

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

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**National Register of Historic Places  
Inventory—Nomination Form**

received JAN 28 1986

date entered

FEB 27 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Baldwinville Village Historic District

and/or common Same

**2. Location**

street & number Elm, Pleasant, Memorial, South Main and Circle Streets not for publication N/A

city, town Templeton N/A vicinity of

state Massachusetts code 025 county Worcester code 027

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Various; see attached list

street & number

city, town N/A vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Worcester County Registry of Deeds

street & number 2 Main Street

city, town Worcester state Massachusetts

**6. Representation in Existing Surveys**

title Inventory of the Historic Assets of the Commonwealth #227-249 has this property been determined eligible?  yes  no

date July 1979  federal  state  county  local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street, Boston state Massachusetts

## 7. Description

Baldwinville Village HD, Templeton, Massachusetts

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved

date First Baptist Church, built ca. 1799,  
moved 1869

### Describe the present and original (if known) physical appearance

The Baldwinville Historic District, Templeton, is centered at the junction of U.S. Route 202 and Mass. Route 68 North (Elm, South Main, and Central Streets) in the northern part of Templeton. The district extends southwesterly along South Main Street to include structures on both sides of the street. To the north, the district crosses the Otter River and includes structures on both sides of Elm Street and on five side streets: Central, Circle, Memorial, Pleasant, and Forest Street. The area is about 20 acres; there are 116 properties, including 25 intrusions, and there are four vacant lots.

The fulcrum of the district, at the 202/68 junction, is centered around a small, triangular common containing early 20th century military monuments, a live conifer, a flagpole, and shrubbery. The few contributing nonresidential buildings within the district are clustered at its center, and include three 19th century churches, a fire station, and several late 19th century commercial blocks. Serious fires between 1905 and 1920 destroyed many of the small businesses clustered along Central Street. Between ca. 1825 and 1940, Baldwinville had a variety of woodworking factories strung out along the Otter River banks and many of the finer residences in the district were built during this period by the relatively prosperous owners and managers of these establishments. None of the factories remain within the district boundaries, destroyed both by fire and by a 1943 Federal flood control project.

Nine of the 87 contributing structures were built in the late 18th century and the early 19th century. The remaining structures, principally residences, were constructed between 1860 and 1920. Most of the houses built during the 1860-1910 period are vernacular interpretations of popular Victorian styles. They were two-storied structures built by local carpenters and, for the most part, without architectural plans. Many of the builders were individuals with skills in carpentry, masonry, and plumbing, who were associated with the local woodworking factories. The houses are almost all of wood frame construction.

Descriptions of key and representative buildings within the district follow. Residential buildings, which comprise the majority of the district, are discussed first, followed by nonresidential structures.

### Federal Period (1775-1830)

The district includes several Federal-period dwellings, all sited on or near South Main Street, the earliest roadway through the village. They are all two-story, five-bay buildings with central entryways; several have been enlarged by the addition of an ell.

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James Stoddard House, 25 South Main Street (ca. 1835-1850, MHC #244).

The James Stoddard House, also 1 1/2 stories in height with its gable end to the street, is five bays wide with a central entrance. The building is framed by corner pilasters and its roofline emphasized by a heavy cornice with returns. The entrance surround consists of simple pilasters with a deep, simple entablature. A side ell features a fluted column-supported verandah and deep, plain entablature.

Merrick House, 6 Elm Street (ca. 1830-1840, MHC #231).

The Merrick House is a 2 1/2-story, 3-bay side-hall-plan building, sited with its fully enclosed end gable facing the street. A fanciful, Gothicized carved and lattice porch fronts the entry and dominates the facade. Although larger than other contemporary buildings within the district, the Merrick House is of similar form, with a smaller ell attached to its southwestern corner.

D. I. Thompson House, 9 Memorial Street (ca. 1840-1850, MHC #232).

The Thompson House is 1 1/2 stories in height with a front-facing gable, side-hall plan, and side ell. Like its near contemporaries, it displays such typical Greek Revival features as corner boards, deep simple cornice, and returns. Toothed dentils provide variety atop the door surround. The Thompson House is also one of the only buildings in the district that displays Italianate features. Single and paired carved brackets line the eaves of both main block and ell, and were probably mid 19th century additions. A Stick Style screened porch, a still later addition, spans the ell's main facade. The large cupola-topped barn with unusual stained glass windows is known to have been added ca. 1885.

Late Industrial Period (1870-1915)

The majority of buildings in the district are examples of various Victorian styles built in the second half of the 19th century, when Baldwinville was at its peak of prosperity.

Willis House, 18 Elm Street (ca. 1865-1870, MHC #229).

The only Gothic Revival-style building in the district, the board-and-batten Willis House retains the gable-roofed main block with ell plan of earlier Baldwinville buildings. Close-set single brackets support the roof and there is a spindled Stick Style porch along the building's main elevation. A rear ell, one story in height, is a later addition.

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Rodinan House, 6 Exchange Street (ca. 1870-1885, MHC #235).

Despite being sheathed in asbestos shingles, the Rodinan House remains a good example of Victorian architecture in Baldwinville, distinguished by its jerkinhead roof with carved bargeboard trim. The narrow, 2 1/2-story building is L-shaped in plan, with single-story polygonal bays on both main and side elevations. A flat-roofed, open bracketed porch fronts the entryway, which is otherwise unadorned.

Brunson House, 29 Elm Street (1882, MHC #228).

The Brunson House is the only Second Empire-style building in the district, and one of the few in Templeton. Two and a half stories in height, the building is dominated by its most prominent feature, a deep, concave mansard roof punctuated by rather simple pedimented dormers. A deep hood with heavy brackets and large pendants tops the entry. The attached ell and barn are later additions. The building now serves as a three-family residence.

Partridge Block, 22 Circle Street (ca. 1880-1885, MHC #234).

The Partridge Block represents a unique form in Baldwinville--a four-unit brick rowhouse far more common in urban industrial areas. The building is well-designed, with each unit distinguished by a projecting two-story bay topped by a corbelled cornice, and each doorway sheltered by a bracketed hood. Half-size windows at the basement level are set within brick segmental arches while those on the first and second floors have brownstone lintels and sills. Corbelling and segmental arched windows are repeated on the side and rear elevations. The building's exterior is essentially unaltered.

Hospital Cottage I and Hospital Cottage II, 18, 16 Pleasant Street (1882, 1885, respectively).

Two residences on Pleasant Street (Numbers 16 and 18) are good examples of the vernacular Victorian style. These houses, constructed in 1882 and 1885, appear to be mirror images of each other, as viewed from the front. Both are L-shaped plan, front-facing gable buildings, with Stick Style porches and single-story polygonal bays.

Early Modern Period (1915-1940)

H. H. Hawley House, 10 Pleasant Street (1915).

In 1915 a Colonial Revival-style residence was built on Pleasant Street by H. H. Hawley, who was the son-in-law of the prominent industrialist E. L. Thompson, whose home was on Memorial Street (MHC #232). The Hawley House, which rests on a granite foundation, has an end wall piazza, bay windows,

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Adamesque details, and a large balconied entrance portico adorned with urns. The exterior is covered with 6-inch clapboards and cedar shingles. It is currently used as the St. Vincent de Paul rectory.

Alanson Paine House, 50 South Main Street (ca. 1918, MHC #247).

This is one of several large, well-designed Colonial Revival-style residences in the district. Well set back on a large lot, the house is a 2 1/2-story, hip-roofed building, square in plan and fronted by a full-width single story porch with classical columns. Centered in the main facade's second story is an oval fixed-pane window. Narrow corner boards frame the building and the roofline is emphasized by both dentils and braces. A two-bay hipped roof dormer, similarly ornamented, extends from the roof. A fretwork balustrade along the ridge is set between two interior chimneys. On the side facade, a tripartite bay window supported by carved, paired brackets repeats the span of dentils delineating the cornice.

Nonresidential Buildings

While the district is primarily residential, a few nonresidential structures are included within its bounds.

First Baptist Church of Baldwinville, Elm Street (ca. 1799 with 1840 and 1868 alterations, MHC #230).

Although thought to have been constructed initially at the close of the 18th century, the present First Baptist Church retains little of that early structure. In 1840, it was taken down from its location in Templeton's town center, to the south of the nominated district, and reassembled at a site midway between Baldwinville and Otter River, another Templeton village, located east of Baldwinville. At that time, the building was altered with the extensive application of Greek Revival-style features. In 1868, without disassembly, the building was once again moved--to its current location in Baldwinville. The First Baptist Church today retains most of its ca. 1840 Greek Revival-style design, including temple front with enclosed pediment, deep entablature, and recessed entrance porch. Its monumental Doric columns are flanked by engaged pilasters. A clock is set within the pediment. Roundheaded 12/12 windows on the side elevations are capped with U-shaped crowns, perhaps dating to the 1868 move. The tripartite steeple has lost its spire and thus now appears truncated. A Stick Style attached rear ell with decorative vergeboard and gable truss was added ca. 1868.

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Memorial Congregational Church, Elm Street (1883, MHC #233).

The Memorial Congregational Church, now the United Church of Christ, is an exuberantly detailed Stick Style/Queen Anne structure erected ca. 1883. It is thought to have been the design of James E. Fuller of Worcester, although this is uncorroborated. The asymmetrical, gable-roofed church is located on a corner lot, with its gable end facing Elm Street. It features a corner-placed, four-story bell tower in two stages, located at its northeast corner. A steep-pitched gable roof tops the tower. At the base is one of two entrances to the church (the other is located at the rear of the side facade). An ornately carved blind pedimented window above the belfry is repeated, on a larger scale, in the end gable. Wall cladding of scalloped shingles, clapboards, and flat stickwork further adds to the eclectic exterior.

Bank Building, Central Street (1890, with 1915 and mid 20th century alterations, MHC #238).

The Bank Building has sustained considerable alterations and thus is being included in the district for its historical rather than its architectural significance. A ca. 1915 fire destroyed the building's high hipped roof and Romanesque Revival-style dormer. The first-story storefronts have sustained more recent alterations. The building today is flat-roofed. It is three bays wide, with a central entrance emphasized by a brownstone arch (partially obscured by the modern applied brick storefront). On the second story, brownstone is used for a name placque above the arch and also unifies the three 1/1 sash windows that make up the two flanking bays. Above a brownstone stringcourse that runs along the tops of the two window group rises a corbelled brick cornice capped by a parapet.

Baldwinville Grade School, South Main Street (1898, MHC #242).

The Colonial Revival-style Baldwinville Grade School is a red brick structure rising 2 1/2 stories from a full brick basement with granite watertable to a high, cross-hipped slate roof. The school was designed by the architectural firm of Fuller, Delano, and Frost of Worcester. The central entrance, approached by granite steps, is set deep within a round arch emphasized by a granite keystone. Fenestration on the main facade consists of two 12/12 sash topped by fans flanking a trio of 1/1 sash with similar fans. Five bays of 6/6 sash on side elevations, asymmetrically placed on both side elevations, are set within segmental arches. A two-bay hip-roofed dormer pierces the roof on each elevation. A deep, dentilated cornice is rimmed by close-set brackets under the eaves.

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**Intrusions**

Of the 116 properties included in the district, 21 are noncontributing structures. Of these, seven are buildings erected in the late 19th and early 20th century that had sustained such extensive modern alterations as to be considered noncontributing. Several mid 19th century residences have sustained changes in fenestration, sheathing, roofline, and/or have received incompatible additions. The American Legion Hall, built ca. 191, was extensively altered ca. 1945 after a fire. The remaining fifteen buildings are of recent construction and are intrusions; their size and scale do not overwhelm other buildings in the district. They include such public buildings as the telephone building, a second bank building, and a brick church, as well as a number of small shops, gas stations, and restaurants.

Archaeology

Although no prehistoric sites are currently recorded within or in close proximity to the district, it is possible that sites do exist. The terraces along the Otter River would have been attractive for native settlement, and the relatively large lot sizes in the district suggest that prehistoric remains may survive. Since virtually nothing is known about the prehistoric occupation of Templeton, any surviving sites would be significant.

Historic archaeological sites include buildings no longer extant such as the Jonathan Baldwin House and the mills and woodworking factories that powered the town's economy. Occupation-related features (trash pits, privies, and wells) as well as foundations for outbuildings are probably around many of the standing structures in the district. These historic archaeological remains provide a means for documenting the changing social, cultural, and economic patterns that characterized Baldwinville during the late 18th century and throughout the 19th century.

## 8. Significance Baldwinville Village HD, Templeton, Massachusetts

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> other (specify)
				<input type="checkbox"/> a. community development
				<input type="checkbox"/> b. medicine

**Specific dates** 1734–1935      **Builder/Architect** various

**Statement of Significance (in one paragraph)**

The Baldwinville Village Historic District, a district of 116 structures located near the Otter River in northern Templeton, Massachusetts, retains integrity of location, design, setting, materials, feeling, workmanship, and association. One of four villages in town, Baldwinville was Templeton's industrial center as early as 1830, specializing in woodworking, particularly chairmaking. While none of the manufactories remain in the district, due in part to a flood control project of 1943, residential and other buildings associated with prominent citizens and with the community's industrialization and growth are still standing. Most are well-preserved examples of mid to late 19th century architectural styles, built during the period when manufacturing flourished in Templeton. In addition, a few early 19th century structures and a number of intact early 20th century buildings are part of the district. Thus Baldwinville Village Historic District fulfils Criteria A, B, and C of the National Register of Historic Places on the local level.

In 1730, the six-square-mile town now called Templeton was granted by the General Court of Massachusetts to veterans of King Philip's War and their descendants. Known as Narragansett Number Six, it was one of six townships granted in northcentral Massachusetts. By 1735, lots of varying sizes had begun to be distributed among the grantees (called proprietors); the process of division continued five more times until 1777 when the last parcels were sold. The nominated district represents the remains of three lots, all bordering in part on the Otter River, that were part of the second phase of division, in 1751 and 1752. Proprietors initially referred to the area as "the Meadows."

Prior to 1750, few settlers had established permanent homes in Narragansett Number Six. A meetinghouse was built in what is now Templeton Center in 1753, establishing that area (south of the nominated district and listed as a district on the National Register in 1983) as the primary node of settlement in the 18th century. The area was rich in timber and by 1754, Thomas Sawyer of Bolton had built a saw and grist mill on the Otter River in what is now known as Baldwinville. By 1755, over forty families were living in Templeton, most engaged in agriculture-related activities.

In July 1761, an act creating Templeton as a town was passed by the legislature, and signed by the governor in March of the following year. Templeton's first town meeting was held in May 1762, but for a time after its incorporation, the proprietors remained largely responsible for the town's management. Gradually, selectmen took over, and the last meeting of the proprietors was held in 1817.

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Templeton was characterized (by historian Bettye Pruitt) as a "poor agrarian" community for most of the 18th century. A road north from Templeton Center through North Templeton, as Baldwinville was then known, ca. 1750, as well as a bridge across the Otter River (built in 1763), did little to further settlement. Save for Sawyer's mill, bought by Jonathan Baldwin in 1767, settlement in North Templeton was sparse, and concentrated on the southern side of the Otter River. Jonathan Baldwin's home (located at what is now the intersection of Cottage and South Main Streets in the center of the nominated district) is no longer standing. In addition to operating the first mill, Baldwin was the town's first Justice of the Peace and served as a representative to the Massachusetts General Court in 1774-1776. After his death in 1792, his son, Eden, assumed operation of the mill. Eden Baldwin, who also owned a lumber yard and brick yard, built himself an imposing Federal-style house in 1797 at the head of what is now South Main Street, overlooking the Otter River (MHC #246). The intact residence remains today undoubtedly the most high-style building in the district. In honor of Jonathan and Eden Baldwin, both prominent early residents, Baldwin Mills or North Templeton was renamed Baldwinville in 1830.

While in the center of Templeton to the south, the junction of several colonial roads (including by 1800 the Fifth Massachusetts Turnpike) hastened development in that area, Baldwinville was accessible by only one roadway, now South Main Street, until approximately 1815. Those who did settle in the area were for the most part subsistence farmers. In addition to the house of Eden Baldwin, only three Federal-period buildings remain in the district: the Bryant House, 45 South Main Street (MHC #246), at the district's southern end; the Christopher Baldwin House, 2 South Main Street (MHC #241), located on the site of the house of Baldwin's grandfather, Jonathan Baldwin; and the Leland House, 4 Circle Street (MHC #236), in the northern part of the district.

In 1805, the Worcester-Fitzwilliam Turnpike was chartered to be built from Royalston on the Massachusetts line southeast to Worcester. Construction lagged, and the only segment completed was that to Baldwinville, the route's new southern terminus. Now Elm Street, the new route helped open the area along the Otter River for development. With timber and waterpower readily available, Baldwinville (as well as other parts of Templeton) attracted investment and began to grow slowly into a small, somewhat isolated, manufacturing village. By 1830, the village included, in addition to the aforementioned saw and grist mills and lumber yards, a tannery and blacksmith, a post office, store (both possibly housed in the building now known as the Leland House), and schoolhouse (no longer extant).

While none of the industrial structures survive in the village, a number of residential buildings whose construction accompanied this development are

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still standing. Clustered along South Main Street, these half-dozen structures--examples of the Greek Revival style built ca. 1830-1845--are the sole standing remnants of the district's early industrialization. One of these buildings, the Asa Hosmer House, at 29 South Main Street (MHC #245), was the home of the bookkeeper of Baker and Wilson, manufacturer of toy wagons in Baldwinville, as well as first treasurer of the Templeton Savings Bank, established 1871.

In 1847, the Vermont and Massachusetts Railroad opened service along the Otter River corridor through Baldwinville and the adjoining Templeton village of Otter River. With the arrival of a railway stop, the establishment and continuing success of manufacturing plants was further stimulated. Most were chair manufactories and related small-scale woodenware industries. While never on the scale of similar industry elsewhere in the region (Gardner and Ashburnham, for instance), nevertheless chair manufactories formed the base of Templeton's--and especially Baldwinville's--economy. The Center Village to the south remained Templeton's institutional focus, with Baldwinville as its manufacturing node. It was not until mid century that institutional or ecclesiastical structures were constructed in the district.

The town of Templeton established its first public high school in 1856, which operated one term in the Center Village and one in Baldwinville. It is thought that the school may have first met in the Leland House on Circle Street, known to have served for a period as a school. A Stick Style high school built ca. 1880 and located just to the south of the nominated district burned in 1921.

Responding to population growth in northern Templeton (both in Baldwinville and in nearby Otter River to the east), the Baptist Church had moved their ca. 1799 meetinghouse to a site between the two communities, on Gardner Road (outside the nominated district) in 1840. Rebuilt at the time to its present temple-front Greek Revival appearance, the church was moved again ca. 1868 to its present location on South Main Street, within the district (MHC #230), giving further indication of Baldwinville's increasing dominance.

Baldwinville's second railway line arrived in 1872, when the north/south line of the Ware River Railroad opened service through the village. With a new rail line, Baldwinville was clearly a railroad junction with access to many markets, a further spur to growth. During the last third of the 19th century, the village became the dominant commercial and residential focus of Templeton. By 1880, manufactories located near the railroad and along the Otter River in Baldwinville and east and west of the village included: the above-mentioned Baker and Wilson (established 1868); Thompson, Perley & Waite (1871), makers of cane-seat chairs; Smith Day Company (1871), also cane-seat

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chair manufacturers with a second factory in Detroit; and H. Small, Gould and Company (established 1875), producers of asbestos paper. Eleven years later, a special Christmas pictorial edition of the Cottager and Ready Record of Baldwinville reported that Baker and Wilson had expanded to a four-acre plant manufacturing a wide variety of children's toys and children's furniture and that Smith Day Company now manufactured 110 different "comfortable and graceful" chair styles. The H. M. Small Company by 1891 had seven buildings and was run by both waterpower and a 100-horsepower engine. Other industries included: the Waite Chair Company, makers of a unique type of folding chair; the Winchester Box Manufacturing Company; and Holman and Harris, producers of wooden pails and tubs.

In addition to its woodenware manufactories, Baldwinville also supported extensive greenhouses in the late 19th and early 20th centuries. C. A. Perley, village postmaster, was one Baldwinville resident who began to supplement his income in the 1880s by growing cucumbers in two enormous coal-heated greenhouses located adjacent to his house. The vegetables were shipped to urban markets on the eastern seaboard throughout the winter. Although the greenhouses are gone, Mr. Perley's ca. 1865 home remains atop a hill at 3 Central Street, adjacent to the B & M Railroad tracks. The house was altered with the addition of a Queen Anne-style polygonal tower, porch, and other features in the late 19th century, the alterations paid for, perhaps, by Mr. Perley's cucumbers.

A splinter group who had withdrawn from the Baptist Church in 1874 and formed a Congregational Society in Baldwinville built a church, a Queen Anne/Stick Style building, on Elm Street (MHC #233) in 1883. Smaller than the Baptists' church, the Congregational Church is nonetheless an elaborately detailed building. It may have been the design of well-known Worcester architect James E. Fuller; the builder was Gardner resident M. Favor. The work of these two men in Baldwinville emphasizes the expansion of the village and its increasing interaction with more highly developed areas elsewhere in central Massachusetts by the closing decades of the 19th century.

Residential construction after the Civil War was concentrated on the northern side of the Otter River along Elm and Memorial Streets. At 29 Elm Street, the mansard-roofed Brunson House (#228), one of the only Second Empire-style residences in the district, was built ca. 1882. It housed the family of one of several carpenter/joiners in Baldwinville. Circle Street, a small road tucked between Elm Street and the rails of the B & M Railroad (formerly the Vermont and Massachusetts Railroad) also developed; on it were built, ca. 1880, a group of modest dwellings with elements of retardataire side-hall-plan Greek Revival-style design. These dwellings, presumably, housed the families of Baldwinville factory workers. Also on Circle Street, the Partridge Block

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(MHC #234), a two-story brick, four-unit rowhouse with bay window and corbelled cornice built in 1886 was a structure unique in Baldwinville but often found in more urban environments. It was erected as workers' housing, and suggests an optimistic view of the community's continued prosperity that was never have realized on such an urban scale. Pleasant Street, a block including a number of single-family Victorian vernacular residences, was laid out and divided into lots ca. 1870.

In 1882, Dr. L. W. Baker established the Hospital Cottages for Children, a facility for the care of "epileptic and chronically diseased children." Located on Pleasant Street, the cottages comprised one of the first permanent center for the treatment of epilepsy patients in the United States. The Hospital Cottages' board of trustees and women's board included representatives from Boston, Worcester, and elsewhere in Massachusetts. Two wood-frame Queen Anne/Romanesque Revival-style cottages on Pleasant Street, Numbers 16 and 18 (built in 1885 and 1882, respectively), remain from Dr. Baker's establishment.

Several years later, Dr. Baker turned his attentions to adult nervous disorders and alcoholism. Both his sanitarium (known as "Riverview") and his residence are extant on Memorial Street. The sanitarium, at 17 Memorial Street, was built ca. 1890; it is now a multifamily residence. His house, at 22 Memorial Street, was built ca. 1890. It replaced Dr. Baker's first residence, which originally adjoined the sanitarium but was later demolished.

The last two decades of the 19th century represented the most prosperous period for Baldwinville's industries and thus the period of greatest residential expansion in the village. Most construction in the district dates to these twenty years; the buildings are primarily modest Queen Anne and Shingle Style single-family dwellings. A vernacular Victorian building at 20 Memorial Street built in 1880 was the home of industrialist H. M. Small. And a multigabled Queen Anne-style building (1880) at 15 Elm Street housed the family of Edgar Shepardson, Superintendent of the New England Box Company, which was located outside the nominated district.

One of the few commercial buildings from this period of prosperity is located on Central Street. It is the Bank Building, a two-story brick structure erected ca. 1890. The building housed the offices of the Templeton Savings Bank, incorporated in Baldwinville in 1871. Originally, the structure was 2 1/2 stories in height, with a steep-pitched hipped roof and Romanesque Revival-style dormers. However, the building was substantially altered in the second decade of the 20th century, after a fire that completely destroyed one of Baldwinville's few other commercial blocks (the ca. 1882 Brooks and Cady Block, which stood just outside the district bounds on Central Street) also damaged the top floor of the Bank Building. This story was removed, and the building is now flat-roofed.

Continued

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

**National Register of Historic Places  
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Baldwinville Village HD, Templeton, Massachusetts

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Continuation sheet

Item number

8

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5

Responding to Baldwinville's late 19th century growth, the town began a municipal building program. They built a brick Colonial Revival-style school building on South Main Street in 1898 (MHC #242). Featuring "newfangled plumbing and wondrous ventilating," as well as a modern floor plan and large, well-placed windows, the new school was intended solely for elementary-level education. A Stick Style high school was built in the 1880s, south of the district, but burned in 1921. In its place, a modern elementary and high school was later constructed. In 1910, the town erected a Romanesque Revival-style fire station on Main Street (MHC #239).

In the early 20th century, as Baldwinville's manufacturers continued to prosper, several residents erected fine houses in the popular Colonial Revival style. H. H. Hawley, son-in-law of Baldwinville chair manufacturer E. L. Thompson and himself a member of the firm erected a well-detailed Colonial Revival-style house on Pleasant Street. Alanson Paine, another grower of greenhouse cucumbers, built a large square-plan Colonial Revival-style house at 50 South Main Street in 1918 (MHC #247).

Statewide roadways in the early 20th century through Templeton--including Routes 68 and 202 through Baldwinville--ensured the village's continued dominance as Templeton's manufacturing center. Yet because of the town's relative remoteness and because the wooden factories, all located just outside the nominated district to the north and west, were besieged by fire on a regular basis, their demise was inevitable. By the 1920s, many factory owners had relocated to more urban areas. In addition, the floods accompanying the hurricane of 1938 were particularly devastating to Baldwinville's industries, destroying or severely altering most of the remaining factory buildings and forcing their closure. After the hurricane, the construction of Birch Hill Dam in 1943 (located northwest of the district along the Otter River) as part of the Federal flood control project, eliminated the remains of most of the plants. Its industrial base gone, Baldwinville became a residential village, which it remains today.

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property 21 acres

Quadrangle name Templeton

Quadrangle scale 1:24000

### UTM References

A	<u>18</u>	<u>740140</u>	<u>4721070</u>
	Zone	Easting	Northing

B	<u>18</u>	<u>739880</u>	<u>4720840</u>
	Zone	Easting	Northing

C	<u>18</u>	<u>739890</u>	<u>4720360</u>
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D	<u>18</u>	<u>739580</u>	<u>4720480</u>
---	-----------	---------------	----------------

E	<u>18</u>	<u>739840</u>	<u>4721360</u>
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F	<u>18</u>	<u>739580</u>	<u>4720480</u>
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G	<u>18</u>	<u>739550</u>	<u>4721280</u>
---	-----------	---------------	----------------

H	<u>18</u>	<u>739700</u>	<u>4721560</u>
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### Verbal boundary description and justification

See continuation sheet

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
<u>N/A</u>			

state	code	county	code

# 11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, MHC with Col. Edwin Tucker, Chairman, Templeton Historical Commission

organization Massachusetts Historical Commission date October 1985

street & number 80 Boylston Street telephone 617-727-8470

city or town Boston state Massachusetts

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie Talmage

title Executive Director date Jan 22, 1986  
State Historic Preservation Officer

### For NPS use only

I hereby certify that this property is included in the National Register

Alouise Byers date 2/27/86  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

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Continuation sheet Baldwinville Village HD, Templeton, Massachusetts  
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10. Verbal Boundary Justification

The boundaries of the Baldwinville Village Historic District were drawn to include the surviving components related to two phases of the village's development--its initial period of growth in the late 18th and early 19th centuries as a small, somewhat scattered community with a few saw and grist mills, and its late 19th and early 20th century heyday as the most active, densely populated industrial area in Templeton. While the mills themselves--located at the center of the district, along the Otter River--were destroyed in 1938, and a number of the late 19th century commercial buildings were destroyed in early 20th century fires, the district bounds were drawn to include the remaining village center and those commercial, institutional, and residential buildings whose construction bore a direct relationship to the village's development from rural village to factory town. The somewhat irregular boundaries at the center of the district were dictated by the large amount of vacant land on which the core of Baldwinville, its factories, stood until the hurricane of 1938. Boundaries throughout were dictated in part by the large amount of this vacant land surrounding the village center and by areas of modern construction around the center. Beyond the district boundaries, in all directions, are extensive areas of mid 20th century housing, including a modern housing development to the north, near Elm Street. The one remaining factory complex in Baldwinville, Temple Stewart Industries, is located near the northeast corner of the district, across the tracks of the B & M railroad. It is not included within the district bounds because of the preponderance of modern construction that now makes up the complex. For specific bounds, see attached assessors' map. Plot numbers are keyed to the District Data Sheet, Appendix A.

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

1

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
237	71	C. H. Perley House	3 Central Street*	ca. 1865, with ca. 1890 alterations	Queen Anne
	72	Dr. Robie House	1 Central Street**	1893	Vernacular Victorian
	U	N/A	4B Circle Street	1970	NC
238	69	Bank Building	5 Central Street	1890, with ca. 1915 and mid 20th c. alterations	Romanesque Revival
	S	American Legion Hall	1 Central Street**	ca. 1915, with ca. 1945 alterations	NC
	T	Cooperative Bank	3 Central Street*	mid 20th c.	NC
	P	Baldwinville Fire Station	1 Central Street**	mid 20th c.	NC
72	72	Leland House	4A Central Street	ca. 1830	Federal
74	74	Lamb Block	7-9 Circle Street	1875	Vernacular Victorian
75	75	E. M. Smith House I	11 Circle Street	ca. 1880	Vernacular Victorian
	76	E. M. Smith House II	15 Circle Street	ca. 1880	Vernacular Victorian
	77	H. V. Dexter House	17 Circle Street	ca. 1880	Vernacular Victorian

\* Both properties use this address, although they are two separate buildings on two different lots.

\*\* All three properties use this address, although they are three separate buildings on three different lots.

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

2

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	X	N/A	26 Circle Street	ca. 1898, w. mid. 20th c. alterations	NC
	78	E. E. Greenwood House	24 Circle Street	ca. 1880	Second Empire
234	79	Partridge Block	22 Circle Street	1886	Panel Brick
	84	Francis Leland House	25 Circle Street	ca. 1880	Vernacular Victorian
	85	C. W. Coleman House	27 Circle Street	ca. 1880	Vernacular Victorian
	Q	Kelly Restaurant	3 Elm Street	ca. 1975	NC
	R	MiniMart	5 Elm Street	ca. 1980	NC
	42	W. Hird Building	Elm Street	ca. 1875	Vernacular
	H	Texaco	Elm Street	ca. 1975	NC Victorian
	41	Memorial Congregational Church	Elm Street	1882	Stick Style/ Queen Anne
	27	Waite-Hawley House	Elm Street	1910	Vernacular Victorian
	AA	Town Offices	Elm Street	late 19th c. with mid 20th c. alterations	NC
	26	Merrick-Murphy House	6 Elm Street	1831	Greek Revival
	25	H. Leland House	10 Elm Street	ca. 1870	Vernacular Victorian

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

3

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	F	D. Hubbard House	12 Elm Street	ca. 1860 with 20th c. alterations	NC
	W	Cumberland Farms	Elm Street	1893	NC
230	8	First Baptist Church	14 Elm Street	ca. 1790 with 1840 alterations, moved 1868	Greek Revival
	80	Brooks-Shepardson House	15 Elm Street	ca. 1880	Vernacular Victorian
	C	U. S. Post Office	16 Elm Street	ca. 1970	NC
	81	H. N. Hall House	17 Elm Street	ca. 1898	Queen Anne
229	7	Willis House	18 Elm Street	ca. 1865- 1870	Gothic Revival
	82	G. H. Evans House	19 Elm Street	ca. 1880	Queen Anne
	6	E. L. Bowker House	20 Elm Street	ca. 1895	Queen Anne
	83	Baptist Parsonage	21 Elm Street	ca. 1898	Vernacular Victorian
	B	N/A	22 Elm Street	1977	NC
	5	H. R. Rist House	24 Elm Street	1898	Colonial Revival
	4	John E. Newton House	26 Elm Street	ca. 1880	Vernacular Victorian

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

4

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	86	C. W. Nickles House	27 Elm Street	ca. 1870	Vernacular Victorian
	A	N/A	28 Elm Street	Ca. 1940	NC
228	88	Brunston House	29 Elm Street	1882	Second Empire
	3	N/A	30 Elm Street	ca. 1885	Vernacular Victorian
	91	N/A	31 Elm Street	ca. 1880	Queen Anne
	90	N/A	31 Rear (A) Elm Street	ca. 1880	Queen Anne
	89	N/A	31 Rear (B) Elm Street	mid 19th c.	Vernacular Victorian
	2	Wood House	32 Elm Street	ca. 1880	Vernacular Victorian
	Y	N/A	33 Elm Street	ca. 1870, with mid 20th c. alterations	NC
227	1	Hammond House	34 Elm Street	1910	Colonial Revival
	Z	N/A	35 Elm Street	ca. 1870 with ext. 20th c. alterations	NC
	92	N/A	37 Elm Street	ca. 1870	Vernacular Victorian
235	73	Rodinan House	6 Exchange Street	ca. 1870- 1885	Vernacular Victorian

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

5

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	11	G. J. Foster House	3 Forest Street	ca. 1898	Vernacular Victorian
	D	Catholic Church	Forest Street	1956	NC
	BB	N/A	Maple Street	mid 20th c.	NC
	40	L. L. Day House	4 Memorial Street	ca. 1880	Vernacular Victorian
	39	John Waite House	6 Memorial Street	ca. 1915	Vernacular Victorian
	G	Telephone Building	7 Memorial Street	mid 20th c.	NC
	28	D. I. Thompson House	9 Memorial Street	1855	Greek Revival
	38	Old Telephone Exchange	10 Memorial Street	1898	Vernacular Victorian
	29	A. Sturgis House	13 Memorial Street	ca. 1892	Vernacular Victorian
	37	H. Newton House	16 Memorial Street	ca. 1880	Vernacular Victorian
	30	L. W. Baker Sanitarium	17 Memorial Street	ca. 1892	Vernacular Victorian
	36	G. E. Tourtelotte House	18 Memorial Street	ca. 1895	Vernacular Victorian
	31	Margaret J. Baker House	19 Memorial Street	ca. 1898	Stick Style
	35	H. M. Small House	20 Memorial Street	ca. 1880	Vernacular Victorian
	32	R. H. Hamilton House	21 Memorial Street	ca. 1880	Gothic Revival

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

6

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	34	Dr. L. W. Baker House	22 Memorial Street	1898	Vernacular Victorian
	33	Holman-Harris Building	23 Memorial Street	ca. 1892	Gothic Revival
	24	Dr. E. N. Mullins House I	2 Pleasant Street	ca. 1892	Stick Style
	23	Dr. E. N. Mullins House II	4 Pleasant Street	ca. 1892	Stick Style
	9	F. J. Smith House	5 Pleasant Street	ca. 1880	Vernacular Victorian
	10a	M. E. Perley House	7 Pleasant Street	ca. 1898	Vernacular Victorian
	10b	G. A. Smith House	9 Pleasant Street	ca. 1898	Vernacular Victorian
	22	Hawley House	10 Pleasant Street	1915	Colonial Revival
	21	A. T. Harris House	12 Pleasant Street	Ca. 1892	Stick Style
	20	Joseph Oakes House	14 Pleasant Street	1885	Stick Style
	12	N/A	15 Pleasant Street	ca. 1875	Queen Anne
	19	Hospital Cottage II	16 Pleasant Street	ca. 1885	Romanesque Revival/ Queen Anne
	13	N/A	17 Pleasant Street	ca. 1880	Queen Anne
	18	Hospital Cottage I	18 Pleasant Street	1882	Romanesque Revival/ Queen Anne

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

7

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	E	N/A	19 Pleasant Street	ca. 1880, with extensive mid 20th c. addition	NC
	14	N/A	21 Pleasant Street	ca. 1890	Victorian Cottage
	17	N/A	22 Pleasant Street	1898	Vernacular Victorian
	15	George Brooks House	23 Pleasant Street	Ca. 1898	Stick Style
	16	N/A	24 Pleasant Street	ca. 1898	Stick Style
240	43	Capt. Eden Baldwin House	1 South Main Street	1797	Federal
241	68	Christoper Baldwin House	2 South Main Street	ca. 1810- 1820	Federal/ Greek Revival
242	67	Baldwinville Grade School	10 South Main Street	1898	Colonial Revival
	44	Nelson House	11 South Main Street	Ca. 1910	Vernacular Victorian
	45	McGrills House	13 South Main Street	Ca. 1910	Vernacular Victorian
	66	Mrs. B. Baldwin House	14 South Main Street	ca. 1870	Vernacular Victorian
	46	R. D. Cook House	15 South Main Street	ca. 1910	Colonial Revival
	I	N/A	17 South Main Street	1943	NC

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

8

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
	65	Fuller House	18 South Main Street	1870	Vernacular Victorian
	47	Symons House	19 South Main Street	ca. 1850- 1870	Bracketed Vernacular Victorian
	64	C. M. Cummins House	20 South Main Street	ca. 1870	Vernacular Victorian
243	48	Williams House	21 South Main Street	ca. 1845- 1855	Greek Revival
	63	Glasheen House	22 South Main Street	ca. 1880	Gothic Revival
	49	Jones House	23 South Main Street	1926	Bungalow
244	50	James Stoddard House	25 South Main Street	ca. 1845- 1855	Greek Revival
	62	Rector Reed House	26 South Main Street	ca. 1898	Vernacular Victorian
	51	F. L. Hosmer House	27 South Main Street	1885	Vernacular Victorian
	61	Willis-Reed House	28 South Main Street	1880 and 1890/joined in early 20th c.	Victorian
245	52	Asa Hosmer House	29 South Main Street	ca. 1830- 1845	Greek Revival
	J	N/A	31 South Main Street	1983	NC
	60	Welsh House	32 South Main Street	1892	Vernacular Victorian

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
DISTRICT DATA SHEET

9

<u>MHC #</u>	<u>MAP #</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>
248	53	Bryant-Cushing House	33 South Main Street	ca. 1830-1845	Greek Revival
249	54	Gibson House	35 South Main Street	ca. 1830-1845	Greek Revival
	59	Bryant Farm House II	36 South Main Street	Ca. 1880	Vernacular Victorian
	K	N/A	37 South Main Street	1980	NC
	N	N/A	40 South Main Street	ca. 1850-1870, w. 20th c. alterations	NC
	58	Bryant Barn	42 South Main Street	1880	Gothic Revival
	55	Bryant Farm House	45 South Main Street	ca. 1780-1790	Federal
	M	N/A	48 South Main Street	1964	NC
	L	N/A	49 South Main Street	ca. 1879 with ca. 1920 alterations	NC
247	57	Alanson Paine House	50 South Main Street	1918	Colonial Revival
	56	T. J. Hobbs House	57 South Main Street	ca. 1880	Queen Anne/ Stick Style
	0	N/A	Vernon Street	mid 20th c.	NC

BALDWINVILLE VILLAGE HISTORIC DISTRICT  
TEMPLETON, MASSACHUSETTS



72° 07' 30"  
42° 37' 30"

737000m E

738

739

5' WINCHENDON 5 MI.

740

**BALDWINVILLE VILLAGE  
HISTORIC DISTRICT**  
Templeton, Massachusetts

Templeton Quadrangle  
1:25,000  
UTM References:

- A: 18/740140/4721070
- B: 18/739880/4720840
- C: 18/739890/4720360
- D: 18/739580/4720480
- E: 18/739840/4721360
- F: 18/739580/4720480
- G: 18/739550/4721280
- H: 18/739700/4721560





1. [View southwesterly from the junction of Rt.68 and Rt.202. L-R: Fire Engine House Four, Baldwinville Primary School (at the crest of the hill), and to the right of the school, two houses built by Eden Baldwin.](Photograph: Robert Chandler, winter 1983-84)



2. [View looking northeast toward easterly side of Elm St. L-R: 21, 19, 17 and 15 Elm Street.]  
(Photograph: Robert Chandler, November 1983)



3. [View looking northwest toward west side of "So. Main St.," now Baldwinville Rd: R-L: 732, 734, 738, and 742 Baldwinville Rd.]  
(Photograph: Robert Chandler, February 1984)



4. [View is from "Lamb Block-so called" (19 Circle St), northerly along Circle Street. (R-L): 19, 17, 15, 11 Circle St.]  
(Photograph: Robert Chandler, November 1983)



5. [View west along Pleasant St from Elm Street. Foreground: 10 and 12 Pleasant St.] (Photograph: Robert Chandler, winter 1983-84)



6. [View west along Memorial St. R-L: 27, 29 and 33 Memorial St.] (Photograph: Robert Chandler, November 1983)



7. [Memorial Congregational Church, 4 Memorial Street, looking west along Memorial Street from Elm Street intersection.]  
(Photograph: Robert Chandler, February 1984)



8. [Looking north along Circle Street with (L-R) Partridge Block (32 Circle St) and 36 Circle St.]  
(Photograph: Robert Chandler, November 1983)



9. [Leland House, 5 Circle Street] (Photograph: Robert Chandler, winter 1983-84)



10. [Looking northwest along the west side of Elm Street at, L-R, 20, 22, 26 and 28 Elm Street.]  
(Photograph: Robert Chandler, winter 1983-84)