

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

664

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 Propertyhistoric name Bullard Houseother names/site number Pollard Store; Woodward House**2. Location**street & number 4 Woodward Avenue N/A not for publicationcity or town Berlin N/A vicinitystate Massachusetts code MA county Worcester code 027 zip code 01503**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.)

Signature of certifying official/Title Brona Simon, SHPO, MHCDate July 27, 2011

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. BeallDate of Action 9-15-11

Bullard House
Name of Property

Worcester, Massachusetts
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(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	Non-contributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>1</u>	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

COMMERCE: store, tavern

Current Functions

(Enter categories from instructions)

RECREATION AND CULTURE: museum

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY REPUBLIC: Federal

Materials

(Enter categories from instructions)

foundation STONE: fieldstone; granite block

walls WOOD: weatherboard

roof ASPHALT

other N/A

Narrative Description

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

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7. DESCRIPTION

Setting

The much-expanded, late 18th-century dwelling known as the Bullard House is located at 4 Woodward Avenue, in the heart of Berlin's historic town center, facing south at the foot of Woodward Avenue and the intersection of Linden and Central Streets (both part of MA Route 62). While this important building is individually eligible for the National Register, it is also part of a cluster of historic resources that together form a potential National Register historic district. The view from the front windows of the house encompasses, from west to east, the Old Burying Ground, a line of 19th-century houses on sizable lots, and the 1826 First Parish Meetinghouse, which is set on the triangular Meetinghouse Common. Just east of the Bullard House is the 1870 Town Hall (NR pending) which, along with two 1850s houses to the east and west, stands on a parcel that was once part of the Bullard house lot.

The Bullard House property today has essentially the same configuration it had by 1870—a long, rough trapezoid measuring about 7,000 square feet. Beginning behind the building, and continuing beyond the rear property line, the ground rises sharply up a rocky, wooded hillside where the town's 1814 brick powderhouse still stands. East of the house, an asphalt driveway leads up the lower part of the slope to the only outbuilding on the property, a former two-car **garage** built in 1956. (Plans 1 and 2, Photo 6.) In 2000, the garage was expanded to the rear, its doors were removed and other fenestration changed, and its interior was finished to become a storage facility for the town historical collection. This building is a simply detailed, one-story, clapboarded gable-front structure, windowless on three sides, and with a concrete foundation and asphalt-shingle roof. On its front elevation, one six-pane window is located in the gable peak, and a flush-hinged door in the west part of the façade replaces the former garage doors.

Fieldstone walls between and behind the buildings mark portions of both present and past property boundary lines. (Plan 2.) A fieldstone retaining wall is set about eight feet behind the east end of the house, parallel to the rear elevation. Another retaining wall, which runs diagonally from the northeast part of the house to the approximate center of the garage, may mark the boundary between the sections of land associated with the two halves of the house and former barn, owned separately from 1813 through the early 20th century. Most of the stone walls have been rebuilt over time, and others have been constructed more recently, including a short section behind the west portion of the house, and a makeshift retaining wall partially encircling the garage. Some walls may be partly composed of material from the foundations of former outbuildings including the barn, a chicken coop, and at least one mechanic's shop that was located as late as 1870 about where the garage is today.

General building description (Photos 1- 5, Historical Image 8)

As the result of at least six building phases, today the Bullard House is a complex building of many parts that speaks eloquently of its long history, and the variety of uses that took place within it over several historical periods. Overall, the building is a long, side-gabled, 2 ½-story "double saltbox" house. A second rear leanto, added in the mid 19th century, is eleven-feet deep, and extends west from the mid-point of the main north elevation to merge with a fourteen-foot-long, 20th-century ell that overlaps the northwest corner of the main house. The leanto has a very shallow shed roof; the northwest ell has a shallow-pitched, side-gabled roof.

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At the east end of the house, a large shed dormer built in the early 1940s occupies the rear roof slope over that section's rear leanto. While the north elevation of the dormer rises from the rear wall plane of the leanto, its east wall is stepped back a few feet from the east side of the house, and its roof begins about two feet down from the main roof ridge. All parts of the house are clad in wood clapboard and have asphalt shingle roofs. All of the double-hung windows date to the 20th century or later, although some occupy former window openings. The foundation is fieldstone under all but the main part of the rear ell, which has a partially parged granite-block foundation. A single brick chimney, rebuilt from base to top in 2004, is located on the rear main roof slope of the west end of the building.

Evolution and floor plan. (See Plan 3)

Although the main southern façade is five bays long with a slightly off-center entry, its strong asymmetry provides clues to the fact that the east and west ends of the house were constructed at different times.

1. East end, ca. 1780. Various features of the post-and-beam frame indicate that the building began as a two-story, single-cell house approximately seventeen feet square—probably constructed toward the end of the Revolutionary War, shortly after the first meetinghouse was built nearby. The west gable-end wall of that original house, located just east of the present façade entry, is still largely intact on the interior and is visible in the attic. The frame bears evidence that the façade of the original house was three bays wide, with two windows at each story in the approximate position of the present ones, and a doorway close to the east façade corner. Toward the mid 19th century, the two first-story façade windows were replaced with two larger ones. The present, smaller 6/6 units were installed in the mid 20th century. The doorway at the east end of the façade was gone by ca. 1840.

2. West end and east rear leanto, ca. 1790-1792. Within ten to fifteen years after the original east house was constructed, the building was extended both to the west and the rear. Deeds and local records indicate that it was enlarged, in part to accommodate a new tavern on the County Road (today's Linden and Central Streets) that ran through the growing center of Berlin. The 2 ½-story west addition was approximately 25 feet long by 28 feet deep and included what are now the three westernmost facade bays. A ca. 1895 photograph (Photo 8) shows that at that time, both the first- and second-story façade windows were 6/9 sash. The new interior space, longer than the original house, consisted of an east entry hall, a southwest first-story room, a ballroom above them at the second story, and an integral rear leanto, which contained one northwest first-story room and a winding staircase located toward the rear of the hallway, for access to the ballroom and the leanto loft. A narrow first-story space north of the foot of the stairs may have been a small bedroom—possibly original to the 1790s construction, or possibly framed in at a later date.

At around the same time as the west addition, a rear leanto kitchen was added to the original east house. The rafters for that leanto were laid on top of the existing rear rafters, supported on the original rear plate by large notched, square blocks. The north walls of both 1790s additions lay in a continuous plane, resulting in an enlarged house with a 42 by 28-foot rectangular footprint that was to remain until the 1850s.

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3. 1850s rear leanto. In the middle of the 19th century, a low leanto, approximately eleven feet deep with a shallow-pitched roof, was built across the west half of the rear elevation (the back wall of the integral tavern leanto). Its main purpose was to house a rear kitchen, although it may have contained another small room at its east end, where a bathroom is presently located. The heads of its rafters were nailed on top of the 1790s rear rafters partway down the roof slope, resulting in a broken saltbox profile at this end of the house.

4. Former privies, fire-engine garage, screened porch (demolished). Some minor additions to the house have been removed. By 1895 a privy or other small ell straddled the northeast corner of the building, and by about 1910 a privy stood against the west end of the ca. 1850 kitchen. In the early 1920s, a shed-roofed garage ell was built against the rear part of the east elevation to house the town's fire-fighting apparatus, apparently replacing the northeast ell (See Section 8). That addition was removed by the mid-20th century and replaced by a small screened porch, which was demolished a few decades later.

5. Northwest attached shed, ca. 1920s, enlarged 1956. The present northwest one-story ell, which continues the rear plane of the 1850s kitchen wall by about fourteen feet, apparently replaced or incorporated the attached privy in about 1920. It began as a small, shed-roofed, one-story addition for a utilitarian space, such as a woodshed or well room. In the 1950s the shed was altered and extended forward about four feet under a front-roof slope, resulting in the shallow gable-roofed profile seen today.

6. East rear shed dormer, early 1940s. The shed dormer across the rear roof slope of the original east house was the last of the shed-roofed additions. Like all of the leantos, except the integral rear leanto of the 1790s tavern addition, the heads of its rafters are laid on top of the existing frame.

Exterior description. (Photos 1-5)

All four elevations of the house today display a mixture of fenestration from more than one building phase. The main five-bay façade has 6/6 windows in plain, flat surrounds, aligned one above the other at the first and second stories. (Photos 1 -3.) All of the present sash there dates to the mid 20th century. In the west half of the house, the 6/6s replaced 2/2s that had been inserted sometime after about 1895. The two first-story window openings, east of the slightly off-center entry, were enlarged during the Greek Revival period to accommodate the larger windows popular during that period. They were reduced again in the 20th century and aligned below the two second-story windows. Louvered blinds shown at most of the windows in historic photographs are no longer in place, although a few are presently stored on the property. The main entry has a wide, molded surround. The door is a Federal six-panel door of double thickness—vertical board on the inside face, and paneled on the outside, with glass inserted in the top two panels in the late 19th or early 20th century.

The panels are recessed in the Federal manner, and the door is hung on strap hinges and has a large Suffolk latch. Three rough-stone steps that had been saved from the site of the 1792 East Schoolhouse were placed in front of the doorway in 1997.

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On both the main façade and the two gable ends, the architectural trim is typical of a simple rural house of the early Federal period. The roof does not overhang the end walls, which are trimmed with a narrow rakeboard adorned with an architrave molding. Narrow cornerboards mark the house corners, and a wide watertable trims the base of the walls. The west watertable is set a few inches lower than the one east of the main entry, indicating the lower floor level in the ca. 1792 section of the house. The front cornice is adorned with a simple Federal molding.

The façade of the northwest ell has an 8/8 mid 20th-century window centered in the wall, next to an entry at the inner corner fitted with a raised-panel, four-panel door with a Suffolk latch. (Photo 4.) The door may have come from another house in Berlin.

In 2008, the east elevation (Photos 1 and 2) underwent some alterations related to providing a handicapped-accessible entrance. Two, small, mid 20th-century windows toward the rear of the leanto were removed, and a four-panel wood door and a new 6/6 wood window were installed. At the same time, the deteriorated clapboards of that wall were replaced. The fenestration of the rest of the east elevation remains as it was in the latter part of the period of significance. Toward the front is a recessed six-panel door with lights in the top two panels. Instead of the integral Federal moldings seen at the front door, however, the four main panels have large, Greek Revival, applied moldings. A 6/6 window is positioned just north of the door. At the second story, one 6/6 window is centered below the gable peak; another is located to its north, in the leanto loft. A six-pane window at attic level is placed toward the front of the house rather than below the gable peak, reflecting the fact that the former chimney mass rose behind it against this wall.

A large, flat door stone extending from the rear north corner of the leanto remains from an entry that was removed many years ago. The east elevation of the ca. 1850 rear kitchen leanto has one 5/1 window toward the front corner.

The west elevation (Photo 4) of the main house has one 6/6 window at each story, aligned one above the other under the gable peak. A wide 8/8 window appears in the wall of the leanto, with a six-pane window in the loft above it. An 8/8 window is centered in the west end of the northwest ell.

The rear north elevation of the house displays changes that took place even after the many additions there were built (Photo 5). Reading east to west, two 6/6 windows are centered in the rear wall of the large shed dormer. Below it at the first story is a new 6/6 window, which replaces a mid 20th-century door, and a casement window that was removed in 2007. In the rear wall of the ca. 1850 kitchen is a 3/3 window, a former five-panel door adapted with nine lights in the top section, and a multipane window about eight feet long that lit the area over a former 20th-century kitchen sink. The rear wall of the northwest ell is windowless. Against its west end is the pipe for an artesian well that was used until 1996.

Interior description.

Just as its exterior expresses the many building phases of the structure, the Bullard House interior is a mélange of plainly finished spaces that were added to and altered over time. They still retain a wealth of characteristic features from several historic periods, however, as well as clues to what went before.

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East end

The oldest rooms in the house are the southeast first-story room and the chamber above it, which comprised the original ca. 1780 house. The wall framing is not visible, but it appears that this was built as a direct-entry, square-plan house, with a center post on each side elevation, and a large fireplace and chimney in the northeast corner. These two rooms are among the more altered spaces in the building. The girts, plates, posts, and longitudinal summer beams are cased with boards trimmed with the narrow bead typical of the Federal era; at both levels, part of the casing of the east end girt in front of the chimney is unbeaded. At the first story, the summer beam runs the full width of the room from east to west. The east end of the second-story summer beam, parallel to the first, ends at what is apparently the north-south chimney girt. The walls and ceilings are fully plastered; the floors are wide pine boards at the first story, and narrow hardwood flooring, probably dating to the 1920s, at the second.

Major changes were made to these two rooms at a fairly early date. Toward the mid 19th century (probably 1830s), the large northeast corner chimney and its fireplaces were removed and replaced by a narrow brick chimney fitted with flues for heating stoves. That later chimney remains only below the second-story ceiling, and both stoves and any woodwork associated with them are gone. By 1895, the exterior door at the east end of the façade had been removed, as well. The location of the original stairway is unknown, but paint evidence remains from a steep stairway that rose against the east end of the front wall after the façade entry was removed. The current winding, enclosed stairway in the southeast corner, which leads to both the cellar and the second floor, dates to the 1940s.

Also in the 1940s, a kitchen renovation took place in the 1790s rear leanto addition, obliterating any earlier finish in that space. Some World War II-era wood cabinetry remains against that room's front wall, but in 2007-2008 the deteriorating rear exterior wall of that space had to be rebuilt, a 20th-century partition wall was removed, and the new east window and handicapped entrance described above were installed. This space is now the entrance room for the museum. Above it, in the 1940s shed dormer, is the "back bedroom," which remains fairly unchanged since the dormer was built. The room's main distinguishing features are a batten door with a Norfolk latch in the front wall, and a four-panel door of about 1900 in the west wall that opens into a small, narrow bathroom inserted probably in the 1960s.

West end

The 1790s west addition that converted the house into a tavern contains the most stylish features of this modest building. This section is larger than the east end, but is also two rooms deep at the first story, and one room deep with a rear leanto loft at the second. The first-floor plan includes an entry hall with rear stairs at the center bay of the expanded house, a southwest parlor, and a northwest room that may have been either the tavern kitchen or the taproom. Between the turning foot of the stairs and the rear exterior wall is a small enclosed space, about four by eight feet, that may have been a tiny bedroom, possibly created in the early 19th century.

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The front section of the long entry hall was once a few feet wider (Photo 7). An enclosed stairway to the cellar is still partially in place just forward of the main stairway to the upper story, though the top of it is now floored over, having been converted to a closet, probably in the 1940s. A set of narrow shelves is still in place against the front wall of that stair enclosure above a horizontal-board dado, though the shelves are now hidden from view inside a long, shallow closet along the east wall of the passage. The handsome partition wall of this closet consists of beaded, vertical-board paneling, characteristic of the Federal era and slightly later. One closet door is part of the paneling; a second, raised four-panel door appears to have been relocated from elsewhere in the house. The beaded boards may also have been relocated within the building—possibly from a former enclosed stairway in the east end of the house. Toward the south end of the west wall of the hallway is another four-panel door, similar to the one on the east closet, with a Norfolk latch. A decorative cut-out diamond in the center of the top rail of the door has been filled in with a piece of wood. (Examination of paint layers on this door in 1996 indicated a complete match to the beam casings in the southwest parlor. Thus the door is original in this location.) The stairway at the rear end of the passage is of the closed-string type, with plain vertical boards enclosing another closet below the stairs.

The southwest parlor—possibly the original dining room or parlor of the 1790s tavern—is a large, square room. Like its counterpart in the east end of the building, it has plastered walls and ceiling, a wide-board pine floor, and a beaded-cased summer beam running east to west. The original fireplace wall at the rear of the room has undergone many alterations. The new fireplace at the rear of the room is part of the 2004 rebuilding of the tavern chimney, and the mantelpiece installed in 2005 came from the Felton-Devine House, an early Federal building at 218 Linden Street, that was taken down that year. A door just east of the fireplace was also relocated from the Felton-Devine House. The room behind the chimney in the leanto has been fitted out as a gallery for the museum. Much altered over the course of the 20th century, and with new framing installed in the 1950s, this space once had a fireplace that was let into the back of the chimney.

Tavern ballroom. The location of the tavern stairs at the rear end of the hallway allowed for a large, uninterrupted second-story space across the entire front of the 1790s west portion of the building. Although the room was partitioned for a small east chamber with a short hallway behind it, probably fairly early in the 19th century, the lines of the whole space are still evident. Its outstanding feature is its high, plastered, cove ceiling, which remains entirely intact in both parts of the room, complete with the Federal molding that marks the juncture between the cove and the lower wall. This type of ceiling was installed frequently in the ballrooms or meeting rooms of Federal-era inns and taverns, and its survival here is remarkable, given the many alterations and changes in use that the rooms underwent after the tavern moved away in 1813. Like many rooms of its size and type, this space was heated by one small fireplace, which was still in place, though bricked-up, until the chimney was rebuilt. In contrast to the first-story fireplace, here the fireplace surround—a heavily molded, Federal type, survives. So, too, does the four-panel door with Suffolk latch that (based on dimensions and hardware locations) was apparently located at the top of the stairs. A two-panel Federal door gives access to a plastered walk-in closet west of the fireplace. A second closet east of the fireplace, built ca. 1956 of inferior construction, has recently been removed.

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Another early door also remains—this one is still in its original location between the leanto loft and the stairway. Although the loft's interior was never finished, it was undoubtedly well-used, and the low batten door on strap hinges is likely to date to the construction of this section of the building.

Rear kitchen and northwest ell, 1850s to 1950s. The leanto kitchen, added across the back of the west part of the house in the middle of the 19th century, probably replaced whatever tavern kitchen was located in the main part of the house. The seven-by-eleven-foot space at the east end, which was updated to a bathroom by the mid 20th century, may have functioned as a first-story bedroom, buttery, or a later pantry. Little original finish remains in either part of the 1850s addition. The lower section of the narrow brick chimney for the kitchen stove, however, remains in place between the two rooms. (The exterior portion of the chimney above the roof is gone). The recessed shelf space beside it and the wide-board dado below the shelves may also be 19th-century features.

About 1920, a shed addition, with a single-pitched roof descending to the rear, was built against the west end of the ca. 1850 kitchen. It remained in a utilitarian use, probably as a woodshed, until the 1950s, when it was expanded by about four feet to the front; the roof was rebuilt with a side gable, and finished into a bedroom. The room has its own exterior front door—an old four-panel door, which was brought from another location. The adjoining west wall of the kitchen was later removed and the two rooms made into one, with the west part converted to a small dinette or dining room. It is currently being renovated as a workroom and storage space for the museum.

Cellar

There is a full cellar only under the front range of rooms of both the east and west parts of the building. The foundation walls are fieldstone, incorporating a good deal of ledge, and a massive stone chimney base occupies the entire northeast part of the older east section. East of the chimney base and east foundation wall, two additional foundation walls, about four feet apart, extend east underground for about 13 feet. The purpose of that additional foundation is presently unknown. Possible theories as to its origin include the foundation for a long east shed, or for the store that is reported on the property by the early 1790s, or even for a former east section of the house. It has been surmised that the walls may indicate that the ca. 1780 dwelling was built as a center-chimney house, and that its whole east end was later removed. A recent inspection of the frame of the present east-end wall, however, which was partially exposed during the 2008 renovations, indicates that it was always an exterior wall. The inspection also revealed a large mortise cut through the sheathing into each of the east corner-posts. These mortises appear to have received the tenons of plates set somewhat lower than the first-story ceiling of the house, supporting the theory that there was once a structure attached to the east end of the house. A future archaeological investigation may provide clues to whether that was the case.

The west fieldstone foundation wall of the original single-cell house remains almost entirely intact in the cellar. While the two halves of the main house were constructed fairly close in date during the early Federal period, an observation of the cellar framing of the ca. 1780 and ca. 1790s sections does reveal some slight differences in carpentry and methods of construction. Most of the joists under the earlier east end are hewn mortise-and-tenon timbers, about five by seven inches in dimension. Those in the west part, however, are half-log sleepers, their ends set into butt cogs in the sills.

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Attic

Both the ca. 1780 and early 1790s roofs are framed with common, hewn rafters, tapered at the top and pinned into a four-sided hewn ridge beam. The roof boards in both sections run horizontally. Diagonal wind braces (sawn, rather than hewn) rising from the end rafters to the ridge are present at both ends of the east house (except in the northeast chimney bay), but only at the gable end of the west section. A very short span of time between the first and second building phases is suggested by several details seen in the attic spaces. Most indicative is the absence of both nail holes and any significant weathering on the exterior sheathing that survives on the first house's west wall. Many of the original rear roof boards of the east part, which are still in place below the leanto rafters, also have no nail holes, as if they were never covered with shingles. A former window opening in the original west gable forms the access between the two attics. Nailed just above the opening is a narrow exterior trimboard, painted white.

The rafters of the west roof frame are slightly larger in dimension than those in the east roof (about five by six inches as opposed to four by four or four by five inches). The rear rafters there run from the ridge to the rear plate of the leanto, supported midway on the upper rear plate by wood blocks of a different shape than those that support the east leanto rafters. The most dramatic feature visible in the west attic is the framing of the cove ceiling for the ballroom below. The plaster lath boards of the cove are nailed to curved braces, rather than joists, and the ceiling is framed without any timbers tying plate to plate. Instead, the joists of the flat upper part of the ceiling are nailed to the sides of the rafters.

Archaeological Description

While no ancient Native American sites are known on the Bullard House property or in the general area (within one mile), sites may be present. Environmental characteristics of the property represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. The Bullard House is located on a well-drained, level to moderately sloping glacial outwash plain in close proximity to wetlands. Beginning behind the building and continuing beyond the rear property line, the ground rises sharply up the rocky, wooded hillside of Powderhouse Hill. Throughout this area, stones are present on the surface, rock outcrops are common, and bedrock is present close to the surface. The Bullard House foundation incorporates a good deal of ledge in its construction. Three tributary streams of North Brook and two unnamed ponds are located within 1,000 feet to the east, south, and west of the property. North Brook is a tributary of the Assabet River, which drains the entire town of Berlin. Given the information presented above, the size of the nominated property (approximately 0.37 acres), known patterns of Native American settlement in the central Massachusetts uplands, and levels of historic land use, a low to moderate potential exists for locating ancient Native American resources on the Bullard House property.

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A high potential exists for locating historic archaeological resources on the Bullard House property. Additional historical research, combined with archaeological survey and testing, may locate structural evidence, features, and artifacts related to the complex building and land-use history that characterized the Bullard House from the 18th through 20th centuries. Structural evidence may survive from a shed-roofed garage ell, built in the 1920s against the rear part of the east elevation to house the town's firefighting apparatus, apparently replacing the northeast ell. That addition was removed by the mid 20th century and replaced by a small screened porch, which was demolished in turn a few decades later. In addition to changes to the house, historical and archaeological research may also identify the sites of barns, stables, outbuildings, and occupational related features (trash pits, privies, wells) that also may survive on the property. A barn, chicken coop, and at least one mechanic's shop were located as late as 1870 approximately where the garage stands today. An earlier small barn, gone by 1850, also stood on the site of the mid 20th century garage. By 1895, a privy or other small ell straddled the northeast corner of the building, and by 1910, a privy stood against the west end of the ca. 1850 kitchen. Against the west end of the northwest ell is the pipe for an artesian well that was used until 1996. An earlier well(s) should also exist.

East of the existing older east section of the cellar, east of the chimney base and east foundation wall, two additional foundation walls, about four feet apart, extend underground for about thirteen feet. The meaning of that additional foundation is presently unknown. Additional historical research, combined with archaeological survey and testing, may locate the site and function of the mechanic's shop that continued to be indicated in tax valuations from 1860 to 1873 on the Bullard House property. The reference may be to the old blacksmith shop relocated (from a site now located off the property) to a position behind the house, or it may be for a newly built shop. By 1866 it is listed in tax evaluations as a shoe shop.

(end)

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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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

Period of Significance

ca. 1780 to 1961

Significant Dates

ca. 1780 (construction)

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 # _____

Primary location of additional data:

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

Name of repository:

Berlin Historical Commission

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8. SIGNIFICANCE

Berlin's late 18th-century Bullard House, the oldest known residence in the town center, and the home for 125 years of the 19th-century Bullard family and their descendants, fulfills Criteria A and C of the National Register at the local level. The building meets Criterion A for its multiple roles in the town's development and its social and economic history over the course of nearly two centuries. Throughout its long existence it was a residence (in some periods a double house), and at various times housed Berlin's first store, a tavern, boardinghouse, post office, barber shop, at least two meeting halls, an early 20th-century meat market, and a 1920s firehouse. As the home of three 19th-century blacksmiths it is strongly associated with Berlin's early industrial history, to which it gained an additional connection later in the century when the western end served as a boardinghouse for workers in the local shoe industry. As the home of Berlin's only two soldiers lost in the First World War, it is the most significant local house of that important early 20th-century era.

The house meets Criterion C as an example of a humble ca. 1780 wood-frame dwelling expanded by about 1792 to a "double saltbox" with two rear lean-tos, and expanded again in the mid 19th and early 20th centuries in the styles and building methods of those later eras. The well-preserved, late 18th-century cove ceiling in the tavern section is a rare surviving feature that tells much about both the building practices and the tavern culture of the day. The building occupies its original site facing the meetinghouse common and burial ground, and is still flanked by an 1850s house and the 1870 Town Hall (NR pending), both of which were built on portions of the property. While the house was enlarged and partially modernized several times during the period of significance, each of the changes reflects the era during which it took place, as well as the circumstances of the time. The building thus retains integrity of setting, location, design, materials, workmanship, feeling, and association.

Background and early history.

The town of Berlin occupies a low range of hills at the eastern edge of Worcester County between Bolton to the north and Northborough to the south. About thirteen13 square miles in area, the town lies about fourteen14 miles from Worcester and 34 miles from Boston, and is bounded on the east by Hudson and Marlborough, and on the west by Clinton and Boylston. The Assabet River flows through the southeast corner of the town, but due to a general lack of waterpower in its brooks and streams, with the exception of some local mills and a small-scale 19th-century shoe industry, Berlin remained a largely agricultural community until the middle of the 20th century.

European settlement was sparse through most of the Colonial period, with the first widely scattered households consisting of homesteaders from Lancaster and Marlborough. The earliest mill, a sawmill, was operating by the mid 1730s, and a tavern/inn was licensed by 1756.

Toward the end of the third quarter of the 18th century, several decades after most of the territory for the future town had separated from Lancaster as the south part of Bolton (incorporated 1738), the population was about 300. In 1778, a group of residents in south Bolton succeeded in forming the South (Second) Parish of Bolton, and the next year they constructed a meetinghouse in the approximate center of the parish. The building stood

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on a parcel of common land on the north side of the primary east-west route through town. Today's Linden and Central streets (MA Route 62), the road was part of the County Road connecting Lancaster with the Middlesex County towns to the east. In 1784, Berlin became a municipal entity when it was established as a district from parts of Bolton and Marlborough. In 1791, part of Lancaster was annexed; in 1806, the district exchanged some territory with Northborough; and in 1812, Berlin was incorporated as a town.

When the parish was established, most of the land at the center consisted of two large farms. One belonged to the owner of the tavern on the County Road, Capt. Samuel Jones, Jr., who donated the land for the meetinghouse. The other farm, owned by David Rice, adjoined Capt. Jones's farm to the west, where it extended northwest over a high rocky hill. As in many rural towns, the earliest activity that developed around the meetinghouse and common was primarily institutional and industrial, rather than residential. Even before the meetinghouse was built, in 1768 a small burial ground, the gift of both Samuel Jones and David Rice, had been established on the south side of the County Road. By 1770 Stephen Rice, son of David, owned a blacksmith shop on the north side of the road facing the burying ground, on the site of the present 3 Linden Street. In 1785 a town pound was built northwest of the meetinghouse on land purchased from Samuel Jones for 12 shillings, and by 1794 a potash works was operating on the south side of the County Road, east of the common.

Gradually, houselots were divided out around the common, and Berlin's meetinghouse center became more residential. Samuel Jones's inn east of the common continued, and by 1792, brothers John, Jr. and Moses Pollard had opened a store just west of the meetinghouse.

The Pollard store was in or attached to what is apparently the first residence built after the meetinghouse was constructed—a small house at 4 Woodward Avenue, believed to have been built about 1780. The combined building was later to be known principally as the **Bullard House**, for the family who was to own it for more than 120 years. Both its first owner and the construction date of its earlier east section are somewhat uncertain. According to one theory, the house may have been built by blacksmith Stephen Rice on part of his father's former farm, adjacent to his shop. It has also been surmised that the building functioned briefly as a "noon house"—a place of retreat between the long Sabbath worship services. Most noon houses were tiny one-story buildings, however, and that theory has been rendered less likely by the recent discovery that the building was always two stories, rather than one.

Whatever the case, structural evidence shows that the little house was expanded shortly after it was built by the addition of a larger, two-story west section that includes an upstairs ballroom or assembly hall with a cove ceiling. That part of the building was in use as a tavern by the early 19th century (see below), although exactly when the tavern began is somewhat uncertain. Deeds indicate that before 1792 **John Pollard, Jr.**, (either together with Moses or with his financial backing), opened a store on the property—the first known store in Berlin. By 1796, still under Pollard ownership, the store was being run by "Messrs. Sawyer and Heard." It is not known how successful the store was, however, as John Pollard soon fell into financial difficulties. While his brother Moses sold John his own interest in the property in 1794, two years later Moses sued him for lack of payment and had him thrown in jail. The court awarded the property to Moses, who apparently was no

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longer involved in the business. (According to Houghton's *History of the Town of Berlin*, Moses was a ship owner, and was later lost at sea in his own ship.) In 1797, Moses sold the property to **John Dexter, Jr.**, who apparently took over the store, and either added a tavern business, or continued one that John had started.

A combined store and tavern was an increasingly common commercial arrangement after the Revolution, when population was expanding. Travel was becoming more widespread, and traffic of all sorts along the county roads and highways was increasing. A store was often located in part of a tavern, although some early stores were in an ell or a small freestanding structure. At 4 Woodward Avenue, mortises in the frame of the east end wall, along with the presence of two parallel foundation walls extending thirteen feet east of the present building, may indicate that the store occupied an ell at that location, while the tavern occupied the larger west section. When Dexter enlarged the property by two acres in 1798, one of the bounds described in the deed begins at his store, implying that it was either a separate building, or that it occupied an ell attached to the larger building.

John Dexter owned the enlarged property for about four or five years. During that time, the town's first library, a private association called the Berlin Social Library, held meetings in the building between 1800 and 1802. In 1802, the property was purchased by the man who eventually became known for running not only one of the busiest 19th-century taverns in Berlin, but also a store that has come down, through subsequent owners, to the present day. **Solomon Howe** and his wife Sarah (Stow) came to Berlin from Marlborough the day after their wedding, in May of 1802. They set up housekeeping at 4 Woodward Avenue, where they continued the tavern and store until the construction of their larger establishment across the County Road was completed in 1813, at which time they moved there, continuing the tavern and store at that location.

Samuel Jones, Jr. had died in 1797, and in the intervening years, Solomon Howe had bought the remainder of his large real estate holdings at the town center. During the Early National Period, the old County Road had become part of a busy stagecoach route, and larger buildings were better-equipped to accommodate diners, ladies, and more overnight guests than the older roadside establishments like Dexter's tavern. After Solomon and Sarah Howe moved the tavern, store and their residence further east on the County Road in 1813, they sold 4 Woodward Avenue for residential use. The property was sold in two parts, and for the next century and a half, the building remained divided into two tenements— one consisting of the older east house, the other the former tavern addition on the west end. The boundary line between them ran from the edge of the road through the house, then diagonally northeast up the hillside, where it passed through the center of the small barn (no longer extant). (The barn, which was gone by 1850, stood on the approximate site of the mid 20th - century garage that now houses the Berlin town Historical Collection.)

East end: Later owners and occupants

For many years in both the beginning and the end of the 19th century, the east end of the building was a rental property, bought and sold by a succession of landlords who apparently did not occupy the house, but owned it as an investment. The first three owners were all prominent citizens of Berlin. When teacher and justice of the peace **William Newton** bought the property in 1813, the deed referred to the store, implying that it may have been a freestanding building. The deed marking his sale two years later to **Asa Sawyer**, however, makes no mention of the store. It was **Luther Carter**, a builder and founder of Carterville, the small village north of the town center, who bought the east end from Mr. Sawyer.

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In 1833, the situation changed, when the east end of the building was purchased by two sisters, **Susan** and **Amelia Johnson**, who owned and occupied it for more than thirty years. The two single women were inseparable lifelong companions. As William Houghton noted in his *History of the Town of Berlin*, "Of these two the name of either was seldom spoken without the other, their lives were so much united." Both were seamstresses, and they apparently did their sewing in the house. They remodeled the east end, taking out fireplaces and installing heating stoves, and changing the two, front, first-story windows to large-pane 6/6s during the Greek Revival era. In 1861, they sold a small piece of land east of the house to Artemas Barnes and a group of investors. Mr. Barnes later gave that parcel to the town for the 1870 Town Hall. Amelia died first, at age 71, in 1864. Three years later Susan sold their part of the property to a nephew, George E. Johnson, but apparently remained there until her death in 1872, at the age of 82.

George Johnson was a painter and paperhanger, and it is tempting to think that some of his work may remain in the house under layers of later paint and paper added by others. He lived nearby on Linden Street, and rented out the east end until 1875, when he sold it to **Milton Day**. Mr. Day owned it for three years, followed from 1878 to 1887 by shoe-manufacturer and postmaster **Amory A. Bartlett** of 3 Linden Street. During the Johnson, Day, and Bartlett ownerships, it appears that several tenants were shoemakers who worked at the nearby Parker shoe factory across the common. Amory Bartlett, who was Berlin postmaster for several years, operated the post office out of the building between 1879 and 1885.

Farmer **Rufus R. Wheeler** bought the east end in 1887, and owned it until his death in 1900. One of his tenants was Forrest Day, a provision dealer who ran a grocery store there in the mid 1890s. **Walter A. Wheeler**, Rufus' son, purchased the property from his father's other heirs, and owned it for more than 40 years, renting out space for a variety of non-residential purposes. A barbershop was located in the front first-story room around 1911, and by 1916 there was a meat market or butcher shop in the building. From 1920 to 1922, the local chapter of the American Legion rented the second story for their headquarters, which was accessed by an outside stairway on the east elevation. From 1922 to 1928, when the Berlin Fire Department maintained a chemical fire truck, Mr. Wheeler built a lean-to garage extension for it off the northeast corner of the building. At the same time, the fire company's clubhouse was located in the house.

West end: Later owners and occupants

After the tavern closed and Solomon Howe split the property in two, the west end of 4 Woodward Avenue followed a very different evolution from the east end. It became the home of a series of blacksmiths who were both occupants and owners, and it soon acquired the connection with the Bullard family that was to last for over 120 years, giving the house its traditional name.

On the same day in 1813 that Solomon Howe sold the east part of the building to William Newton for a rental property, he sold the west end, with part of the barn and "other buildings," to **Silas Mossman**. The transaction included a second small parcel of about 8,400 square feet, on which a blacksmith shop was standing. The reference may be to the old shop of Stephen Rice, which is believed to have dated as far back as 1750. Silas Mossman was also a blacksmith, and worked in the shop for about five years. He had come to Berlin from Sudbury, was recently married, and lived in the house with his wife Betsy (Goodale) and their three young sons. In 1818, he sold his part of the property to blacksmith **Nathaniel Wilder** of Sterling. Among work he is

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known to have done is the hardware for the 1826 meetinghouse. He occupied the house for about twelve years, but by 1830 he had moved to Keene, NH. He sold the west part in 1831 to another blacksmith, Joel Bullard.

Born in Chester, VT in 1799, **Joel Bullard** came to Berlin from Westborough, with his wife Judith (Brigham) and the first of their six children. His father, Nathan Bullard, who died in 1846 at the age of 84, lived with them in his old age, perhaps occupying the small first-story bedroom in the rear part of the house. Also in the late 1840s, the Berlin Post Office was located in the west part of the house, with Joel Bullard serving as the town Postmaster from 1846 to 1848. He and his wife had six children, the last of whom, James and Jane, were twins, born in 1836. In 1850, at about the time that their house was enlarged by the addition of the rear kitchen, the Bullards' household was a large one. It included Joel and Judith, at least four of their children—Martha, Henry, Harriet, and James—and a 62-year-old boarder, Silas Fairbank. Mr. Fairbank worked as a shoemaker, probably in one of the early mechanized shoe shops nearby. Henry Bullard, 24 at the time, was working as a shoemaker, as well.

Joel Bullard died later that year, at the age of 51. **Judith Bullard** inherited the west end of the house and operated a small boardinghouse there for many years. In 1860 her household was even larger than it had been in 1850. It included Judith and three of her grown children—Martha, a teacher in the Center School; Harriet, a mill operative (most likely in one of the mills in Hudson, Clinton, or Marlborough); James, a shoemaker (cordwainer)—and four male boarders, all of them shoemakers.

Early in the 1850s, Mrs. Bullard sold the small parcel west of the house, on which her husband had had his blacksmith shop, to Amory A. Bartlett, who had the house next door at 3 Linden Street built for his own residence in 1859. Tax valuations from 1860 through 1873 continue to list a shop on the Bullard House property, however. The reference may be to the old blacksmith shop relocated to a position behind the house, or it may be for a newly built shop. By 1866, it is listed in tax valuations as a shoe shop, and it may be that James Bullard worked there for a time. (The 1870 census lists him as working in the nearby Parker shoe factory, however, and the 1880 census calls him a beltmaker.)

Whatever his profession, James Bullard lived in the Bullard House for many years. Judith Bullard died in 1864 at the age of 65, and it is not clear which of her immediate heirs may have owned the property next, or whether one of them may have bought out the interests of the others. For some of that time **James Bullard** is shown as the principal, as he paid the taxes on the house in the year after his mother's death, and again in 1867. He was one of Berlin's many Civil War soldiers, having enlisted first in Co. I, 5th Regiment of Mass. Volunteers in 1862. He was later with the regiment in North Carolina, and took part in five battles. He married Arvilla Hadley in 1856 and it was here in the Bullard House that they began raising their three boys, William, Frank, and Charles before moving to Worcester in the 1870s.

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James's eldest sister, **Martha Bullard**, was the owner of the west end of the house through the end of the 19th century. She continued to live in the house after their mother's death, and it was she who paid the taxes on the property in 1866, and again from 1868 until her death in 1899. Her sister **Jane M. Bullard**, who died in 1912, was the next owner. She apparently did not occupy the house, but rented the west end to her niece and her husband. **Carrie (Patch) Woodward** married **Charles N. Woodward** in 1893. Carrie was the daughter of Joel and Judith Bullard's second eldest daughter, Mary Catherine, who married Ralph Patch, and moved to Fitchburg and then Townsend MA, where Carrie was born. The Woodwards lived first in Pepperell. They moved to Berlin about 1896, where Charles was working as a day laborer in 1900, and they may have occupied the house together with Martha for a few years before she died. They eventually purchased the property from Jane Bullard's successor and sister-in-law, **Arvilla Bullard** (widow of James), in 1919.

Today, the local significance of the Bullard House is associated as strongly with the Woodward family and the early 20th century as with any of the owners or occupants before them. Carrie and Charles had two sons, Harry Wallace and Charles Sumner, born in 1894 and 1895. Both were in their early twenties when the U.S. entered World War I. In April of 1917, Wallace Woodward enlisted in Co. M, 5th Regiment, which was later merged into the 101st Infantry. As a Private, he saw action in battles at Champagne-Marne, Aisne-Marne, St. Michel, and Meuse-Argonne, and was wounded twice in the spring and summer of 1918. Sumner became a soldier a year after his brother, enlisting in Co. C., 73rd Infantry in May of 1918. While in training at nearby Camp Devens (later Fort Devens), he contracted influenza in the great epidemic of that year. His mother traveled there to care for him, but he died of pneumonia on September 23. Exactly one month later, a few weeks before the armistice, Wallace was killed in action in France.

Wallace and Sumner Woodward were the only soldiers from Berlin to die in the First World War. In 1920, in their honor, the lower section of what was then Walnut Street was renamed Woodward Avenue. Berlin's Post 162 of the American Legion, upon its establishment in August of 1919, was named the H. Wallace Woodward Post. Pfc. H. Wallace Woodward's body was brought home from France in 1921, and lay in state in Berlin's Memorial Hall. A funeral service was held in the Town Hall on October 23, the third anniversary of his death, followed by burial in South Cemetery with full military honors. The Woodward family was active in Berlin's Methodist Episcopal Church, and when the church building at the corner of Walnut and Carter Streets, was renovated in 1924, a stained glass window was dedicated to the memory of both Woodward brothers. When the church closed in 1940, the congregation gave the window to the American Legion Post. The Legion, in turn, presented the window for installation in the First Parish Church during a renovation of that building in 1949.

The Bullard House in the mid-20th century

Carrie Woodward died in 1936, and her husband Charles in 1940. In his will, Charles Woodward bequeathed the west end of the house to James and Arvilla Bullard's granddaughter, **Winifred Arvilla Bullard Bergstrom**. Born in 1894, she was the eldest child of their son William Sumner Bullard. She and her husband, Richard, did not live in Berlin, but she had cared for Mr. Woodward at the Bullard House in his last years. In 1941, she purchased the east end of the house from Walter Wheeler, finally reuniting the entire building and property under one owner.

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The Bergstroms kept the two-tenement arrangement of the house, however. Among their tenants in the west side in the 1940s were Norman and Miriam Coldwell. Mr. Coldwell was a longtime dealer in building materials in Berlin Center. Harold and Rizpah Warbin were renters from the later 1940s to 1952. On the east side in the 1940s, the tenants were Jerome and Ruth Mears. The Bergstroms made several renovations to the house, including the installation of plumbing for both parts of the building, and adding the large shed dormer to provide a second bedroom on the east side, which was occupied by a brother of Mr. Bergstrom in the early 1950s. Mrs. Bergstrom died in Holden in 1953. Richard Bergstrom lived in the east tenement for a few years, erecting the new garage before selling the entire property to **Russell and Florence Hawkins** in 1956. With the 1956 sale, the 125-year ownership and longtime occupancy by members of the Bullard family ended, although the association lingers in the name for the house that still endures today.

Mr. and Mrs. Hawkins had purchased the Center Store business in 1955 and continued to operate it for several years. They occupied the west part of the house and rented out the east end. They sold the house in 1960, and bought the large center store building (built by Solomon Howe in 1813), moving their family there. In later years, Mr. Hawkins served as Berlin's tax collector and Mrs. Hawkins was employed at the town welfare office in the Town Hall.

The Hawkins' tenants in the east tenement were Roger and Valary Bradley. The Bradleys had met in the military during the Korean War. Mr. Bradley was later a commander in the Woodward Post of the American Legion, and a Berlin police officer for twenty years; Mrs. Bradley later became a town selectman. The property was subsequently acquired by two more private owners, first as a single-family, owner-occupied residence, and later as a rental property.

Ownership by the Town of Berlin.

In 1996 **Joyce M. Zwickel** sold the house to the Town of Berlin for use as a museum of local history and art, under the charge of the Berlin Historical Commission. The purchase, approved by a 1995 Town Meeting, was assisted by the Berlin Art and Historical Society, which since that time has had responsibility for its preservation and maintenance, while the Town has provided funds for utilities and insurance. With labor by students at the Assabet Valley Vocational School, the 1956 garage was renovated to become the home of the Berlin historical collection, under the supervision of the historical commission. Since the purchase by the town, frequent events and private fundraising have provided support for the building, and a host of dedicated volunteers contribute much of the labor needed to carry out the goals of the 2005 Bullard House Preservation Plan. The preservation plan was written by the Berlin Historical Commission, based in part on a 1996 visual analysis by architectural historian Brian Powell through the consulting services of the Society for the Preservation of New England Antiquities (now Historic New England). Listing in the National Register is also a necessary step in qualifying for funding for the building's preservation.

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Archaeological Description

While no ancient Native American sites are known on the Bullard House property or in the general area (within one mile), sites may be present. Environmental characteristics of the property represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. The Bullard House is located on a well-drained, level to moderately sloping glacial outwash plain in close proximity to wetlands. Beginning behind the building and continuing beyond the rear property line, the ground rises sharply up the rocky, wooded hillside of Powderhouse Hill. Throughout this area, stones are present on the surface, rock outcrops are common, and bedrock is present close to the surface. The Bullard House foundation incorporates a good deal of ledge in its construction. Three tributary streams of North Brook and two unnamed ponds are located within 1,000 feet to the east, south, and west of the property. North Brook is a tributary of the Assabet River, which drains the entire town of Berlin. Given the information presented above, the size of the nominated property (approximately 0.37 acres), known patterns of Native American settlement in the central Massachusetts uplands, and levels of historic land use, a low to moderate potential exists for locating ancient Native American resources on the Bullard House property.

A high potential exists for locating historic archaeological resources on the Bullard House property. Additional historical research, combined with archaeological survey and testing, may locate structural evidence, features, and artifacts related to the complex building and land-use history that characterized the Bullard House from the 18th through the 20th centuries. Structural evidence may survive from a shed-roofed garage ell built in the 1920s against the rear part of the east elevation to house the town's firefighting apparatus, apparently replacing the northeast ell. That addition was removed by the mid 20th century and replaced by a small screened porch, which was demolished in turn a few decades later. In addition to changes to the house, historical and archaeological research may also identify the sites of barns, stables, outbuildings, and occupational-related features (trash pits, privies, wells) that also may survive on the property. A barn, chicken coop, and at least one mechanic's shop were located as late as 1870 approximately where the garage stands today. An earlier small barn, gone by 1850, also stood on the site of the mid 20th century garage. By 1895, a privy or other small ell straddled the northeast corner of the building, and by 1910, a privy stood against the west end of the ca. 1850 kitchen. Against the west end of the northwest ell is the pipe for an artesian well that was used until 1996. An earlier well(s) should also exist. In the older east section of the cellar, east of the chimney base and east foundation wall, two additional foundation walls, about four feet apart, extend underground for about thirteen feet. The meaning of that additional foundation is presently unknown. Additional historical research, combined with archaeological survey and testing, may locate the site and function of the shop that continued to be indicated in tax valuations from 1860 to 1873 on the Bullard House property. The reference may be to the old blacksmith shop relocated (from a site now located off the property) to a position behind the house, or it may be for a newly built shop. By 1866 it is listed in tax evaluations as a shoe shop.

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9. MAJOR BIBLIOGRAPHIC REFERENCES

Books, articles, manuscripts

Eager, Barry. Preservation Plan for the Bullard House. 2005.

Houghton, William. *History of Berlin, 1784-1895*. Worcester: Town of Berlin, 1896.

Krackhardt, Frederick. *History of the Town of Berlin, 1895-1959*. Berlin, MA: Town of Berlin, 1959.

Miller, June White. Deed Research and Chain of title for 4 Woodward Avenue, Berlin. 2007, 2008.

U.S. government documents

U.S. Federal Population Census, 1850, 1860, 1870, 1880, 1900, 1910.

Massachusetts government documents

Eager, Barry. B-Form for 4 Woodward Avenue; Survey and Inventory of Historic, Architectural, and Cultural Resources of Berlin. Boston: Mass. Historical Commission, 2006.

Massachusetts Historical Commission. *Historic and Archaeological Resources of Central Massachusetts*. Boston: MHC 1985.

_____. Reconnaissance Survey Report: Berlin. Boston: Mass. Historical Commission, 1983.

Town of Berlin documents

Berlin tax valuations, various years from 1824 through

Berlin Historical Collection—photograph file.

Vital Records of Berlin, Bolton, and Lancaster.

Maps and plans

Beers, Frederick W. *Atlas of Worcester County, Mass.* NY: F.W. Beers, 1870.

Richards, L.J. *New Topographical Atlas of Worcester County*. Philadelphia: L.J. Richards, 1898.

Sawyer, A.B. Plan of the Common in Berlin. 1846.

Spofford, George R. Plan of land of Russell K. and Florence L. Hawkins. December 4, 1959.

Walling, Henry. *Map of Worcester County, Massachusetts*. Boston: William Baker, 1857.

(end)

Worcester, MA
County and State

Acreage of Property LESS THAN ONE ACRE.

(Place additional UTM references on a continuation sheet)

2. Zone Easting Northing

4. Zone Easting Northing

See continuation sheet

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

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

name/title Anne Forbes, consultant, with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date July 2011

street & number 220 Morrissey Blvd. telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125

Submit the following items with the completed form:

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.

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

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

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

name Town of Berlin
street & number 23 Linden Street; PO Box 274 telephone 978-838-2442
city or town Berlin state MA zip code 01503

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 Reduction 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

Bullard House
Name of Property
Worcester, MA
County and State
Name of multiple listing (if applicable)

10. GEOGRAPHICAL DATA, continued

Verbal Boundary Description

The boundaries of the nominated property are shown as Parcel 15 on Berlin Assessor's Map 10.3.

Boundary Justification

The National Register boundaries are those of the 16,117 square-foot parcel at 4 Woodward Avenue on which the Bullard House is located, and which was purchased by the Town in 1996.

(end)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number resources Page 1**Bullard House**

Name of Property

Worcester, MA

County and State

Name of multiple listing (if applicable)

RESOURCE COUNT

C = contributing; NC = non-contributing
B = building; O = object; Si = site;
St = structure

MAP#	NAME OR DESCRIPTION	DATE	STATUS	TYPE
1.	Bullard House	ca. 1780/1790s	C	B
2.	Bergstrom garage	1956	NC	B
3.	System of fieldstone walls	ca. 19 th C.	C	St

TOTAL RESOURCE COUNT:**Contributing****Non-contributing****BUILDINGS****1****1****STRUCTURES:****1****0****OBJECTS:****0****0****SITES:****0****0****TOTAL:****2****TOTAL:****1**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bullard House

Name of Property

Worcester, MA

County and State

Name of multiple listing (if applicable)

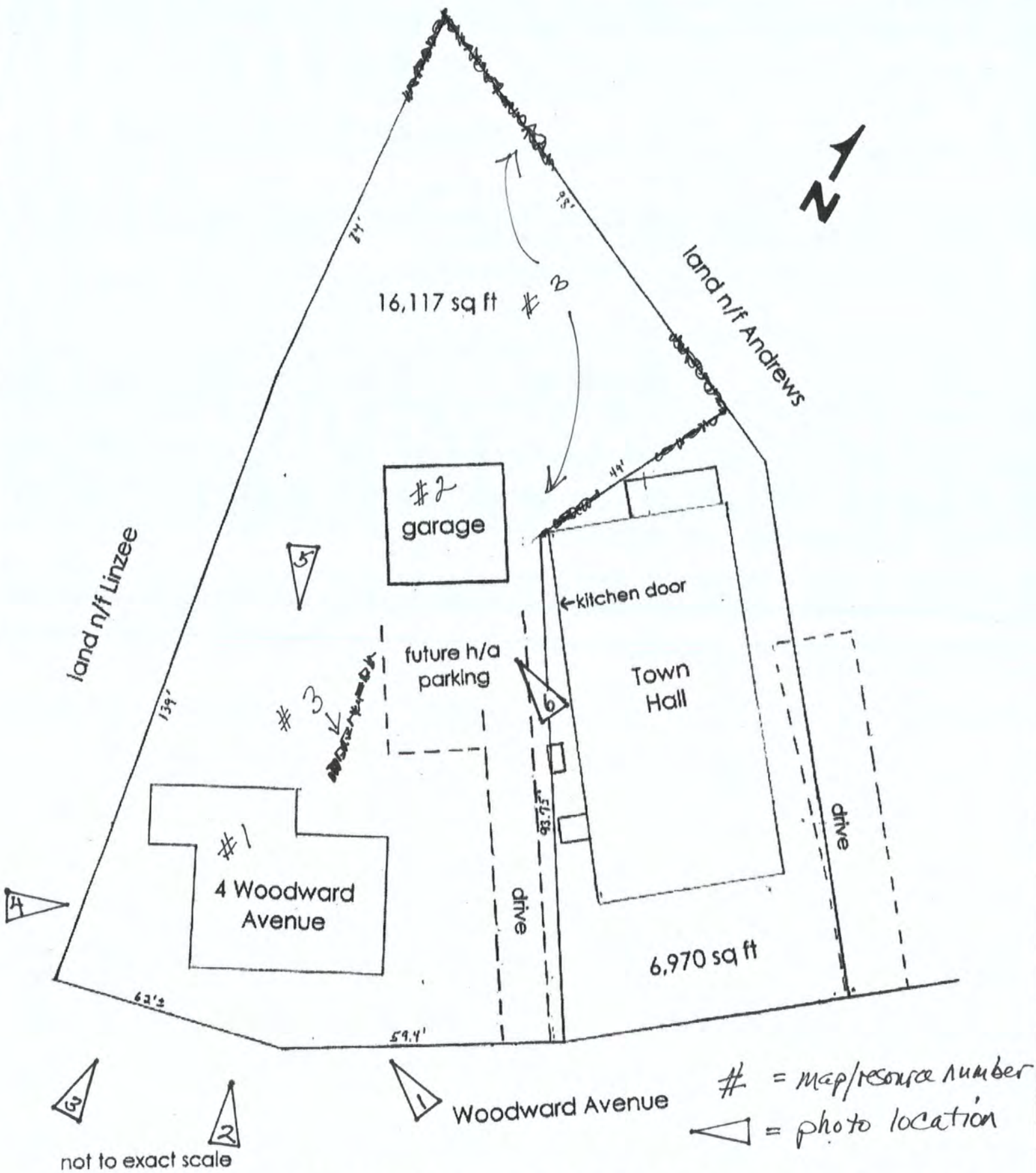
Section number photos Page 1**PHOTOGRAPHS**

Unless otherwise noted, all photographs are of the Bullard House, ca. 1780/1790s, by Anne Forbes, 2008

1. View northwest, with main façade and east elevation
2. South façade
3. View north, with façade and northwest ell
4. West elevation
5. Rear elevation
6. Garage (1956)
7. Entry hall (1790s)
8. View of Bullard House, ca. 1895. (Berlin Historical Collection) Photocopy.

PLANS

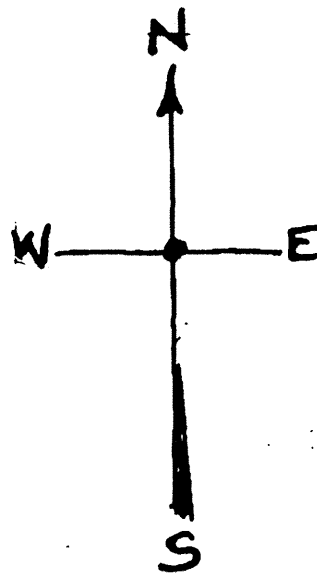
1. Sketch plan of Bullard House and Berlin Town Hall properties.
2. Spofford, George R. Plan of land of Russell K. and Florence L. Hawkins. December 4, 1959.
3. Sketch Floor Plan of Bullard House: first and second stories (Barry Eager, 2005).



**PLAN 1. SKETCH PLOT PLAN OF BULLARD HOUSE
and TOWN HALL PROPERTIES**

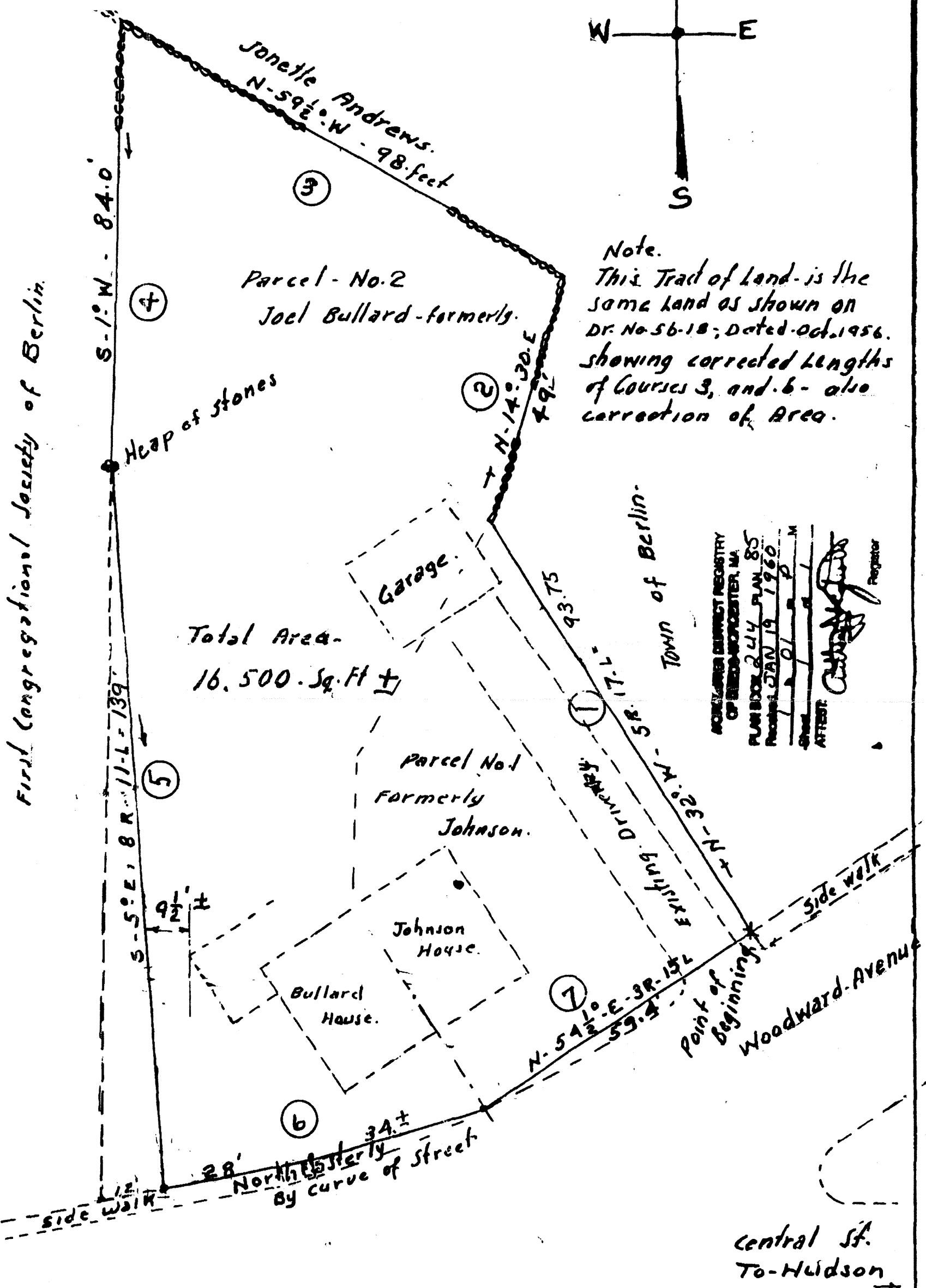
George Spofford, December 4, 1959

George Spofford, December 4, 1959



Note.
This Tract of Land is the same land as shown on Dr. No 56-18; Dated Oct. 1956. showing corrected Lengths of Courses 3, and 6 - also correction of Area.

ACQUITTANCE DISTRICT REGISTRY
OF BETHLEHEM, PA.
PLAN BOOK 244 PLAN 85
Received JAN 19 1960
1 2 0 1 a p m
Shed 1 a 1
ATTEST: *Catharine G. [Signature]*
Registrar



To Clinton
and Boylston.

LAND OF RUSSELL K. & FLORENCE L. HAWKINS

Formerly Known as The Bullard Place.

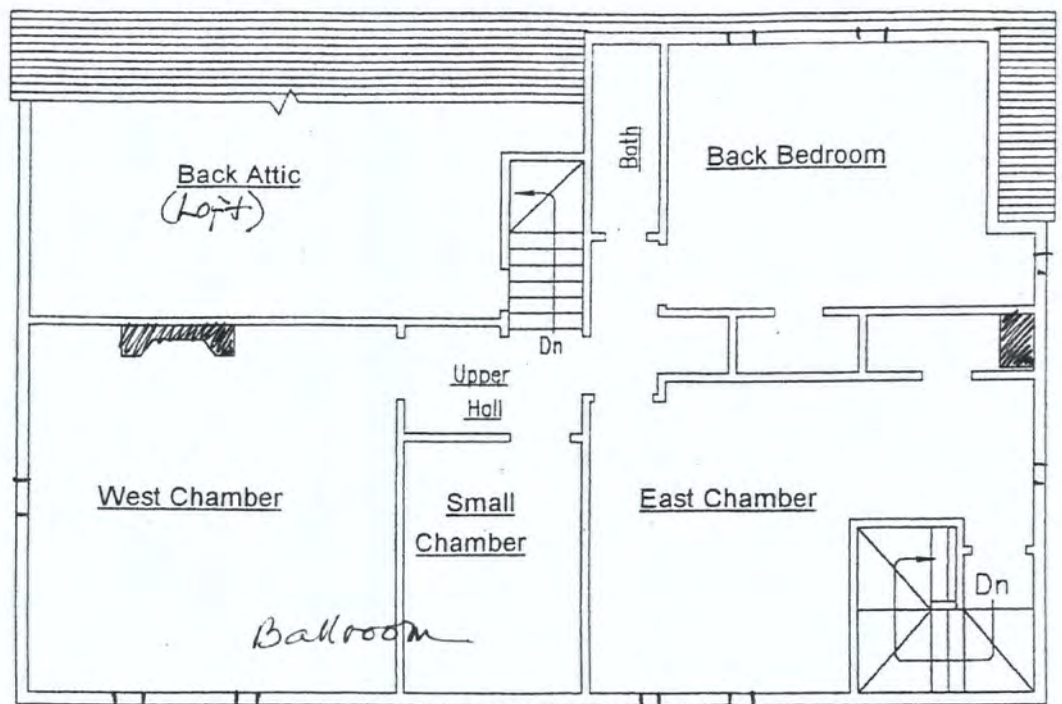
WOODWARD AVENUE - BERLIN - MASS

SCALE - 1-INCH = 20-Feet.

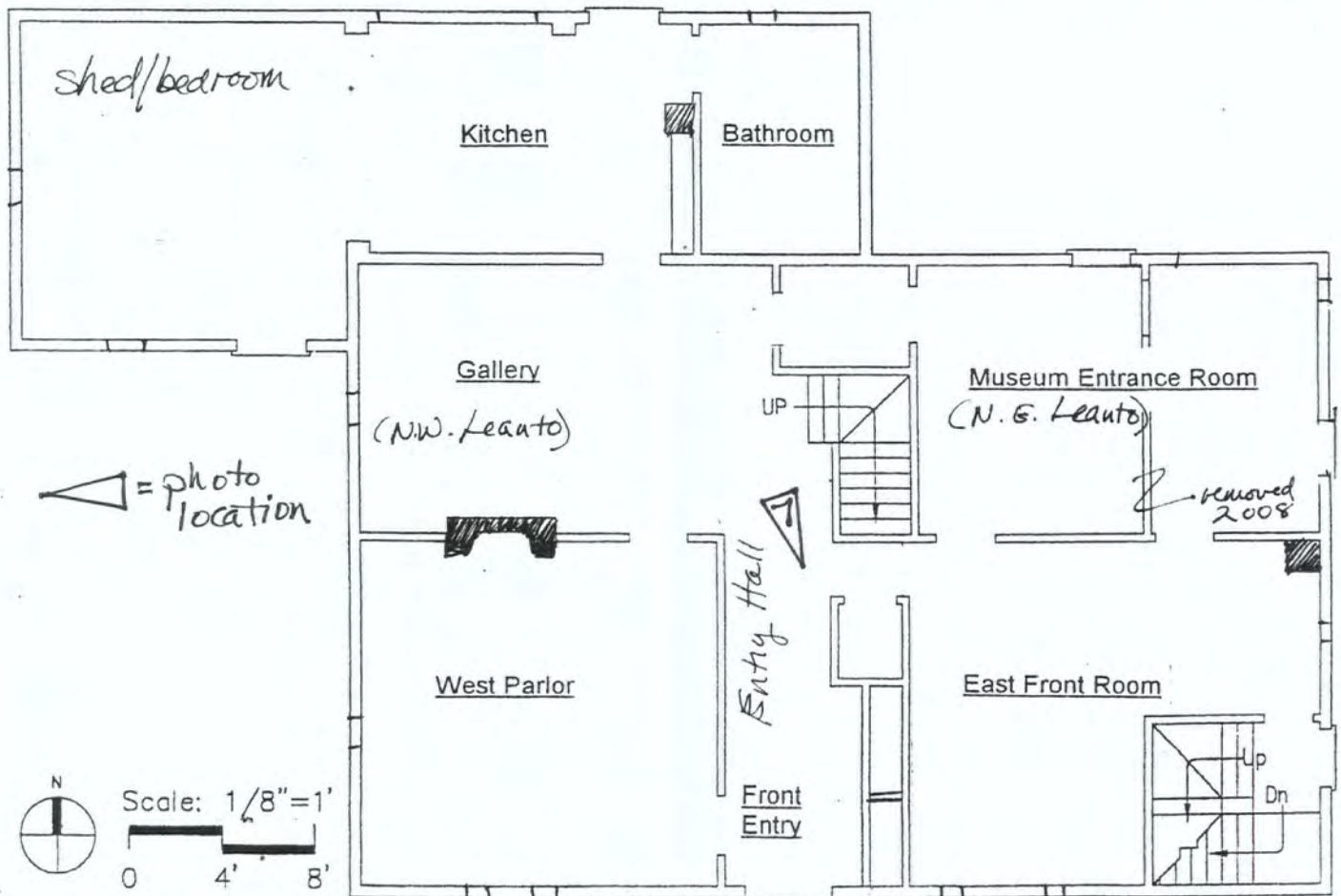
Survey by Geo. R. Spofford
Reg. Land Surveyor - #2477.

Apr 4-1959 11. Cherry St. Hudson Mass.

Dr. No. 59-220



Second Floor Plan



First Floor Plan

Bullard House Berlin, Mass. Scale: $1/8" = 1'$

Note: room sizes shown are within a foot of actual.

Drawn 14-Sep-96

PLAN 3. SKETCH FLOOR PLAN OF BULLARD HOUSE

BULLARD HOUSE
4 WOODWARD AVS
BERLIN
WORCESTER CO., MA

Tax Map
10.3



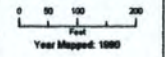
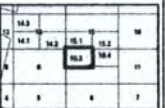
BERLIN
MASSACHUSETTS



LEGEND

- PROPERTY LINE
- - - OLD PROPERTY LINE
- - - PUBLIC RIGHT-OF-WAY
- - - PRIVATE RIGHT-OF-WAY
- - - SUBDIVIDED RIGHT-OF-WAY
- - - BALDING RIGHT-OF-WAY
- - - CITY/TOWN LIMIT
- - - BOUNDARY
- - - HYDROLOGY
- - - WETLAND
- 3 FACEL NUMBER
- 40 SURVEY
- 40 SURVEY LOT NUMBER

NOTES: FOR INFORMATION PURPOSES ONLY
THIS MAP IS BASED ON THE 1990 AERIAL PHOTOGRAPHY
AND THE 1990 TAX MAP. THE TOWN OF BERLIN
MAINTAINS A RECORD OF ALL CHANGES TO THE
TAX MAP SINCE THE 1990 AERIAL PHOTOGRAPHY
WAS TAKEN. ANY CHANGES TO THE TAX MAP
SHOULD BE MADE TO THE 1990 AERIAL PHOTOGRAPHY
AND THE 1990 TAX MAP.



Date of Revision:

JAMES B. SEWELL COMPANY



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bullard House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 8/05/11 DATE OF PENDING LIST: 8/31/11
DATE OF 16TH DAY: 9/15/11 DATE OF 45TH DAY: 9/20/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000664

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 9.15.11 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.



PHOTO 1

①

ANNE FORBES PHOTO
2008

BULLARD HOUSE
Berlin (Worcester Co.) MA
View NW with main facade
+ east elevation

MA-BERLIN (WORCESTER COUNTY)-BULLARD 01. tif



PHOTO 2

ANNE FORBES photo
2008

②

BULLARD HOUSE
Berlin (Worcester Co.) MA
South facade

MA - BERLIN (WORCESTER COUNTY) - BULLARD 02..tif



PHOTO 3

ANNE FORBES photo

2008

③

BULLARD HOUSE
Berlin (Worcester Co) MA

View North, with facade + NW ell

MA - BERLIN (WORCESTER COUNTY) - BULLARD 03..tif



④

PHOTO 4

ANNE FORBES photo
2008

BULLARD HOUSE
Berlin (Worcester Co.) MA.
West Elevation

MA - BERLIN (WORCESTER COUNTY) - BULLARD 04. tif



⑤

PHOTO 5

BULLARD HOUSE

ANNE FORBES photo

Berlin (Worcester Co.) MA

2008

Rear elevation

MA - BERLIN (WORCESTER COUNTY) - BULLARD OS. Hf



⑥

PHOTO 6

ANNE FORBES photo
2008

BULLARD HOUSE
Berlin (Worcester Co.) MA
Garage (1956)

MA - BERLIN (WORCESTER COUNTY) - BULLARD 06. tif



PHOTO 7

ANNE FORBES photo 2008

⑦

BULLARDT HOUSE

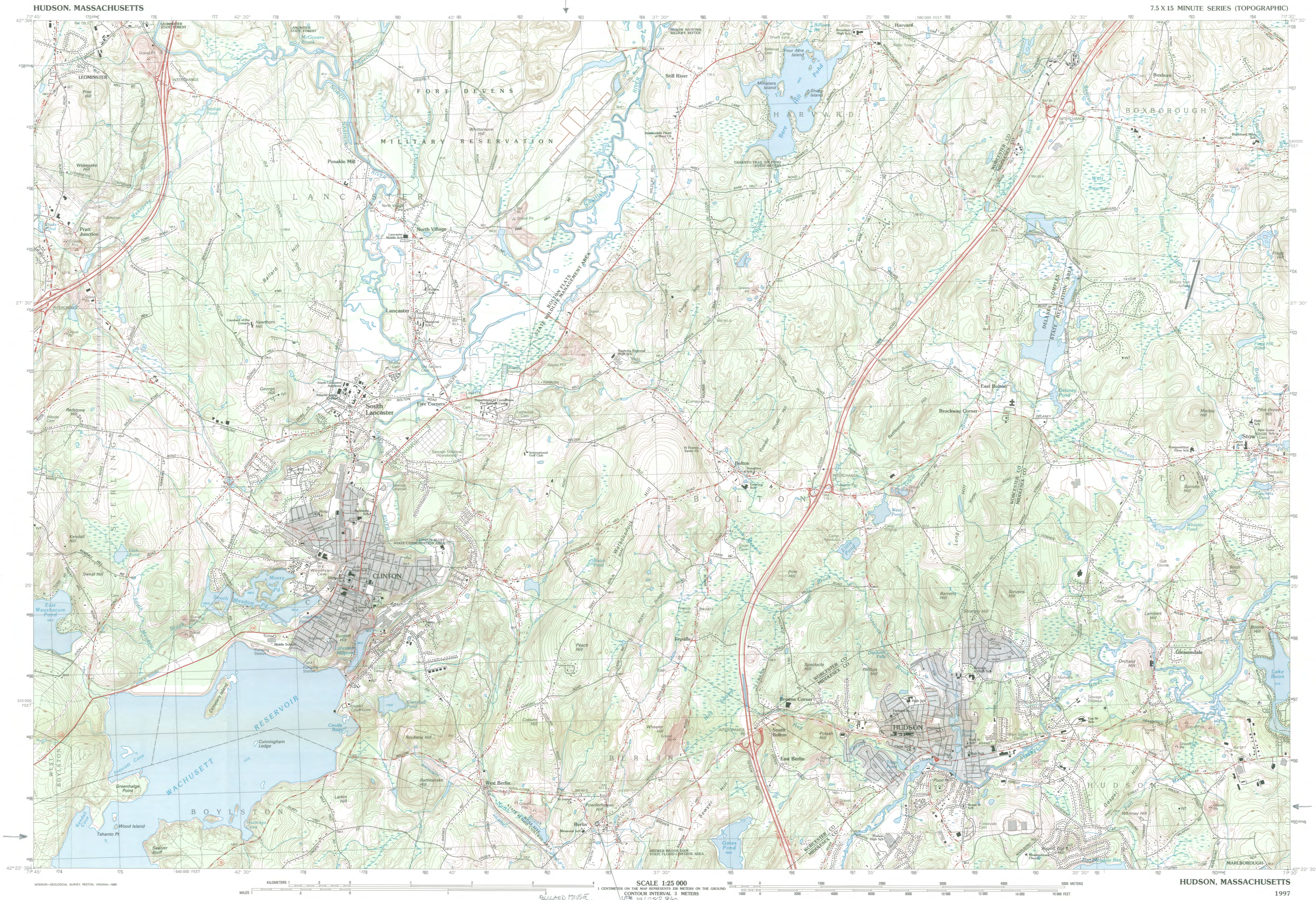
Berlin (Worcester Co.) MA :

ENTRY HALL

MA - BERLIN (WORCESTER COUNTY) - BULLARD 07. tif



**8. View of Bullard House ca. 1895
(Berlin Historical Collection)**



Hudson

MASSACHUSETTS

1:25 000-scale metric topographic map

7.5 X 15 MINUTE QUADRANGLE SHOWING

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

1997

Produced by the United States Geological Survey
Derived from imagery taken 1980 and other sources. Photostereoscopic using imagery dated 1997; no major culture or drainage changes observed. Survey control current as of 1981. Boundaries, other than corporate, revised 1998.
North American Datum of 1927 (NAD 27). Projection and 1000-meter grid. Universal Transverse Mercator, zone 19 10 000-foot ticks. Massachusetts coordinate system, mainland zone North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
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
CONTROL 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	10° 15' 276 MILS 146 MILS	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 (G) and 100 magnetic declination (M) at center of map. Diagram is approximate.	<table border="1"><tr><td>1 Fitchburg</td></tr><tr><td>2 Ayer</td></tr><tr><td>3 Billerica</td></tr><tr><td>4 Sterling</td></tr><tr><td>5 Maynard</td></tr><tr><td>6 Worcester North</td></tr><tr><td>7 Marlborough</td></tr><tr><td>8 Framingham</td></tr></table>				1 Fitchburg	2 Ayer	3 Billerica	4 Sterling	5 Maynard	6 Worcester North	7 Marlborough	8 Framingham
1 Fitchburg														
2 Ayer														
3 Billerica														
4 Sterling														
5 Maynard														
6 Worcester North														
7 Marlborough														
8 Framingham														
To convert feet to meters multiply by 0.3048														



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 gage; narrow gage	
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, located tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area; U. S. location monument	
Wellhead; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index; intermediate; supplementary; depression	
Soundings: depth curve	
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
FOR SALE BY U. S. GEOLOGICAL SURVEY
P. O. BOX 25286, DENVER, COLORADO 80225



BOARD OF SELECTMEN

BERLIN, MASSACHUSETTS 01503

Phone: (978) 838-2442

Fax: (978) 838-0014

September 4, 2007

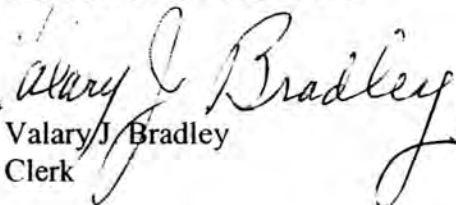
Massachusetts Historical Commission and National Park Service

Dear Public Officials:

The Selectmen of Berlin have been informed of efforts of the local Historical Commission and the Berlin Art and Historical Society to place two Town-owned buildings, the 1870 Town Hall (12 Woodward Avenue) and the ca. 1790 Bullard House (4 Woodward Avenue), on the National Register of Historic Places. We understand that this means that no project utilizing Federal funds could ever include destruction of these structures. We are also aware that Federal tax credits and penalties, which National Register status triggers for private owners, would have no effect for these buildings owned by a municipality.

The Board of Selectmen, as the chief elected officials of the Town (the buildings' owner), supports the listing of these buildings on the National Register of Historic Places. We believe this listing will assist in preserving these important structures by calling attention to their importance.

Sincerely,
BOARD OF SELECTMEN


Valary J. Bradley
Clerk

Cc: Historical Commission



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

July 27, 2011

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

Dear Mr. Loether:

Enclosed please find the following nomination form:

Bullard House, 4 Woodward Avenue, Berlin (Worcester), 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 property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

One letter of support has been received.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Anne Forbes, consultant
Barry Eager, Berlin Historical Commission
Judith Booman, Berlin Board of Selectmen Chair
Ronald Vavruska, Berlin Planning Board Chair