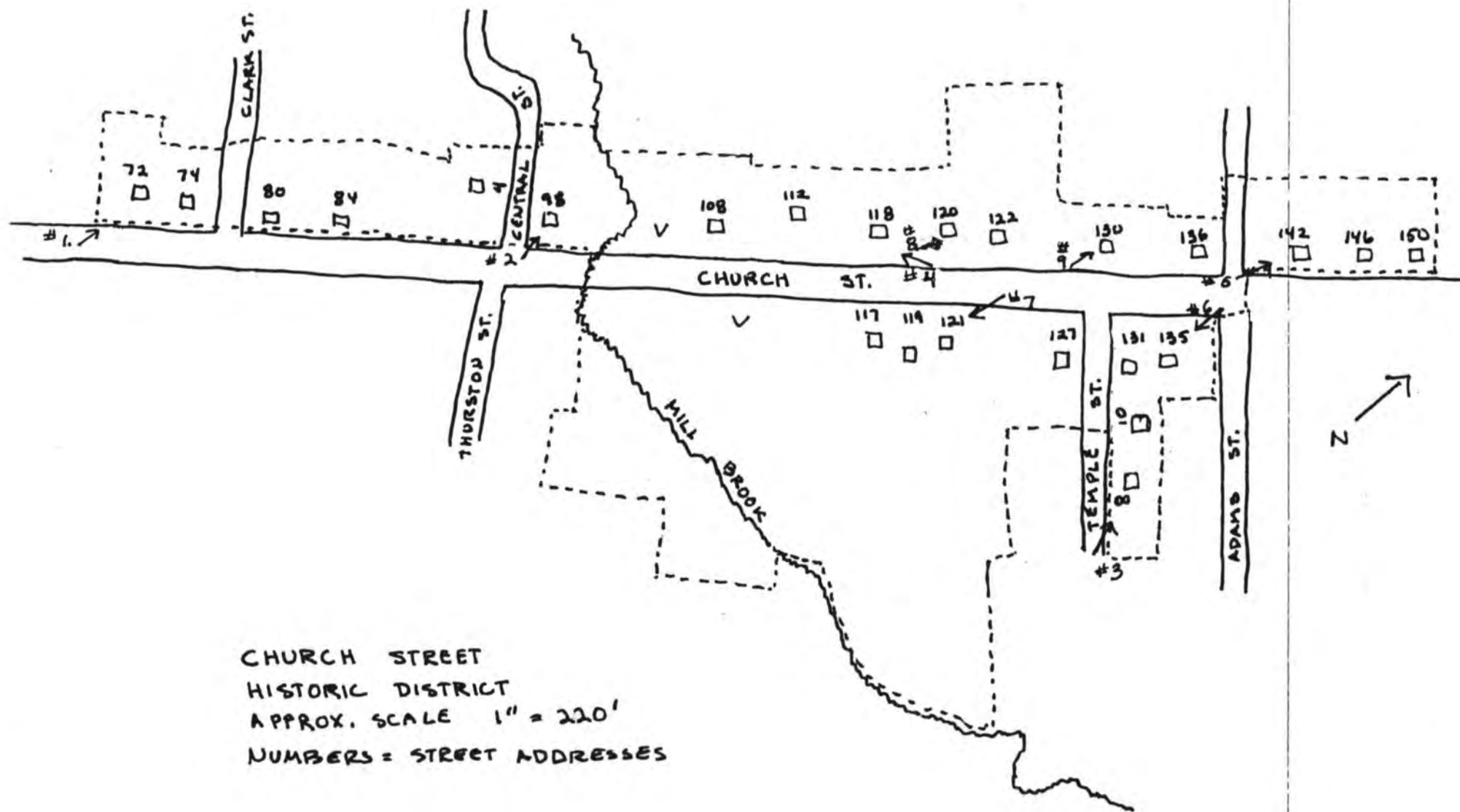
CHURCH STREET HISTORIC DISTRICT

Wilmington

Middlesex County, Massachusetts

Photographer Heli Meltsner
Date December 1, 2001
Negative location Massachusetts Historical Commission, 220 Morrissey Boulevard
 Boston, MA 02125

- | | |
|---|-------------------|
| 1. W. H. Folkins House, 72 Church Street
William J. Marsh House, 74 Church Street at rear | looking north |
| 2. Darius and Abigail Fuller House, 98 Church Street | looking north |
| 3. Streetscape: 8 Temple Street,
Joseph King House?, 10 Temple Street, at rear | looking northwest |
| 4. Fred M. Carter House, 118 Church Street
112 and 108 Church Street at rear | looking southwest |
| 5. Charles and Emma Perry House, 142 Church Street
146 and 150 Church Street at rear | looking north |
| 6. David and Nellie Waite House, 135 Church Street
William Rogers House, 131 Church Street at rear | looking south |
| 7. Streetscape: 121, 119 and 117 Church Street | looking south |
| 8. George Buck House, 120 Church Street
Frazee House, 122 Church Street at rear | looking north |
| 9. Grace Woods House?, 130 Church Street | looking north |



CHURCH STREET
HISTORIC DISTRICT
APPROX. SCALE 1" = 220'
NUMBERS = STREET ADDRESSES

DISTRICT DATA SHEET

Page 1 of 3

MHC #	STREET #	Street	STREET INDEX CHURCH STREET		STATUS	STYLE	M-L	RES.
			HISTORIC NAME	DATE				
		Central St.						
	4	Central St.		c. 2000	NC	contemp.	52-3	B
		Church St.						
163	72	Church St.	W. H. Folkins/Vinal Lewis garage	c. 1886-1888	C	Italianate	42-55	B
					C			B
164	74	Church St.	Will. J. S. Marsh	c.1875-1880	C	Italianate	42-66	B
	80	Church St.	W. Gould Buckle garage	c. 1890	C	Queen Anne	51-1	B
				c. 1930-1950	C			B
	84	Church St.	Maynard G. Spaulding	pre 1856	C	Greek Rev./Italianate (alt.)	52-2	B
	98	Church St.	Darius S. & Abigail Fuller garage	c. 1876-1888	C	Queen Anne	52-11	B
				c. 1970?	NC			B
		Church St.	Box Culvert at Mill Brook	c. 1850-56/c. 1950	C	utilitarian	52	ST
	108	Church St.	John W. & Olive Perry	c. 1883-1888	C	Italianate	52-12	B
			vacant				52-12A	
	112	Church St.	Charles F. Reed	c. 1893	C	QA/Stick/Col. Rev.	52-13	B
		Church St.	vacant				51-9A	
171	117	Church St.	James and Hannah Burke garage	c. 1899-1903	C	Queen Anne	51-9	B
				c. 1950	C			B
	118	Church St.	Fred. M. Carter	c. 1887-1888	C	Queen Anne	52-14	B
			barn	c. 1880-1895	C			B
			shed	c. 1880-1895	C			B

DISTRICT DATA SHEET

Page 2 of 3

STREET INDEX CHURCH STREET (continued)							
MHC #	STREET #	Street	HISTORIC NAME	DATE	STATUS	STYLE	M-L RES.
		Church St.					
172	119	Church St.	Charles & Roxanna Freeman garage	c. 1886	C	Queen Anne	51-8 B
					C		
173	120	Church St.	George Buck carriage barn	c. 1893	C	Queen Anne	52-15 B
				c. 1893	C		B
	121	Church St.	Edward & Susan Aldrich	c. 1892	C	Queen Anne	51-7 B
174	122	Church St.	Walter & Florence Frazee cranberry barn/garage	1905	C	Tudor/Col. Revival	52-16 B
				c. 1896	C		B
175	127	Church St.	William Rogers carriage barn	c. 1893	C	Queen Anne	51-6A B
				c. 1893	C		B
	130	Church St.	Grace Woods? garage	c. 1923	C	Dutch Neo-Colonial	52-17 B
				c. 1934-40	C		B
	131	Church St.	Fred. & Gertude Eames garage	c. 1893-1898	C	Queen Anne	52-2 B
				c. 1910	C		B
176	135	Church St.	David & Nellie Waite garage	c. 1893-1896	C	Queen Anne	51-1 B
					C		B
	136	Church St.	George & Clara Kershaw garage	c. 1916-1924	C	Craftsman/Bungalow	52-18 B
					C		B
	142	Church St.	Charles & Emma Perry garage	c. 1910	C	Colonial Revival	52-35 B
					C		B
177	146	Church St.	Edgar & Emily Folkins	c. 1891-1894	C	Queen Anne	52-36 B

STREET INDEX CHURCH STREET (continued)							
VHC #	STREET #	Street	HISTORIC NAME	DATE	STATUS	STYLE	M-L RES.
			Church St				
	150	Church St.	Howard & Francene Morse	c. 1896	C	Queen Anne	52-37 B
			garage		NC		B
		Temple St					
	8	Temple St.		c. 1902	C	Queen Anne	51-3 B
			garage	pre 1933	C		B
	10	Temple S.	Joseph King?	c. 1893-1906	C	Queen Anne	51-4 B
			garage	c. 1920-1925	C	Craftsman	B

TOTALS

39 contributing buildings

3 non-contributing buildings

1 contributing structure

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Church Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 10/06/03 DATE OF PENDING LIST: 11/05/03
DATE OF 16TH DAY: 11/21/03 DATE OF 45TH DAY: 11/20/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03001175

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 11.21.03 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



CHURCH ST. 14D

WILMINGTON (MIDDLESEX) MA

72 CHURCH ST

74 CHURCH ST (rear)

Photo #1



CHURCH ST. HD
WILMINGTON (MIDDLESEX), MA

98 CHURCH ST.

PHOTO #2



8 Temple Street and 10 Temple Street at rear
Wilmington, Middlesex Co., MA
Church Street Historic District
Photo # 3

FILE NO - 1A70158
MS407 N N N-3 11 GR00 2118/180



CHURCH ST HD

WILMINGTON (MIDDLESEX) MA

118 CHURCH ST., 112, 108 CHURCH ST (rear)

Photo # 4



142 Church Street

146 and 150 Church Street at rear

Wilmington, Middlesex Co., MA

Photo # 5

Church Street Historic District

F&D <No. 23A> 018 BN
554 07 N N N N-3 6R03 2118/180



135 Church Street
131 Church Street at rear
Wilmington, Middlesex Co., MA
Photo #6
Church Street Historic District



121, 119 and 117 Church Street
Wilmington, Middlesex Co., MA
Church Street Historic District
Photo # 7

EXP<No. - 4A>009 BN
6554 07 N N N-1-27 6000 2118/100



120 Church Street
122 Church Street at rear
Wilmington, Middlesex Co., MA
Photo # 8
Church Street Historic District

F&D<No. 5001 BN
0553 07 N N N-1 25 GR03 2118/108



130 Church Street
Wilmington, Middlesex Co., MA
Church Street Historic District
Photo #9

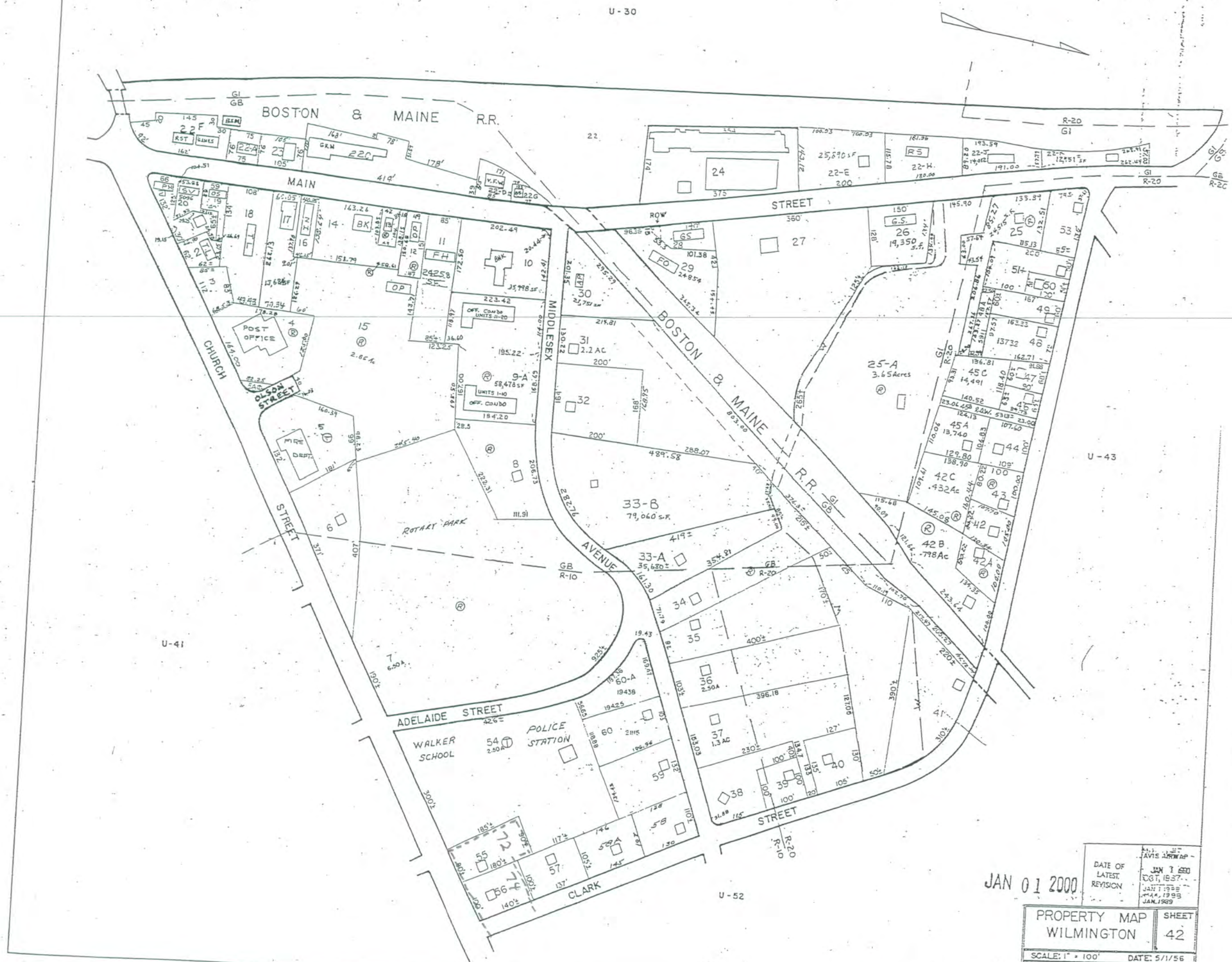
CHURCH STREET
HISTORIC DISTRICT

SCALE APPROX.

1" = 220'

NUMBERS INDICATE
STREET NUMBERS

BOUNDARY = - - - - -



JAN 01 2000

DATE OF
LATEST
REVISION

DATE OF
LATEST
REVISION
JAN 1 1999
JAN 1 1999
JAN 1 1999
JAN 1 1999

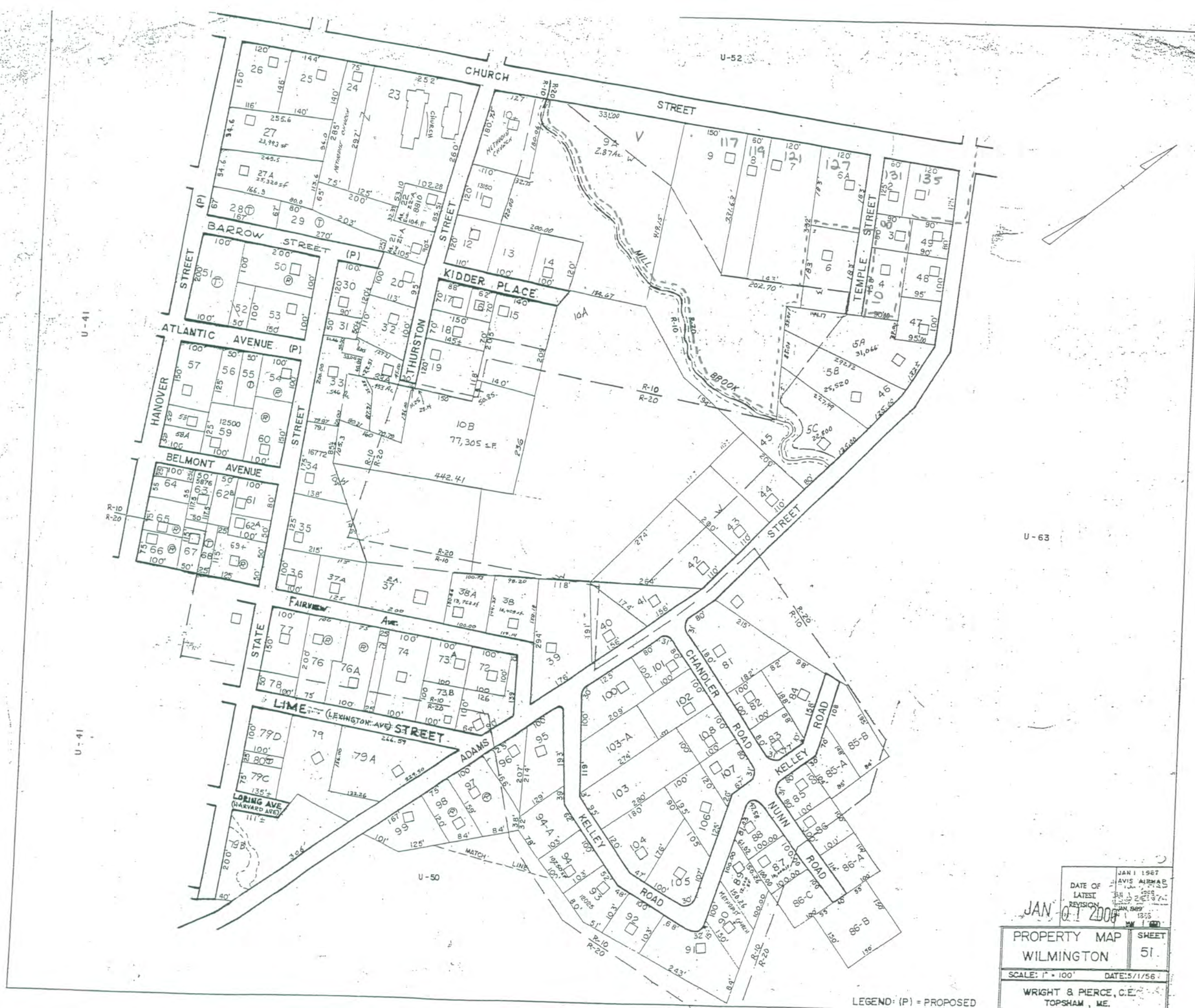
PROPERTY MAP
WILMINGTON

SHEET
42

SCALE: 1" = 100' DATE: 5/1/56

WRIGHT & PIERCE, C.E.

NUMBERS INDICATE
STREET ADDRESSES



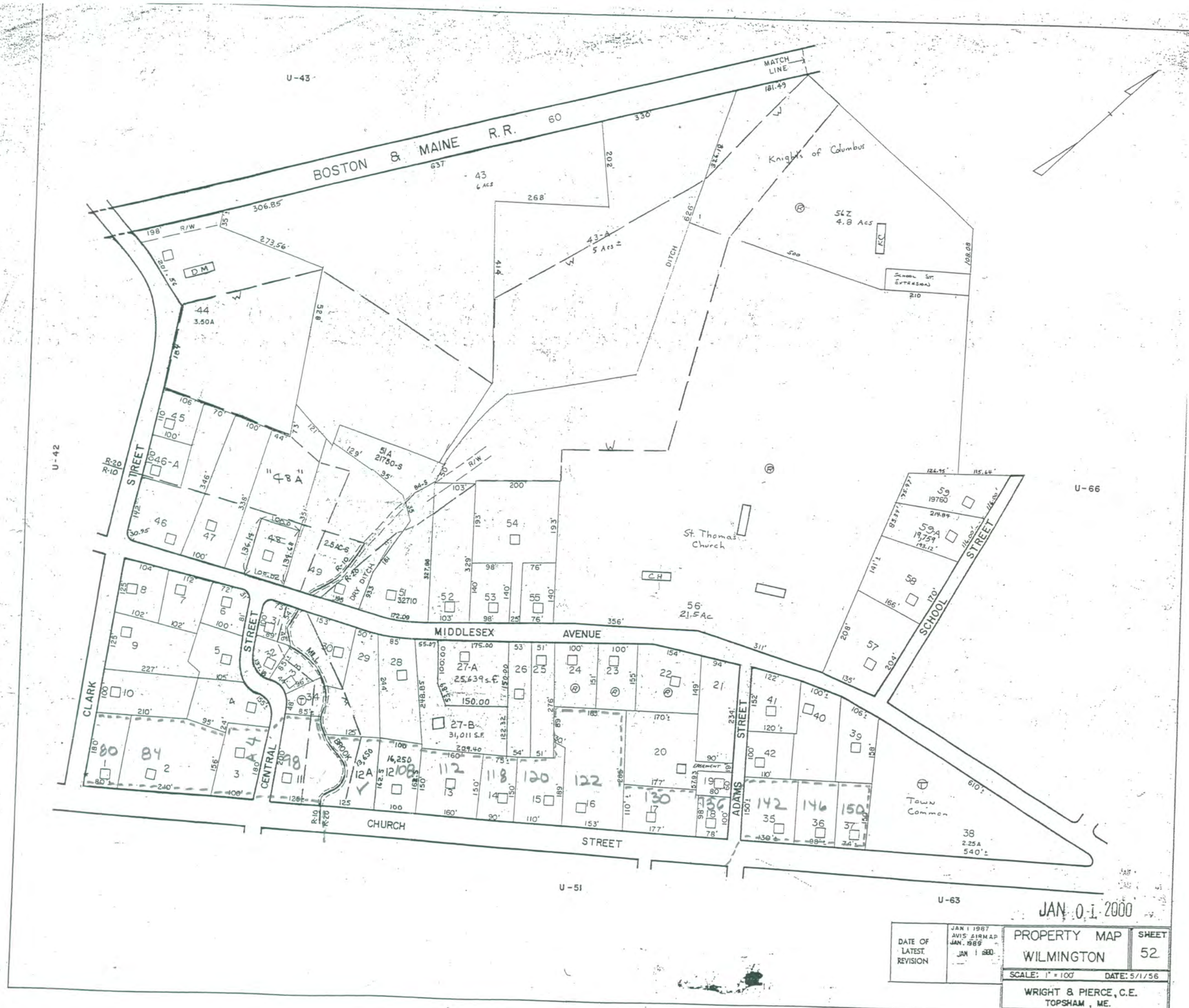
DATE OF LATEST REVISION		JAN 1 1967 AVIS ALBHAM JAN 1 1968 JAN 1 1969 JAN 1 1970
JAN 01 2008		
PROPERTY MAP	SHEET	
WILMINGTON	51	
SCALE: 1" = 100'		DATE: 5/11/56
WRIGHT & PIERCE, C.E. TOPSHAM, ME.		

CHURCH STREET
HISTORIC DISTRICT

SCALE APPROX.
1" = 220'

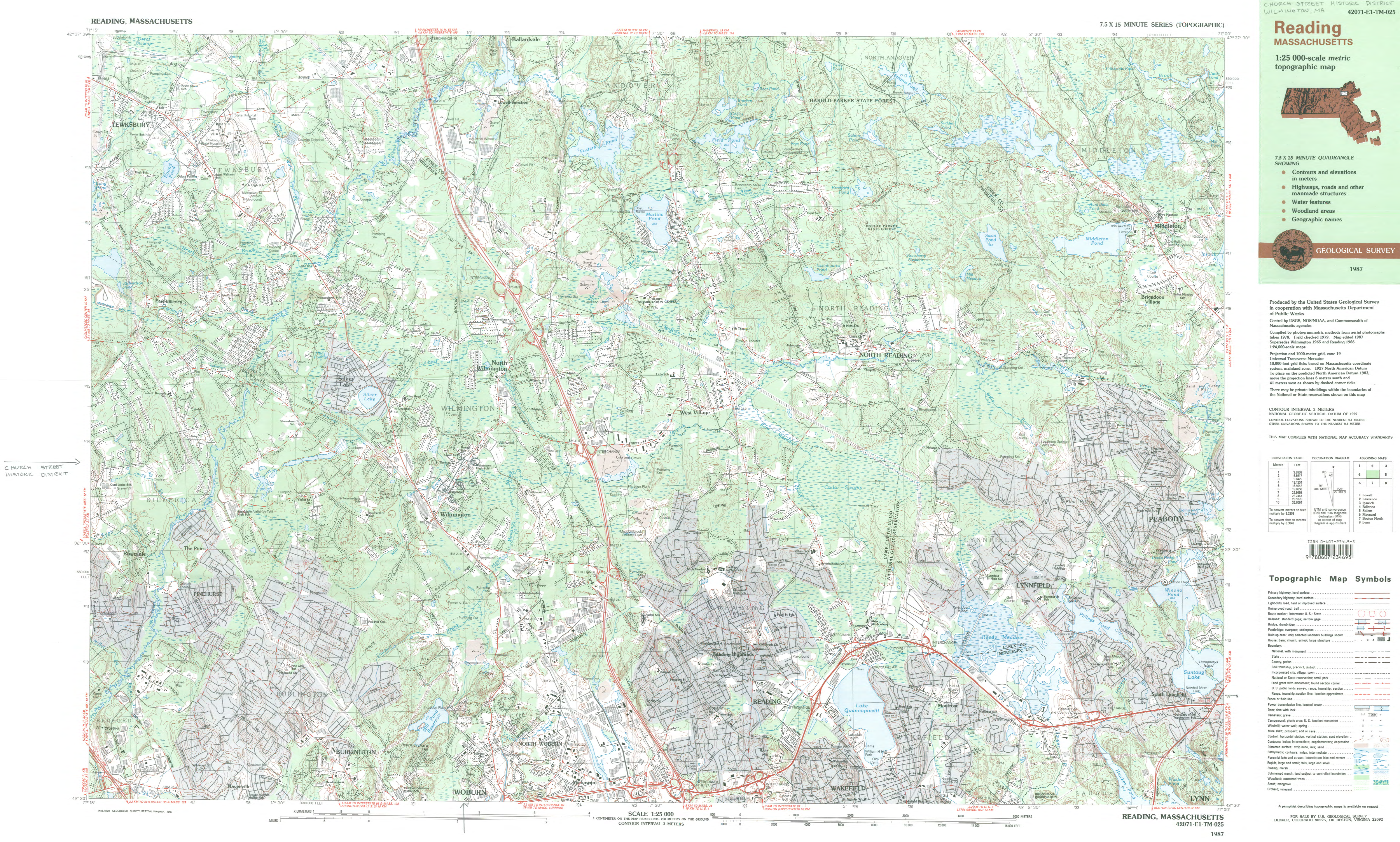
NUMBERS INDICATE
STREET ADDRESSES

BOUNDARY = - - - - -



CHURCH STREET
HISTORIC DISTRICT

24





The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 6, 2003

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the following nomination form:

Church Street Historic District, Wilmington (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 included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

We request an expedited review of this nomination.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Heli Meltsner, consultant
Kathleen Black Reynolds, Wilmington Historical Commission
Robert J. Cain, Wilmington Board of Selectmen
Lynn Duncan, Planning Director