



EXTERIOR ENVELOPE CONDITIONS ASSESSMENT

FINAL

Union School Building

DUNSTABLE, MASSACHUSETTS

DECEMBER 2021



Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION

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ACKNOWLEDGMENTS

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511 Main Street
Dunstable, MA 01827
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Anne Davis
Susan Psaledakis
Carol Bacon
Jake Voelker JD, *Assistant Town Manager*

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EXECUTIVE SUMMARY

THE REPORT

Spencer, Sullivan & Vogt Architects is pleased for the opportunity to prepare an existing conditions assessment for the Union School Building envelope, not only because of the historic importance of this structure as a place of learning (as both school and library), but also in recognition of its representation of Dunstable Village's development into the town it is today. This handsome 1895 structure, designed by architect Warren L. Floyd is an example of the Classical Revival style serving as a response to the regional trend of centralizing school districts. Floyd practiced out of Lowell from 1875 until the 1910s, and would also come to be architect to the Dunstable Town Hall (Sarah. S. Roby Memorial Hall). The school is a contributing structure to the Dunstable Center Historic District. The "Form A" documentation submitted to the Massachusetts Historical Commission (MHC) by the Dunstable Historical Commission in 1999 aptly describes the structure:

"The two-story, 3 by 5 bay wood-framed building has a ridge-hipped roof with a central gabled pavilion expanding the facade. Ornament consists of the pedimented entry hood with Palladian window above, the entry recessed behind a Roman arch, corner pilasters and frieze boards. A pent roof closes the gable in the central pavilion. Windows in the facade are typically paired 4/4 double-hung sash with pedimented hoods on the first story. The exterior of the building is clad in wood clapboards and the roof is slate shingles. A low, two-story addition has been made to the rear and east side of the school around 1980. The addition is brick and glass with a shallow pitched gabled roof."

Our primary charge was to undertake a thorough examination of the exterior envelope of the building to assess the current conditions of various elements of the building, to identify a list of needs (with cost estimate) to assist the town in long-range future preservation planning.

METHODOLOGY

Our first step was to research various locations (such as Massachusetts Historical Archives and regional historic societies) in an attempt to locate original or existing conditions drawings, but we were unable to locate any. Though sparse, on-line databases such as MACRIS provided invaluable sources of historic documentation and photographs. Using a combination of on-site photos, sketches, and measurements by hand, the building was drafted in AutoCAD for our use in recording our scope recommendations, and preparing a reliable set of drawings for quantity take-offs and general reference.

Field assessment was done via site visitation by the report team using full building and attic access, coupled with binocular observation from the ground. We are grateful for being offered building access and a wealth of institutional knowledge. A set of **Existing Conditions Drawings**, reflecting the present-day configuration of the building is included in this report.

The bulk of this report, **Conditions Assessment and Treatment Recommendations**, includes an examination of existing conditions at the building's envelope: focusing on the roof, rainwater controls, walls, openings, and foundation along with recommendations for a preservation approach and scope.

Recommended Treatment Drawings illustrate the repairs and treatments needed at the Union School Building based on the narrative prepared in its preceding section.

Finally, an **Opinion of Probably Cost** itemizes projected costs for the treatments, prioritized by various levels of urgency if applicable.

The **Appendix** includes supplementary documents that informed this report.

With an understanding of the current physical state of the building fabric, stewards of the Union School Building now have a framework to guide its preservation. This report also serves as a platform for planning and for pursuing funding support.

The project team was assembled and directed by Lynne Spencer, Principal for Historic Preservation, and Douglas Manley AIA. Architect Shawn Willett directed existing drawing preparation, technical writing and photography, and coordination of this report, while architectural designer Matthew Wolfson provided drawing and graphic support.

MOVING FORWARD

The findings and treatments herein outline repairs and improvements necessary for the building's preservation. Combined work is estimated to cost approximately **\$819,969**, which is due in large part to the safe management of lead paint - to chemically strip and dispose of paint before priming and painting woodwork. Often, work like this is very successful during summer break months when activity and student presence is drastically reduced.

CONDITIONS ASSESSMENT & TREATMENT RECOMMENDATIONS



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A) EXISTING CONDITIONS DRAWINGS

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1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

ARCHITECT:



Spencer, Sullivan & Vogt
ARCHITECTURE + PRESERVATION

OWNER:

PROJECT:

UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

ISSUE DATE:

Oct. 7, 2021

PROJECT #:

2109.00

SHEET TITLE:

**EXISTING CONDITIONS
NORTH ELEVATION**

SHEET #:

EX- 201



① EXISTING EAST ELEVATION
1/8" = 1'-0"

ARCHITECT:



Spencer, Sullivan & Vogt
ARCHITECTURE + PRESERVATION

OWNER:

PROJECT:

UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

ISSUE DATE:

Oct. 7, 2021

PROJECT #:

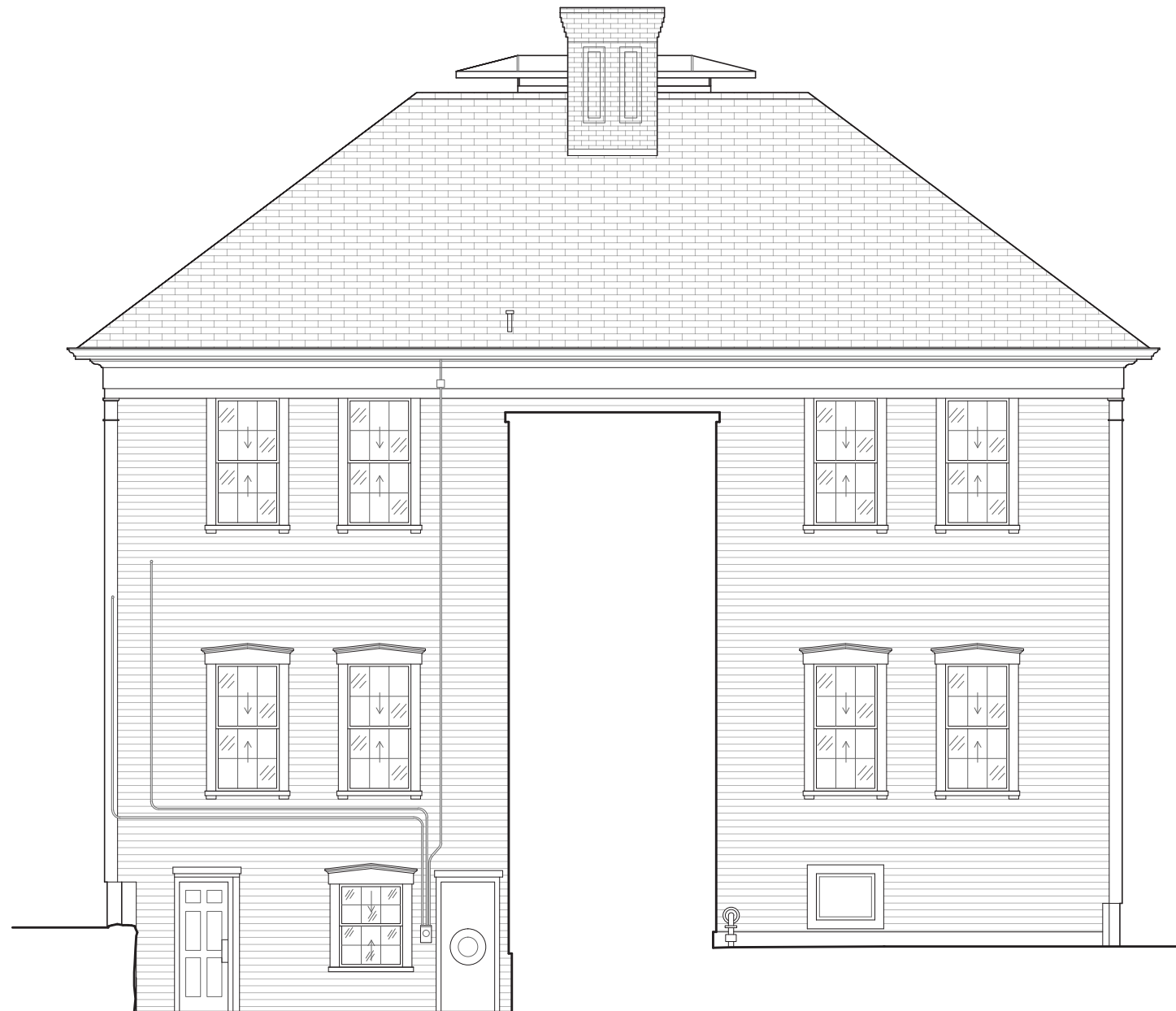
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SHEET TITLE:

**EXISTING CONDITIONS
EAST ELEVATION**

SHEET #:

EX-202



① EXISTING SOUTH ELEVATION
1/8" = 1'-0"

ARCHITECT:



Spencer, Sullivan & Vogt
ARCHITECTURE + PRESERVATION

OWNER:

PROJECT:

UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

ISSUE DATE:

Oct. 7, 2021

PROJECT #:

2109.00

SHEET TITLE:

**EXISTING CONDITIONS
SOUTH ELEVATION**

SHEET #:

EX-203



1 EXISTING WEST ELEVATION
1/8" = 1'-0"

ARCHITECT:



Spencer, Sullivan & Vogt
ARCHITECTURE + PRESERVATION

OWNER:

PROJECT:

UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

ISSUE DATE:
Oct. 7, 2021

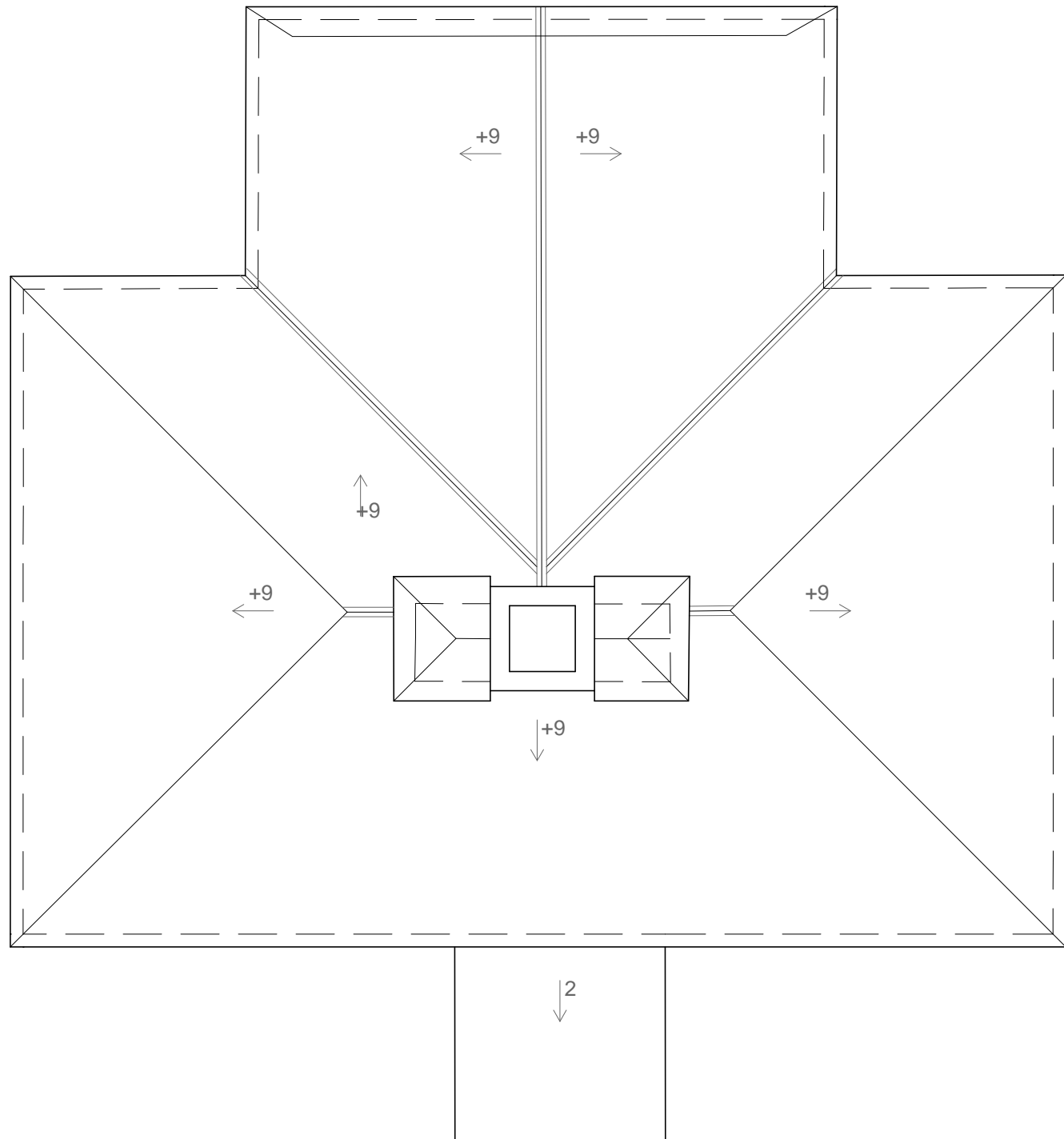
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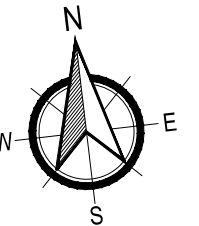
EXISTING CONDITIONS
WEST ELEVATION

SHEET #:

EX-204



1 EXISTING ROOF PLAN
1/8" = 1'-0"



ARCHITECT:



Spencer, Sullivan & Vogt
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OWNER:

PROJECT:

UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

ISSUE DATE:

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PROJECT #:

2109.00

SHEET TITLE:

**EXISTING CONDITIONS
ROOF PLAN**

SHEET #:

EX-205



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B) CONDITIONS ASSESSMENT

1. ROOF AND RAINWATER CONTROL

This section considers the primary roofing materials for all parts of the building, both in their materials and interfaces. It includes related flashings such as at ridges, rakes, eaves, hips, and valleys. Rainwater control is considered, such as downspouts, gutters, and its on-site management (through dry-wells, storm sewers, etc.). It often includes chimneys and other penetrations such as vent pipes, as well as the flashings related to each. Where applicable, snow-control devices such as pads and rails are assessed.

OBSERVATIONS

The Union School is clad in grey slate shingles, with mitered hips [Image 1.01] and open valleys [Image 1.02]. No reports of interior leaking suggest that the interwoven hip flashing is in good condition, as is the valley flashing. Overall, the slate appear to be in relatively good condition, with a few noticeable broken slates [Image 1.03]. Those that have lost at least 25% of their surface area should be selectively replaced to ward off future leaks.

A copper-clad ventilator tower centered on the primary ridge, interrupts a large, wide brick chimney with corbeled cap [Image 1.04]. There are no reported leaks at the ventilator tower, but the chimney shows newer mortar repairs at visible cracking. The chimney really requires full repointing, during which time the associated base flashing should be replaced and the condition of the copper ventilator should be closely inspected.



Image 1.01: Mitered slate hips have a visible joint that should be protected by interleaved flashings.



Image 1.02: The open slate valleys are flashed by a strip of flashing with a pronounced 'V' to stop splashing rain.



Image 1.03: Slates which are missing more than a quarter of their surface area should be replaced.



Image 1.04: The wide brick chimney exhibits partial repointing, but requires a full campaign.



Image 1.05: A narrow band of slate shingles protecting the entry pediment peek out from over the crown moulding.



Image 1.06: Asphalt shingles at the horizontal cornice above the entry are delaminating and severely worn



Image 1.07: Evidence of former half-round gutters and round corrugated downspouts are easily seen.

A narrow coursing of the same slate roofing protects the entry pavilion. These shingles have seen more abuse than those on the high roof and require selective replacement [Image 1.05]. Asphalt shingles on the front pediment's horizontal cornice are badly deteriorated, showing delamination and organic growth [Image 1.06]. This deterioration is the most pressing, as the failed asphalt shingles will start to allow water to infiltrate the cornice and begin rotting the woodwork.

Today, there are no gutters and downspouts on the building. A row of round gutter brackets line the eaves, fastened to the fascia [Image 1.07]. Empty downspout brackets are affixed to the wood cornerboard pilaster, too. If not for the deep eaves and generous drip edge of slate, water would cascade down the face of the eave and over the exterior siding, causing far greater deterioration than seen today. The velocity of rainwater and adequate drip edge prevents this, indicating that it is not necessary to replace the missing gutters and downspouts.

There appear to be no subsurface drainage system for the former downspouts, indicative that they would have drained directly to grade.

RECOMMENDATIONS

- Selectively replace broken slate shingles.
- Repoint brick chimney and inspect copper ventilator for damage.
- Replace asphalt shingles at cornice with copper flashing.
- Remove any remaining gutter and downspout brackets.

2. EXTERIOR WALLS AND TRIM

This section considers the primary exterior wall surfaces that protect the building envelope. While it tends to emphasize the materials used to clad the walls (the siding), it addresses obvious deficiencies in the wall framing, sheathing, and underlayment. For the sake of clarity, stone, brick, and concrete walls integral to the building foundation are discussed in the subsequent section: *Foundation and Grade*.

OBSERVATIONS

The building is uniformly clad in white wood clapboard siding. Generally, the wood is intact and without signs of endemic deterioration, although the paint is tired and starting to consistently flake [Image 2.01]. Notable examples of deterioration include missing and lifting clapboards [Image 2.02]. The ends of some clapboards, where ferrous nails have rusted and split the wood are seen intermittently, requiring selective repair [Image 2.03]. Evidence of tongue-and-groove board sheathing can be seen by inspecting the underside of some cornerboards, the condition of which is good, evidenced by the flat, even wall surface [Image 2.04].

The white paint is certainly not the original color, as bright whites are not historically common for a building of this period. A damaged section of paint layers reveal buff and off-white shades [Image 2.05]. A historic paint analysis should be



Image 2.01: The wood clapboards are well-maintained, but need a thorough repainting with historic colors.



Image 2.02: Missing clapboards are infrequent but obvious, and should be replaced.



Image 2.03: Ferrous nails have a tendency to rust and split open clapboard when exposed to moisture and air.



Image 2.05: The many layers of lead paint should be professionally analyzed to determine historic (and appropriate) colors.



Image 2.04: Tongue-and-groove board sheathing is visible beneath the clapboards.



Image 2.06: A Classical Revival pediment and entablature are hallmarks to this era for places of learning.



Image 2.07: A flagpole bracket and sleeve are the only evidence that one may have ever been present.



Image 2.08: Split wood jambs where the metal handrails are fastened should be monitored.



Image 2.09: Woodwork and paint in the entry alcove enjoy plenty of protection from the elements.

conducted to try to determine original colors.

The existing paint is lead-containing, and adjacency to the school adds complexity for removal and management. The build up of lead paint and the extent of peeling suggests that the best method for treatment at this point would be to chemically strip the existing paint layers to nearly bare wood. Full stripping comes at great cost of course, yet the value of “resetting the clock” on the wood surfaces provides a pristine surface for primer to adhere to. Often, work like this is very successful during summer break months when activity and student presence is drastically reduced.

The Union School’s Classical Revival aesthetic is communicated most clearly at its pedimented entry pavilion, with full entablature including raking cymatium and dentils [Image 2.06]. The woodwork appears to be in very good condition, in need of only preparation and repainting for the most part.

By the peak of the front facade’s gable end, a former flagpole was confirmed by the historic photo to be situated within the wood sleeve and bracket seen today [Image 2.07], both in good condition. Wood jambs at the arched entry have split where iron handrails were fastened into [Image 2.08]. The damage is likely to not advance any further, but should be monitored. Protection by the entry has afforded its interior woodwork to remain unscathed, its paint only slightly faded [Image 2.09].

Notable instances of deteriorated wood are at the base of some cornerboard pilasters, which are checked and splitting [Image 2.10]. The worse instances would require replacement via dutchman repair, where new sections of wood are spliced into existing. Loose trim, such as that found at the rake should be refastened [Image 2.11]. In at least one location, at the base of the valley flashing, cascading water has deteriorated the wood cornice more than anywhere else, requiring more extensive repair [Image 2.12].

Composite materials should be avoided despite their prevalence. Rather, a stable, tight-grained, naturally decay-resistant South American Mahogany wood species should be employed. They are fairly easily milled, but historic profiles on the building may require custom knives from the millworker to accomplish sensitive repairs.

RECOMMENDATIONS

- Conduct paint analysis to determine historic colors.
- Use safe lead-management practices to completely strip, contain, and dispose of all lead-containing paint.
- Replace missing elements and repair siding, trim and other woodwork using South America Mahogany FEQ. Refasten loose mouldings.
- Repaint all wood siding and trim throughout with an oil-based primer and high quality latex topcoat.
- Prep and paint existing stair handrails.
- Consider replacement of missing flagpole.



Image 2.10: Deteriorated cornerboards and skirts may require repair or selective replacement before repainting.



Image 2.11: Loose or missing trim should be refastened after making any repairs.

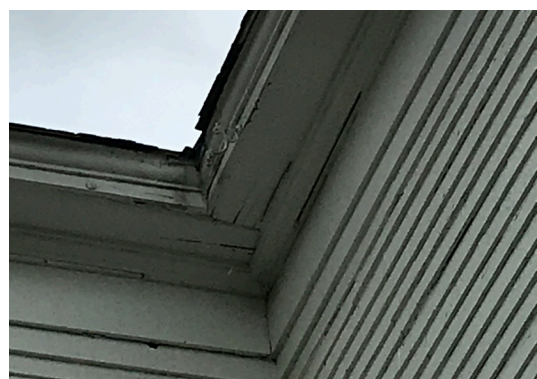


Image 2.12: An inside-corner eave exhibits additional damage from the valley flashing's lack of gutter below.



Image 3.01: Sage-green doors are protected by the alcove, but need a new coat of (appropriately colored) paint.



Image 3.02: The iconic Palladian window on the front facade requires complete restoration.



Image 3.03: Jet-black, modern aluminum clad wood windows are in excellent condition.

3. OPENINGS

In this section, *Openings* considers all the intentional penetrations such as doors, windows, skylights, and louvers built into the exterior envelope. It extends to the specific: such as door leafs and hardware; window sashes and chains; or louver blades and screens. Often, it also includes the necessarily-integrated wood sills, casings, trim, and flashings -- even if such features are frequently categorized into the broader, preceding section *Woodwork and Trim*.

OBSERVATIONS

The front entry doors, having the protection of the deep alcove, are in very good condition [Image 3.01]. The sage-green paint has started to show its age in a few areas, likely not the original color.

A Palladian window sits centered within the main facade's pediment, in what appears to be poor condition [Image 3.02]. Missing glazing and plywood panels cover the arched transom lite and the right-hand window. The sash appear to be wood, with faded paint and likely deteriorated rails.

Tall, slender windows elsewhere on the building are black aluminum clad wood replacement windows that are new, replaced sometime in the building's recent history [Image 3.03]. The windows themselves are in excellent condition. The wood casings and sills are in fair or good condition, typically requiring the same scraping, preparation, and repainting as the wood trim elsewhere [Image 3.04]. Pitched crown mouldings at the top of window casings require more surgical repairs, as they have suffered the most deterioration from



Image 3.04: Window trim details are generally well-maintained, but require thorough scraping and repainting.

rainwater, and should be re-flashed [Image 3.05].

Missing casings, a pressed metal door, and a sealed door with vent turbine are a few transgressors in the otherwise uniform array of openings [Image 3.06].

A handful of wide intake grilles on each side of the building are inserted into older cased openings for the same purpose, which are no doubt part of the fresh air system which leads to the rooftop ventilator [Image 3.07]. Some basement windows sit within the granite foundation, also aluminum clad wood [Image 3.08].

RECOMMENDATIONS

- Restore deteriorated wood Palladian window, including trim, sash, glazing, and hardware.
- Replace metal and missing doors at rear elevation with wood paneled doors, of a design appropriate for the building era.



Image 3.05: Deteriorated window trim is typically limited to the crown mouldings.



Image 3.06: Missing trim and an awkward selection of doors should all be replaced.



Image 3.07: Intake grilles at the building are part of the overall ventilation system, exhausting at the rooftop.



Image 3.08: Basement windows interrupt the foundation, made of the same black aluminum.



Image 4.01: The concrete steps are unmarred and intact, however dull they may appear.



Image 4.02: Long, slender blocks of granite support the building's wood frame. Corners should be repointed.



Image 4.03: Small openings in the basement window sill joints are a potential site for future leaks.



Image 4.04: A coarse stone retaining wall at the rear is in need of basic repointing.



Image 4.01: A modern concrete foundation appears to have been installed with the new connector addition.

4. FOUNDATION AND GRADE

This section considers the above-grade foundation walls seen from the exterior. Foundation walls may be relatively straightforward, as concrete or stone veneer at a building's base. Or, for the sake of clarity, they may be considered larger sections of concrete or brick with doors and windows, that essentially function as the building foundation (upon which sits a wood shingled wall). Often, the matter is a hybrid. This section also acknowledges the grade conditions that directly meet the foundation wall, where a more extensive section on landscape or site conditions is unnecessary.

OBSERVATIONS

The school greets visitors with a set of wide, concrete steps which lead into the recessed entry alcove [Image 4.01]. The steps are intact and show no signs of cracking or any real damage. The building sits upon a smooth grey granite most likely from the Chelmsford quarry. The blocks of granite are long and monolithic with very few head joints, save for at outside corners and intermittent windows [Image 4.02]. Some open mortar joints at the corners of windows are a risk of water infiltration, and should be easily addressed by repointing [Image 4.03].

Irregular stone retaining walls demarcate the change in grade on one side of the building, which could benefit from a brief repointing campaign to ward off future damage [Image 4.04].

On the opposing corner, the end of the previously mentioned granite is exposed, where it comes in contact with a modern concrete foundation on the rear of the schoolhouse [Image 4.05]. This concrete foundation was likely added in conjunction with the modern connector to provide lateral support where it bridges the original building and larger complex.

RECOMMENDATIONS

- Repoint granite foundation head joints.
- Repoint coarse stone retaining wall.

C) RECOMMENDED TREATMENT DRAWINGS

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UNION SCHOOL BUILDING

EXTERIOR ENVELOPE ASSESSMENT

522 Main Street, Dunstable, MA 01827

DRAWING INDEX:

ARCHITECTURAL	
A-001	TITLE SHEET
A-201	NORTH ELEVATION
A-202	EAST ELEVATION
A-203	SOUTH ELEVATION
A-204	WEST ELEVATION
A-205	ROOF PLAN



1 UNION SCHOOL BUILDING



PROJECT
LOCATION

2 UNION SCHOOL BUILDING - LOCATION MAP

ARCHITECT:  Spencer, Sullivan & Vogt ARCHITECTURE • PRESERVATION	OWNER:	PROJECT: UNION SCHOOL BUILDING 522 MAIN ST, DUNSTABLE, MA 01827	ISSUE DATE: Dec. 28, 2021	SHEET TITLE: EXTERIOR ENVELOPE ASSESSMENT TITLE SHEET	SHEET #: A- 001
			PROJECT #: 2109.00		

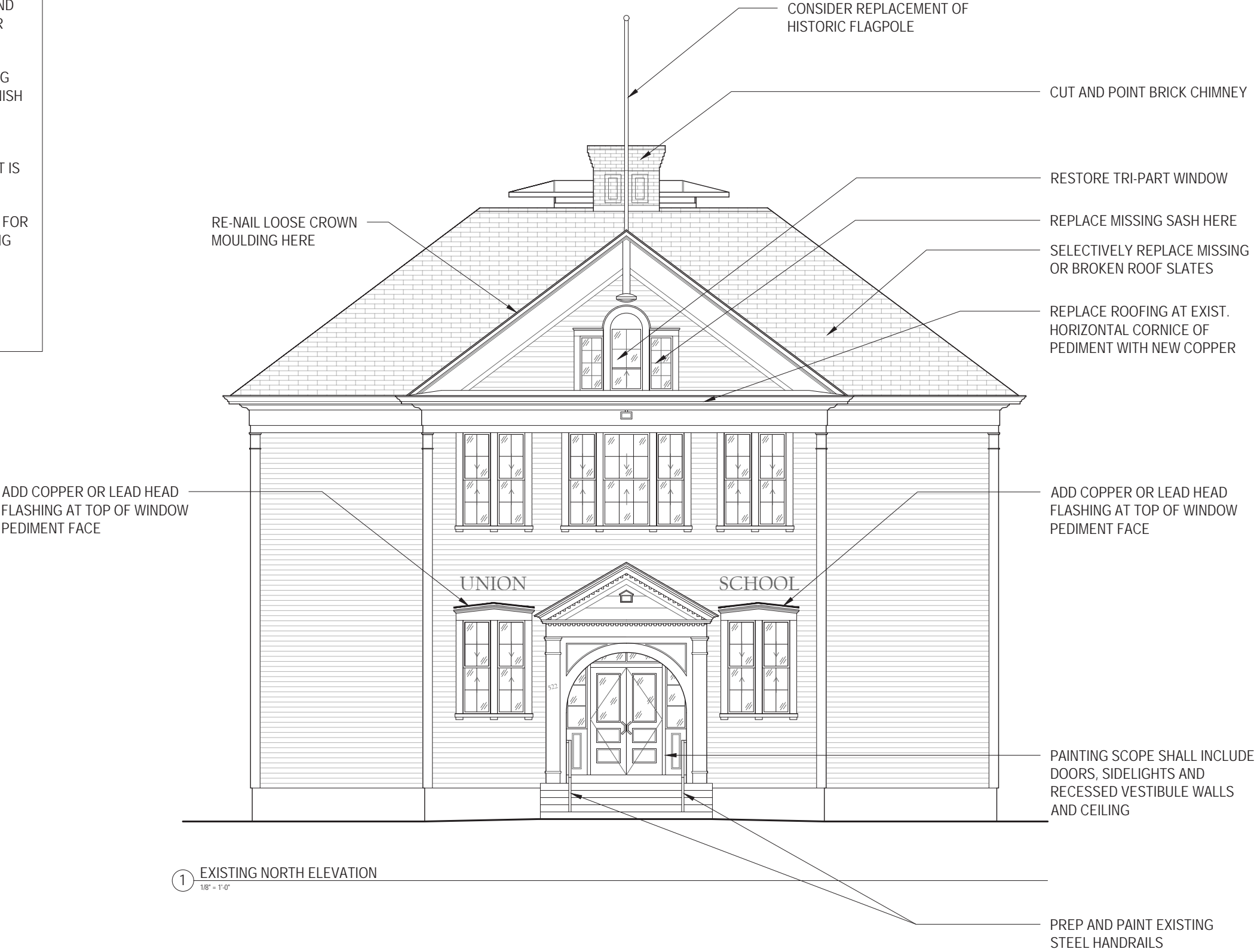
GENERAL NOTES:

CONDUCT PAINT LAYER ANALYSIS TO DETERMINE HISTORICAL SEQUENCE OF PAINT COLORS AND INFORM RESTORATION APPROACH TO COLOR DECISION.

STRIP AND DISPOSE OF ALL LEAD-CONTAINING PAINT. APPLY WITH A BRUSH PRIMER AND FINISH COATS OF PAINT AT ALL WOOD CLAPBOARD SIDING AND ALL WOOD TRIM ELEMENTS.

NOTE: GIVEN THE AGE OF THE STRUCTURE, IT IS ASSUMED THAT LEAD-CONTAINING PAINT IS PRESENT. CONTRACTOR SHALL ADHERE TO REGULATED LEAD MANAGEMENT PRACTICES FOR WORKER AND PUBLIC PROTECTION INCLUDING THE CONTAINMENT AND DISPOSAL OF LEAD-CONTAINING PAINT DUST AND CHIPS.

RE-NAIL LOOSE WOOD MOULDINGS AND CLAPBOARDS.



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

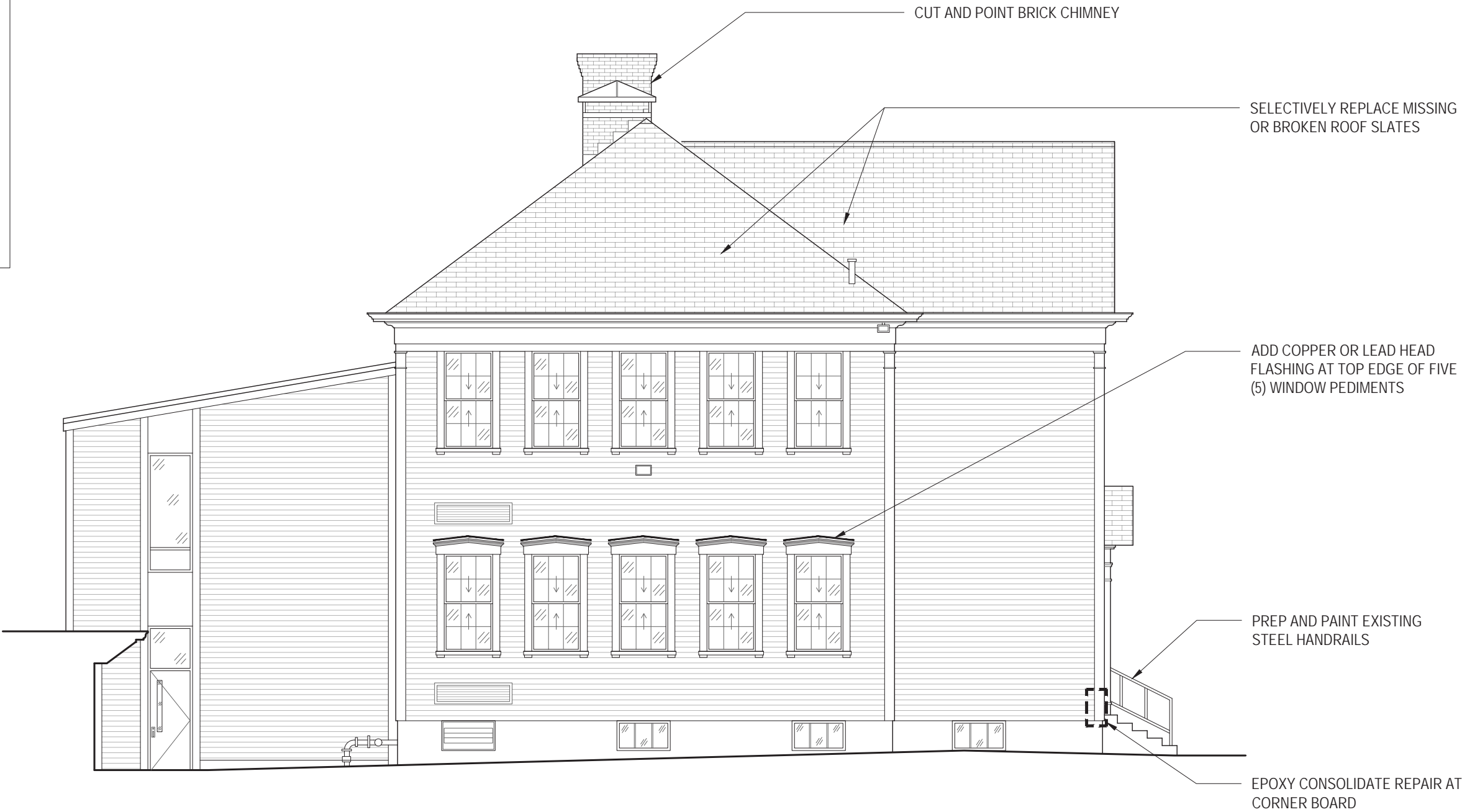
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1 EXISTING EAST ELEVATION
1/8" = 1'-0"

ARCHITECT:



Spencer, Sullivan & Vogt
ARCHITECTURE + PRESERVATION

OWNER:

PROJECT:

UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

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SHEET TITLE:

EXTERIOR ENVELOPE ASSESSMENT
EAST ELEVATION

SHEET #:

A-202

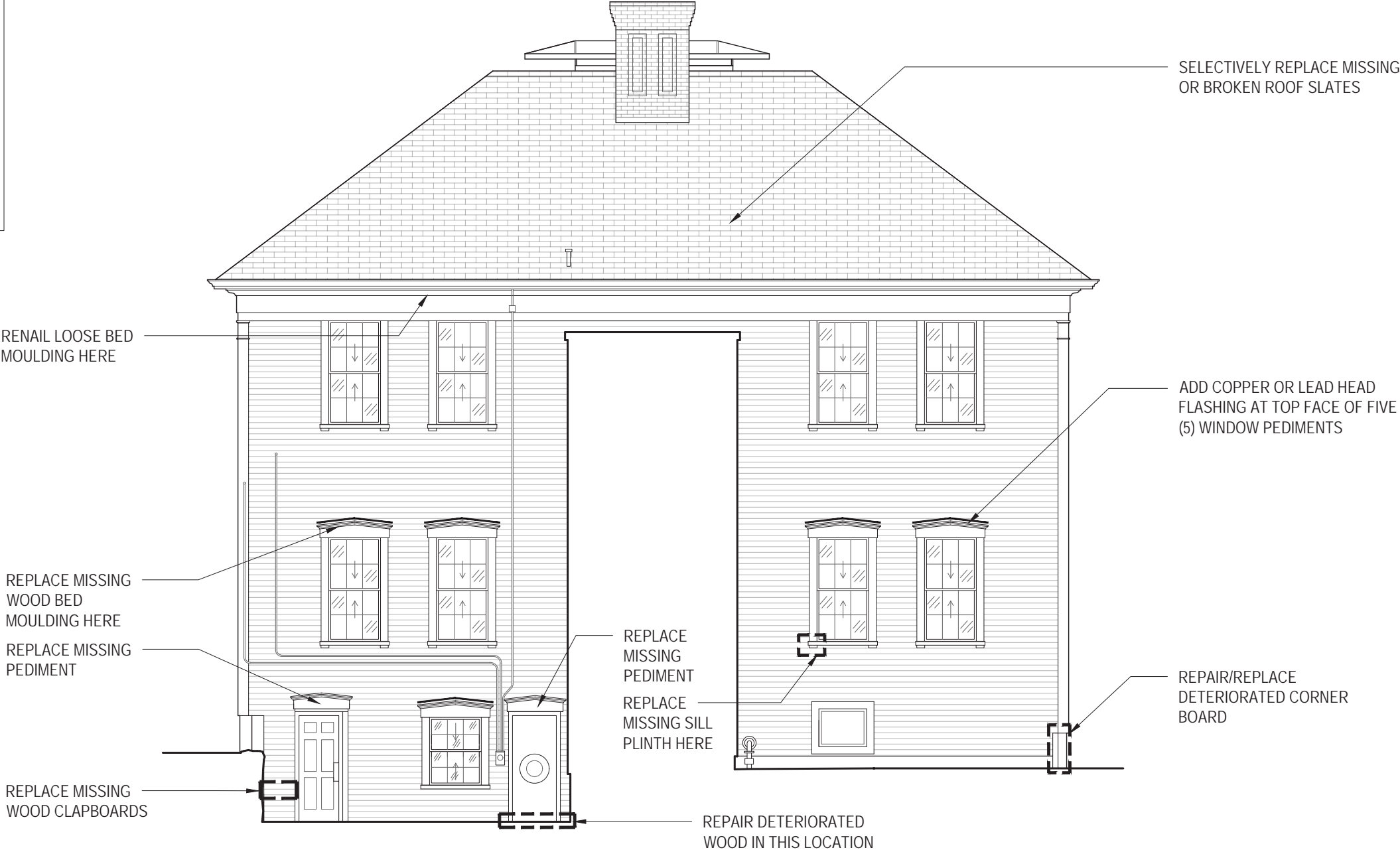
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1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

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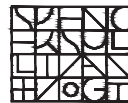
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RE-NAIL LOOSE WOOD MOULDINGS AND CLAPBOARDS.



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UNION SCHOOL BUILDING

522 MAIN ST, DUNSTABLE, MA 01827

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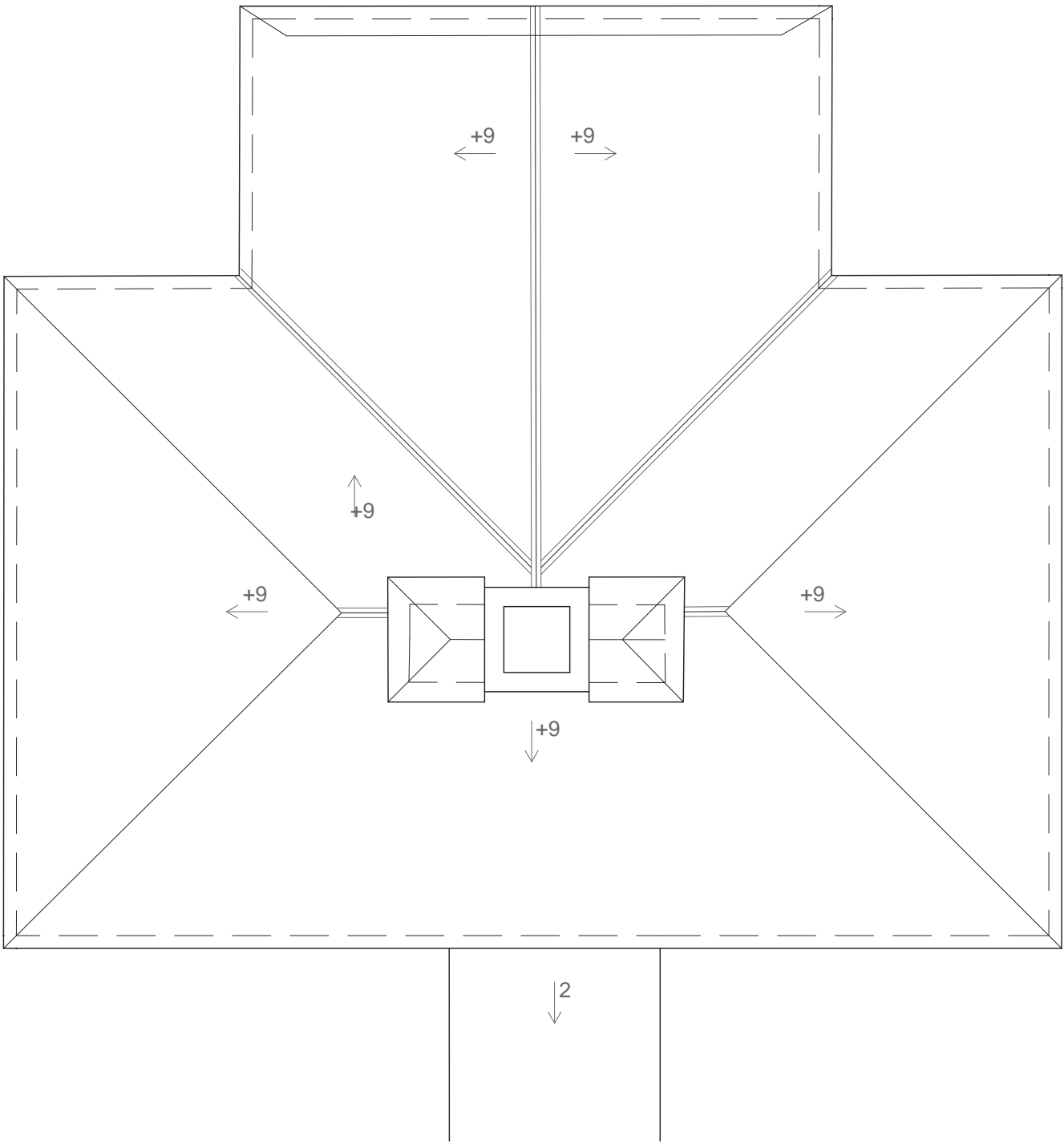
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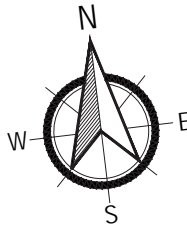
EXTERIOR ENVELOPE ASSESSMENT
WEST ELEVATION

SHEET #:

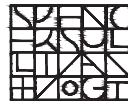
A-204



1 EXISTING ROOF PLAN
1/8" = 1'-0"



ARCHITECT:



Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION

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UNION SCHOOL BUILDING

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EXTERIOR ENVELOPE ASSESSMENT
ROOF PLAN

SHEET #:

A-205

D) OPINION OF PROBABLE COST

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COST ESTIMATE



Union School, Dunstable, MA Exterior Envelope Conditions Assessment

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



1 Thompson Square, Suite 504 • Charlestown, MA 02129

December 28, 2021

DIV. 01 - GENERAL REQUIREMENTS		REMARKS
	Project management, supervision,	\$5,000
	Temporary Facilities, access, disposal	\$20,000
SUBTOTAL		\$25,000

DIV. 04 - MASONRY		REMARKS
	Repainting of Brick Chimney and Foundation	\$10,000
SUBTOTAL		\$10,000

DIV. 06 - WOOD, PLASTICS, AND COMPOSITES		REMARKS
	Replace door pediments South elevation	\$6,000
	Replace missing mouldings	\$5,000
	Fascia and soffit repairs	\$30,000
	Epoxy consolidation repairs of wood trim and mouldings	\$4,500
	Replacement of deteriorated wood trim and mouldings	\$8,500
	Selectively replace wood siding	\$1,600
	Clapboard work at window head pediments	\$7,600
SUBTOTAL		\$63,200

DIV. 07 - THERMAL AND MOISTURE PROTECTION		REMARKS
	Replacement of broken and missing slate	\$3,000
	Head flashing at window and door head pediments	\$25,500
	Replace roofing at horizontal cornice of front pediment	\$20,000
SUBTOTAL		\$48,500

DIV. 08 - OPENINGS		REMARKS
	Restore tri-part window in façade pediment include replacing missing window	\$8,000
SUBTOTAL		\$8,000

DIV. 09 - FINISHES		REMARKS
	Strip and dispose of lead-containing paint. Prim, and paint all woodwork.	\$375,000
SUBTOTAL		\$375,000

DIV. 10 - SPECIALTIES		REMARKS
	Restore original flagpole	\$6,000
SUBTOTAL		\$6,000

SUBTOTAL		\$535,700
General Conditions: +		\$53,570
HARD COST SUBTOTAL		\$589,270
Overhead + Profit: +		\$58,929
CONSTRUCTION COST SUBTOTAL		\$648,197
Contingency: +		\$64,820
Architecture/Engineering Fees: +		\$106,953
GRAND TOTAL		\$819,969

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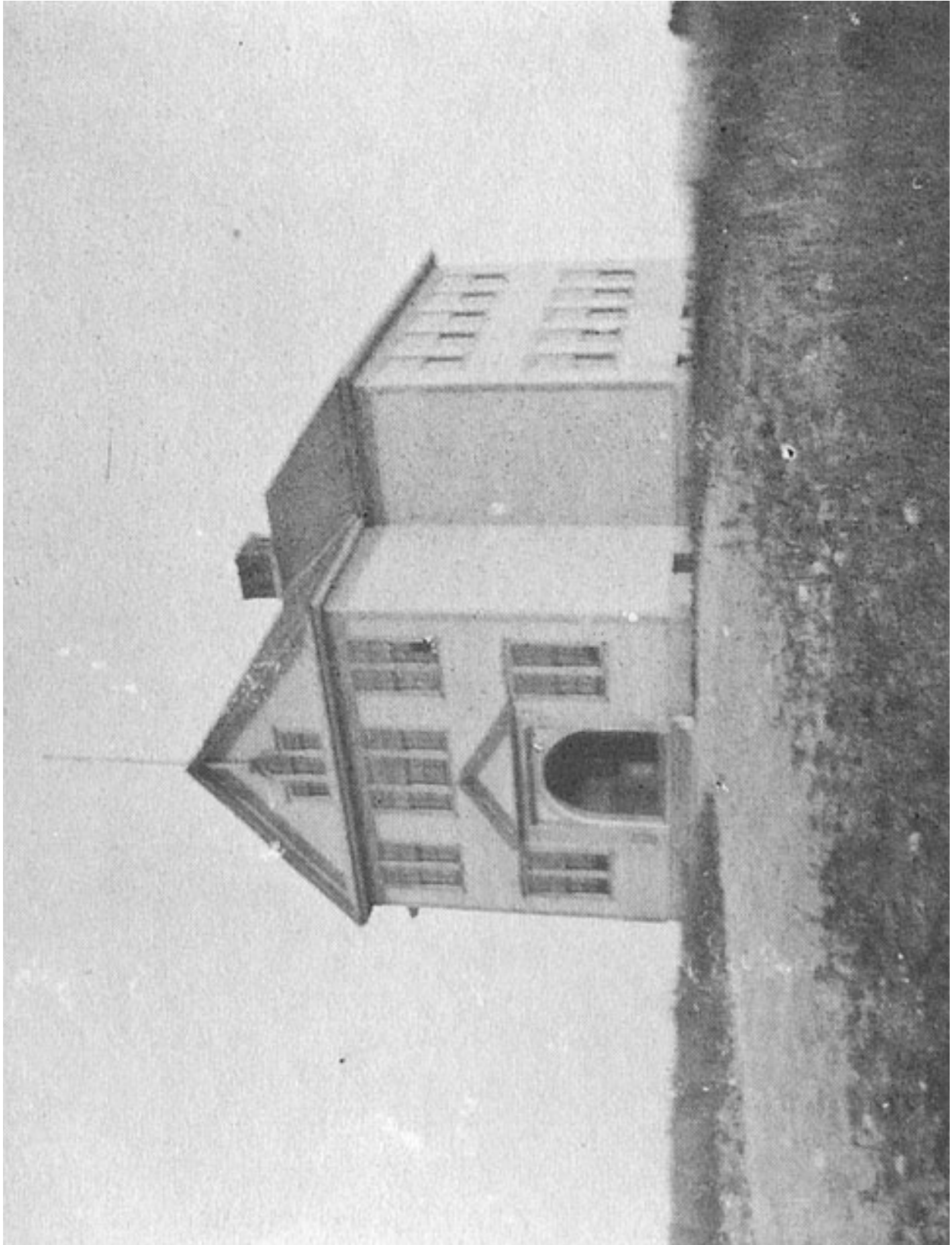
APPENDIX

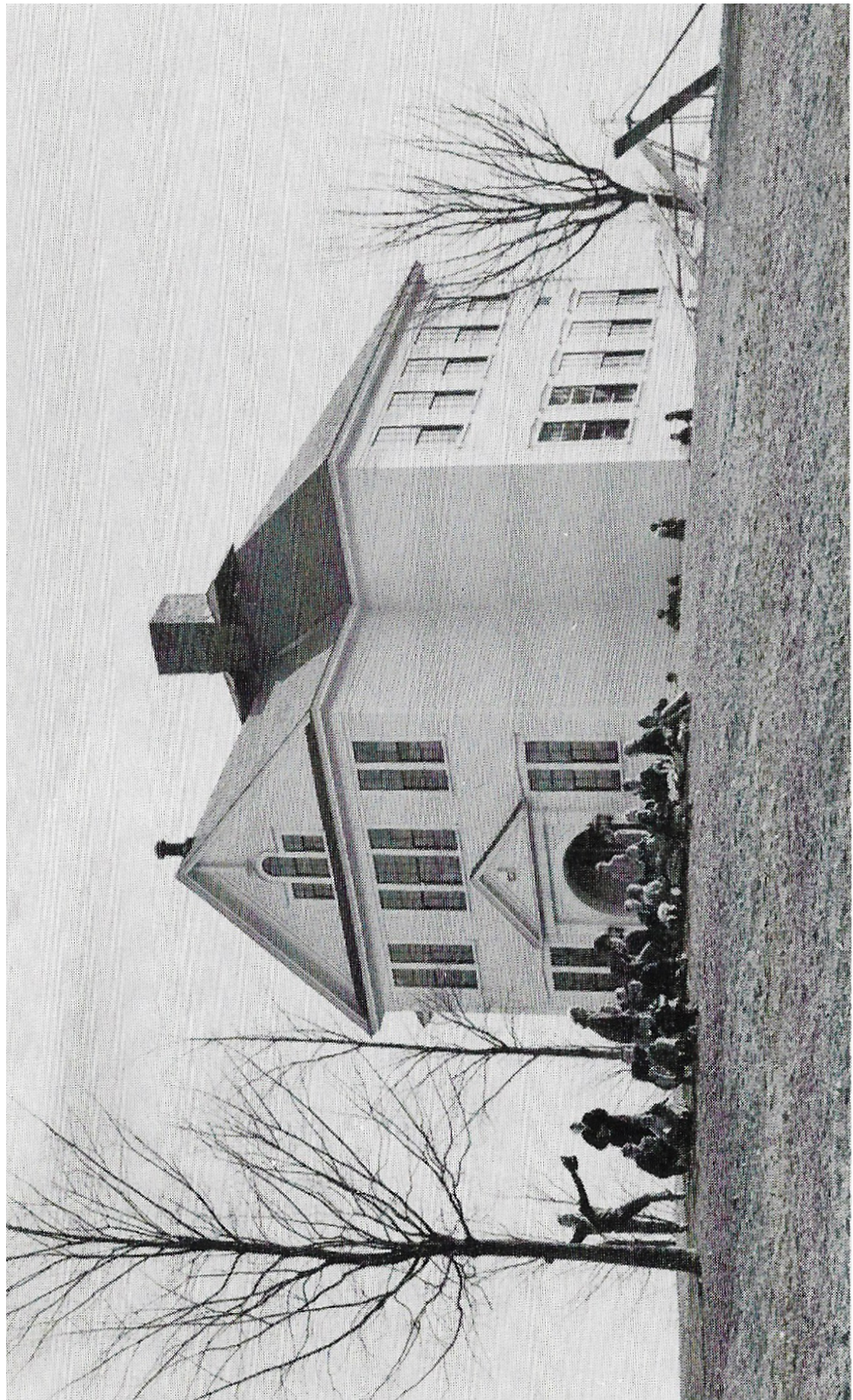


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Selected Historic Photographs



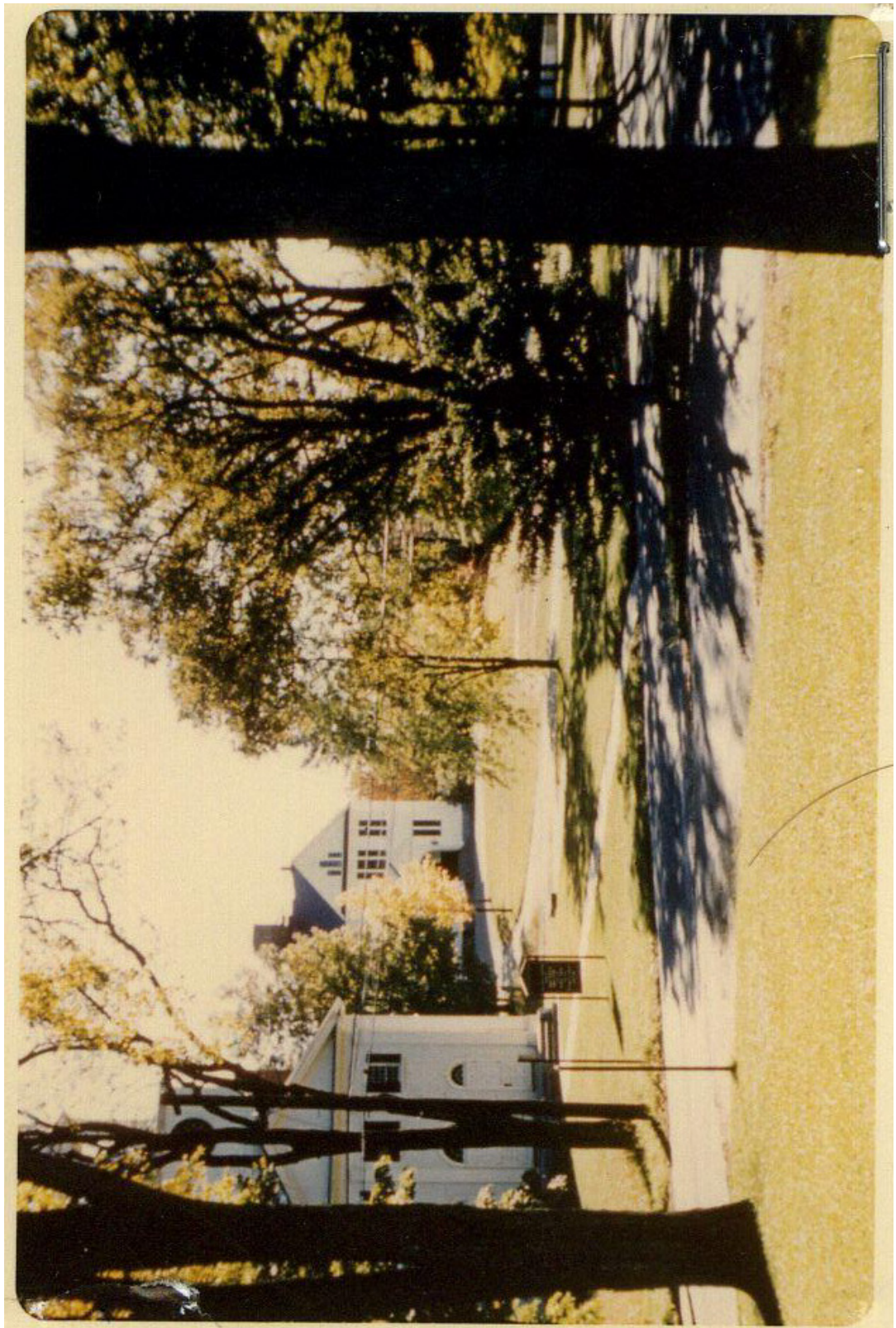














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MHC Form-B (Union School Building)

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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

P1. 4 DUN. 20
JCS NASH
SEPTA

In Area no.

Form no.

C

1139

Town Dunstable

Address Rte. 113 Town Center

Name Union School

Present use school

Present owner Town of Dunstable

Description:

Date 1895

Source Dunstable Village

Style

Architect

Exterior wall fabric wood clapboard

Outbuildings (describe)

Other features

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre _____

Approximate frontage

Approximate distance of building from street

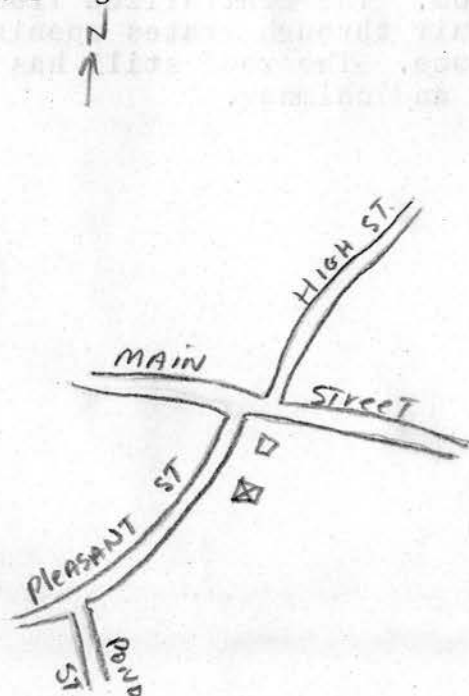
6. Recorded by Nancy Murdock

Organization NMAC

Date October, 1976



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

(over)

7. Original owner (if known) Town of Dunstable

Original use school

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<input checked="" type="checkbox"/>	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

In 1895, the "new" school was named the Union School because previous schooling had been done in five separate district schools. The school still uses the original town school rooms two on each floor, however, originally several classes met simultaneously in each room. The centralized floor plan allowed for a symmetrical distribution of hot air through grates opening into each of the four rooms from the basement furnace. The roof still has the typically late 19th century ventilation stack and chimney.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Dunstable Village, 1973, Curtis Gates, editor

MHC Form-A (Dunstable Center Historic District)

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FORM A - AREA AND SITE SURVEY
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

6. Please comment on the Historical or Architectural importance of this area:

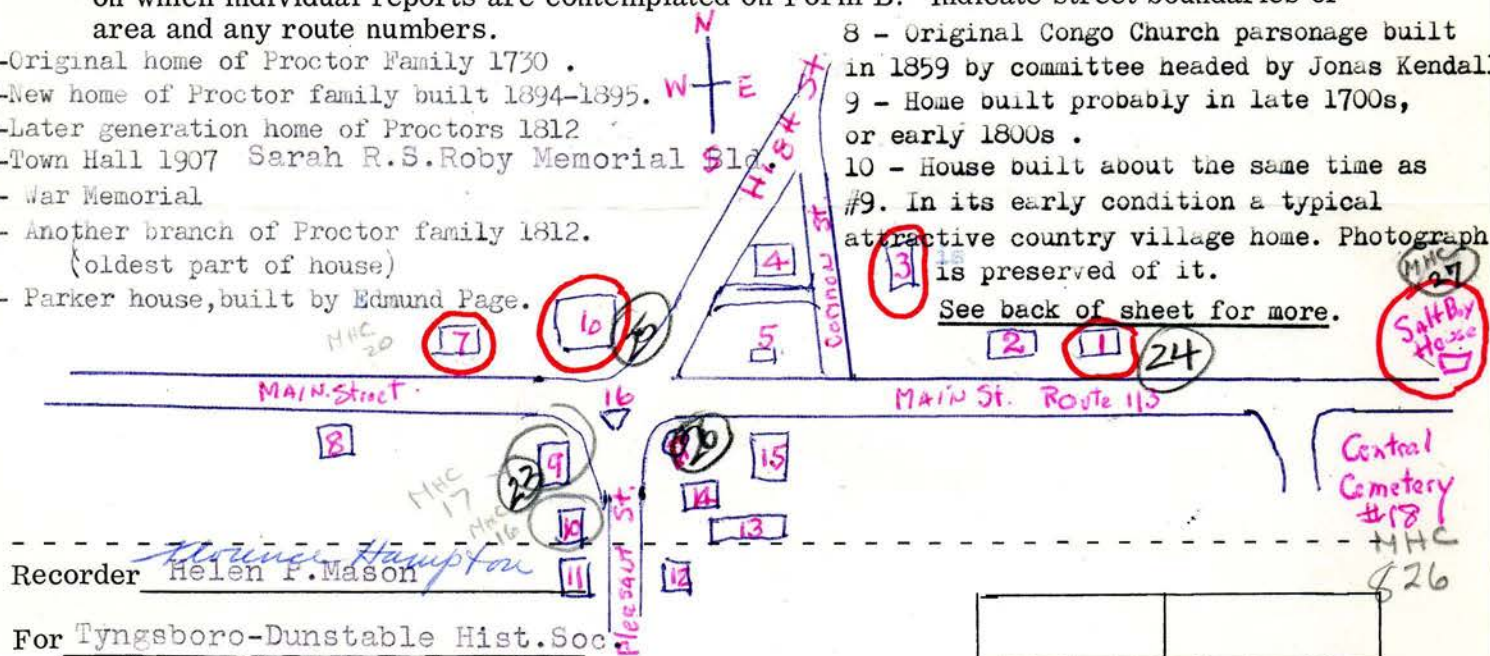
The present village of Dunstable was the center eventually of an early settlement in an area granted by Massachusetts Bay Colony to a group of petitioners in 1673. It was named in honor of the wife of Johnathan Tyng, one of the earliest settlers. Madam Tyng came from Dunstable England. At this time the grant included areas now known as Tyngsboro, parts of Hollis, Nashua, and on up to Milford, N.H. It lay on both sides of the Merrimack river. The first settlement was made near the junction of the Nashua & Merrimack rivers, but by 1680 settlers came to the area of the present Dunstable village and it began to develop as a center. Family tradition has it that the first buildings put up were log cabins. Houses, standing today, which were built in the early settling of the village are the Saltbox house on Main St. opposite Central Cemetery and the home marked #1 on the map 1730. Other houses date from the late 1700s or early 1800s. They compliment each other architecturally and give the village a lovely New England colonial atmosphere which should be preserved. There are few so close to the large centers of population which so well show what a New England village was like.

7. Draw a general map of the area involved. Please indicate in red any known historic sites on which individual reports are contemplated on Form B. Indicate street boundaries of area and any route numbers.

- 1-Original home of Proctor Family 1730 .
- 2-New home of Proctor family built 1894-1895. W.
- 3-Later generation home of Proctors 1812
- 4-Town Hall 1907 Sarah R.S.Roby Memorial
- 5- War Memorial
- 6- Another branch of Proctor family 1812.
(oldest part of house)
- 7- Parker house, built by Edmund Page.

8 - Original Congo Church parsonage built in 1859 by committee headed by Jonas Kendal.
9 - Home built probably in late 1700s, or early 1800s .
10 - House built about the same time as #9. In its early condition a typical attractive country village home. Photograph is preserved of it.

See back of sheet for more.



NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form.

Numbered items on map on other side of this sheet.

- 11- Presently a house and store. Originally a pretty Cape Cod cottage house of 4 rooms plus attached sheds.
- 12 - Story and a half house built about time of Civil War.
- 13 - New School house, built 1963 - ~~64~~.
- 14 - "Old" school built 1894.
- 15 - Congregational Church Built around 1912 - 13 after fire destroyed the original church. It is excellent architecturally and fits well with the older houses of the village.
- 16 - Memorial Fountain and watering trough given in 1888 by Jonas C. French.
- 17 - Site of the original Congregational Church which was destroyed by fire.
- 18 - Central Cemetery. The dates on the grave stones are as far back as 1775.

There are 30 Revolutionary war soldiers buried there.

"	"	2 French & Indian War	"	"	"	.
"	"	2 Shay's Rebellion	"	"	"	.
"	"	12 War of 1812	"	"	"	.



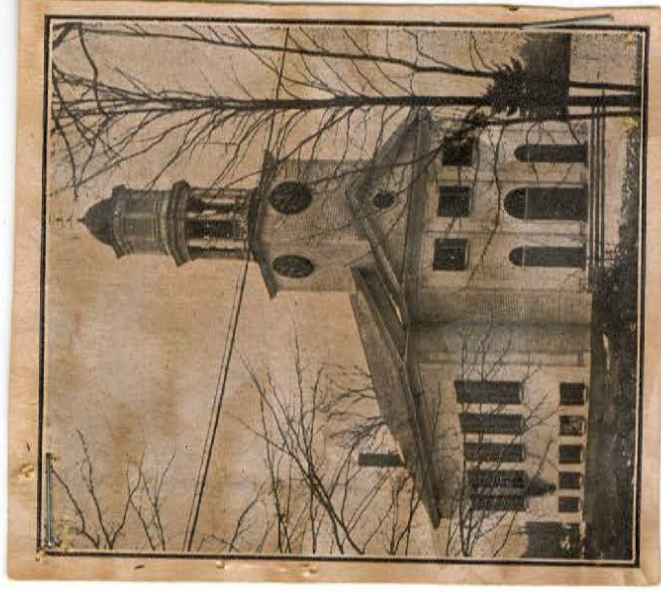
Church (DUN.13) and Union School
(DUN.20) February 1967



Roby Memorial Building (DUN.12)
and Church (DUN.13)
February 1967



Houses: Wellington (Parker)
and Goldfrygate (Taylor)
February 1967



Dunstable Congregational Church
before addition of Parish House (DUN.13)

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MHC Form-A (Dunstable Center Historic District, *Expanded*)

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DUN.F

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, MA 02125

Assessor's Sheets USGS Quad Area Letter Form #s in Area
Pepperell; Tyngsborough AREA F See DDS

Town: Dunstable

Place: Dunstable Center

Photographs

See Continuation sheet

Name of Area: Dunstable Center

Current Use: Residential; commercial; civic

Construction Dates or Period: 1733-ca. 1950

Overall Condition: Good-excellent

Major Intrusions and Alterations: Additions to 1895 school in ca. 1962, 1994; some residences altered with modern additions, synthetic siding, windows.

Acreage: Approximately 150

Sketch Map

See Continuation sheet

Recorded by: Sanford Johnson

Organization: Dunstable Historical Commission

Date (Month/Year): 8/99

RECEIVED

FEB 15 2000

MASS. HIST. COMM

AREA FORM

ARCHITECTURAL DESCRIPTION:

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Dunstable Center is the residential, commercial and civic center of the town of Dunstable, Massachusetts. The town is located south of Nashua, New Hampshire, west of Tyngsborough, Massachusetts, north of Groton and east of Pepperell. Architectural resources consist of moderate to well preserved institutional and residential properties constructed from the Colonial to the Early Modern Periods. The area is comprised mainly of residential buildings but also contains a church, school, town hall, the town common, and two commercial buildings in converted residences. In addition to the approximately 30 buildings, a cemetery and a granite water fountain are located in the area. Architectural styles include Colonial, Federal, Greek Revival and Victorian Eclectic style examples built primarily of wood with a moderate level of architectural detail. Most houses are 2 or 2 ½ stories in height and are set back from Main and Pleasant Streets by 20' to 100'. Density of construction is highest near the intersection of Main and Pleasant Streets. House lots become larger away from the core of the district.

The historic appearance of the buildings is enhanced by the presence of many historic outbuildings, stone walls and farm fields. Also, the town common is located east of the **Evangelical Church**** and is the site of the town bandstand and ball fields. Boundaries of the area are defined by changes in density of historic buildings and by geologic features. The northern, southern and western boundaries are marked by an abrupt dissipation of historic resources. The eastern boundary abuts the **East Main Street Area**** which proceeds from the cemetery to the Tyngsborough town line. Dunstable Center is well-preserved in relation to other town centers in northern Middlesex County, particularly when considering the modern development in the immediately adjacent towns of Tyngsborough and Nashua, New Hampshire. All but seven buildings are contributing elements and continue to associate the area with its historic trends of development. A one-story addition to the **Union School**** was made in approximately 1980. The area retains much of the appearance it had during the early 20th century.

Access to the area is via Main Street from the east and west, Pleasant Street from the south, High Street from the North and Westford Street from the southeast. Common Street marks the east boundary of the former Common and has its entire length within the area. Hillcrest and Highland Streets are mid and late 20th century subdivisions located within the area. Black Brook runs along the south border of the area. Kendall and Roby Hills elevate the landscape north of the Center and Chaney Hill rises in the south.

Development

The town of Dunstable was founded in 1673 and included at that time all or part of the surrounding towns of Milford, Hollis, Litchfield, Hudson, Brookline and Nashua, New Hampshire, Tyngsborough, Pepperell, Townsend and Groton. Boundaries were finalized in 1820. The first church and town center within the current town boundaries was located on Meetinghouse Hill one mile east of the current town center. Residents voted to build a meeting house which was completed in 1753. Shortly afterward, the **Meetinghouse Hill Burying Ground**** on East Main Street was established as well as the town pound on the western crest of the hill. Fluctuating populations and boundaries of surrounding towns raised issue with the location of the church, which was moved one mile west to a site near the existing town hall in 1793. Main Street was a county road at the

time connecting Tyngsborough and Hollis, New Hampshire on the Merrimack and Nashua Rivers. A corn and saw mill existed in the town in 1794 and may have been located at Fletcher Street where it crosses Joint Grass Brook.

By the Early Industrial Period (1830) the center had approximately a dozen houses, two schools and two mills. The number of houses increased to around 15 by 1856. Other development included the construction of a second church and three additional small shops. Significant new development occurred during the Late Industrial Period in the form of the **Union School** in 1896, the **Sarah R. S. Roby Memorial Hall** in 1908 and replacement of the Congregational Church which burned in 1910. Dunstable remained a farming town with little other economic activity until the mid -late 20th century. The Dunstable Center area remains the civic, social and economic focus of the town.

Civic Buildings

The initial church in present-day Dunstable was constructed in 1753 on Meetinghouse Hill, one mile east of the current town center. The church was moved in 1791 to the current town center due to the site's central location, but it burned in 1863. A second church was built south of Main Street in 1831 as a result of a religious schism. The new building exhibited elements of the Greek Revival style with a closed gable, symmetrical facade, classical trim at the paired entries and a Gothic Revival pinnaced tower. The building was remodeled in 1904 with an arched belfry with pyramidal roof, a profusion of stained glass and an altered asymmetrical facade with a single entry. This building burned in 1910. The existing **Dunstable Evangelical Church**** building was completed in 1913 in the Classical Revival style according to plans by architect Samuel W. Mead.. The building is a five by three-bay, front-gabled form with a tower over the facade. The principal elevation is articulated with a three-bay pavilion, closed gable pierced by an oculus, Doric pilasters, and three entries with half-round fanlights. Based on a square form with an octagonal belfry above, the tower culminates in an ogee-form roof with weathervane. The exterior of the building is clad in wood clapboards and the roof is slate shingles. It is well-maintained.

The Classical Revival style **Union School**** was built in **1895** in response to the regional trend toward centralizing district schools. The architect was Warren L. Floyd who practiced in Lowell from 1875 until the 1910s. The two-story, 3 by 5 bay wood-framed building has a ridge-hipped roof with a central gabled pavilion expanding the facade. Ornament consists of the pedimented entry hood with Palladian window above, the entry recessed behind a Roman arch, corner pilasters and frieze boards. A pent roof closes the gable in the central pavilion. Windows in the facade are typically paired 4/4 double-hung sash with pedimented hoods on the first story. The exterior of the building is clad in wood clapboards and the roof is slate shingles. A low, two-story addition has been made to the rear and east side of the school around 1980. The addition is brick and glass with a shallow pitched gabled roof.

The **Sarah R. S. Roby Memorial Hall****, in **1908** with elements of the Colonial Revival and Craftsman styles, occupies the slightly elevated piece of ground north of the intersection of Main and Pleasant Streets. The town hall was built according to designs by Warren Floyd who was also the architect of the Union School. This triangular parcel is the former Town Common, site of the Evangelical Church after its 1791 move from Meetinghouse Hill and the band stand in the late 19th century. The 1 ½-story, 7x3-bay brick building has a pyramidal hipped roof clad in slate, prominent gabled dormer with Palladian window above the center entry and a crenelated entry porch with Roman arch. An octagonal tower at the southwest corner of the plan is a

significant element in the Dunstable Center Area. Due to its distinctive design and prominent site, the town hall bears a great deal of significance to the town center.

Schoolhouse #2 at 107 Pleasant Street, built around 1825 and adapted for use as the town Highway Department garage in the mid 20th century, is a one-story, front-gabled building constructed primarily of brick. Gable peaks are wood and clad in clapboards. The former paired entries and central double-hung sash have been removed and replaced with two rolling vehicle doors. The yard is unpaved and contains piles of earthen materials, equipment and vehicles.

The former **post office** was built around 1950 and is located south of the store at **17 Pleasant Street**. The front-gabled, wood-framed building is one story high with a pedimented entry porch in the center of the three-bay asbestos shingled facade. Multiple pane fixed sash flank the entry trimmed with Colonial Revival style pilasters and sidelights. The front of the building is a paved parking lot. A ramp for handicapped access has been built onto the entry porch. The building is vacant.

The Dunstable **Fire Department** was built at **28 Pleasant Street** across from an earlier post office around 1950. The one-story cinderblock building is accessed by three roll-up vehicle doors. A one-story addition has been made to the south elevation for office space.

Residential Buildings

Residential buildings in the Town Center exhibit Colonial, Federal, Greek Revival, Victorian Eclectic and Colonial Revival style details. Most are built on spacious parcels and are oriented toward Main or Pleasant Street. The **Dr. Ebenezer Starr House at 601 Main Street (1778)**** is a Federal style residence on the eastern edge of the Dunstable Center Area. The side-gabled, two and one-half story form has a symmetrical 5-bay facade. The 6/9 double-hung sash are placed immediately below the eave on the second story and have hoods covering those of the first story. Walls are clad in wood clapboards, the roof in asphalt shingles and the foundation is built of cut granite. The center entry has classical trim consisting of pilasters with architrave above as well as a row of four transom lights. The massive center chimney marks this as an early residence compared to others in the area.

Fifty-six Pleasant Street (ca. 1790) is a one and one-half story, Colonial style house built on a five by two-bay plan with a one-story ell at the rear. The center entry is protected by a Colonial Revival style porch with pediment, molded cornice, frieze and corner pilasters. The porch is the most expressive architectural element of the building. The roof is clad in asphalt shingles, the walls in wood clapboards and the foundation is built of an undetermined material. A center brick chimney marks the roofline. Windows are 2/2 double-hung sash except in the north gable peak which is a 6/6 double-hung unit. The house is well-maintained and continues to impart a Colonial sensibility to the area.

The Federal style is represented by the **Austin House, called Calmore, at 519 Main Street (ca. 1812)****. The 5 by 3-bay, two-story main block has a low ridge-hipped roof, characteristic of the style. Four prominent brick chimneys at the corners reinforce the Federal sensibility of this symmetrical and formally designed mass. Windows are 6/6 double-hung sash flanking the center entry which is ornamented with classical trim. Paired fluted pilasters and the transom light are covered by the pedimented entry porch which is articulated by a molded cornice, dentils, Doric frieze with triglyphs and supported by fluted Doric columns. The exterior is clad

in wood clapboards, the roof in asphalt shingles and the foundation is cut granite with concrete under the east addition. The Federal portion of the house is enlarged by Colonial Revival style blocks on the east and west elevations.

The **Proctor House at 7 Pleasant Street** (ca. 1812)** is a two-story Federal style residence built around 1812 with an attached barn. The main block at the southern end of the plan is a five by two-bay, side-gabled mass facing east toward the intersection of Pleasant Street. A one-story ell expands the plan to the north and attaches the house to the front-gabled barn, now in use as a lapidary. A shed porch covers the first story of the central ell. Windows are 6/6 double-hung sash with plain trim. Exterior walls are clad in wood clapboards, the roof in asphalt shingles, and the foundation is built of cut granite. The attached barn is accessed by a metal framed commercial entrance that gives access to the rock shop. A 6/6 sash lights the gable peak of the barn. Decorative elements on the house include gable returns, corner boards and the molded cornice. The barn is articulated with a pyramidal roofed ventilator with paired, arched vents. The building faces the **Evangelical Church**** and the **Union School**** near the area's principal intersection of Main and Pleasant Streets. The house and barn are well-maintained.

The **Benajah Parkhurst House at 70 Pleasant Street (ca. 1823)**** was built around 1823 in the Federal style. The two-story, five by one-bay plan is expanded by an enclosed porch on the north (left) side and a shed-roofed ell in the back. Windows are 6/6 double-hung sash with beaded trim. The center entry is trimmed with wide boards and a tall frieze above. The roof is clad in asphalt shingles, the walls in wood clapboards and the foundation is built of cut granite. The house is well-maintained and is adjacent to the mill pond on Black Brook, the primary location from the 18th to the early 20th century of Dunstable's industrial activity.

Greek Revival design in the area is most thoughtfully carried out at the **Tolles House at 553 Main Street (ca. 1830) ****. The two-story, three-bay, gable-front form is articulated by a cut away porch on the first story supported by Tuscan columns. Six-over-six-pane double-hung sash light the gable peak while extended-length triple-hung sash fill the openings under the porch. The side-hall entry is flanked by full-length sidelights with wide, plain trim. Corner pilasters, a wide frieze, gable returns and a molded cornice further articulate the facade. The exterior is clad in wood clapboards, the roof in asphalt shingles and the foundation is cut granite. A one-story ell enlarges the plan at the right (east) side and includes a screened porch. A two-story gable-front barn is attached to the northeast corner of the ell.

The former **Dunn Store at 1 Pleasant Street (ca. 1850)**** is a two and one half-story Federal style residence with a connected barn. The main block at the northern end of the plan is a five by two-bay, side-gabled mass facing east toward the intersection of Pleasant and Main Streets. A two-story ell of four bays expands the plan to the south and attaches the house to the front-gabled barn. A hipped porch covers the first story of the central ell. Other secondary masses include the one-story bay in the left side of the facade and the Victorian style entry hood over the center entry, both in the main block. Windows are 2/2 double-hung sash flanked by shutters. Exterior walls are clad in wood clapboards, the roof in asphalt shingles, and the foundation is built of cut granite. Three brick chimneys mark the roofline. The attached barn is accessed by a vehicle door in the right side of the facade and by a smaller pass door adjacent to it. A small hay-mow door and 2/2 sash also pierce the principal elevation of the barn. Decorative elements such as gable returns, corner boards and the molded cornice are consistently similar on the house, the ell and the barn. The ornament and the deeply integrated nature of the barn and ell may indicate that the house and barn were constructed in one building effort. The building faces the town's principal intersection and the memorial fountain. It is well-maintained.

The house at **29 Pleasant Street (ca. 1850)**** is a one and one-half-story, four by two-bay, Victorian Eclectic style cottage with additions at the north (right) wall and in the rear. The side-gabled roof is enlarged by a central wall-gable over the facade and is lit by two 6/6 double-hung sash. The north addition is enlarged by a triangular entry porch in the facade, a gabled dormer and an enclosed, hip-roofed, porch. A one-story ell extends at a right angle from the rear of the main block to connect the barn, oriented parallel to the house. Windows are primarily 2/1 double-hung sash except in the gables, which have 6/6 units. Ornament includes the molded cornice, beaded window trim and gable returns. The attached barn is two stories in height and is accessed by a roll-up door in the south elevation. Two double-hung sash pierce the gable peak of the barn. The barn is built on a cut granite foundation. Walls of the house and barn are clad in wood clapboards, asphalt shingles cover the roof and the foundation is cut granite. The house and barn are important historic elements in the array of buildings that make up the village setting of Dunstable Center.

The Greek Revival style house and barn at **31 Pleasant Street (ca. 1850)**** is a two and one-half-story, front-gabled, three by two-bay form with an ell that attaches a large 2 1/2-story gambrel-roofed barn at the south (left) side. The main block of the house is articulated with a 1-story, three-sided bay window and ornately carved side-hall entry hood in the facade. Windows are 1/1 modern replacement sash. Decorative elements include gable returns, molded cornice and paired brackets on the bay and the entry hood. The house is clad in aluminum clapboards. The barn is a side-gabled form with a gambrel roof, the upper slope of which is nearly flat. The banked barn is clad in wood clapboards and has multiple double-hung sash on the south elevation. Part of the groundstory is open providing parking space for machinery. The house and barn are very near the town center and contribute a great deal to its character as a former agricultural village.

The house at **546 Main Street (1859)**** is the former **Evangelical Church Parsonage**. The Victorian Eclectic style, two and one-half-story house is built on a three by two-bay plan with an ell at the southwest corner. The center entry is trimmed with full sidelights and a row of transom lights with a bracketed hood above. Windows are 6/6 double-hung sash with plain trim. The roof is clad in asphalt shingles, the walls in wood clapboards and the foundation is built of cut granite. A secondary entry porch projects from the east side wall. The former parsonage is now a private residence and is well maintained.

The one-story, nineteenth century cottage at **558 Main Street (ca. 1750) **** is a one and one-half story, side-gabled, four by two-bay form with a rear addition of one story and a modern deck on the back. It is a simple building with a pedimented porch over the center entry and a single brick chimney at the roofline. Windows are 6/6 double-hung sash with beaded trim. Decorative elements include corner boards and a molded cornice. The small residence is set close to Main Street and resembles its westerly neighbor (**550 Main Street****) in terms of size and detail.

The Victorian Eclectic style **Woodward House at 57 Pleasant Street (ca. 1850)** is a front gabled, two-story, three by two-bay plan expanded at the right (north) side by a one and one-half-story ell and attached shed. The first story of the ell is cut away to form an integrated porch supported by hexagonal piers with carved brackets. Windows are 2/2 double-hung sash with plain trim. The recessed side-hall entry is trimmed with a peaked hood. Brick chimneys mark the roofline of the main block and of the ell. Walls are clad in wood clapboards, the roof in asphalt shingles and the foundation is built of uncut granite. The attached shed is accessed by a pair of swinging doors at the northern end. The house is well maintained. Its location next to Black Brook was

amidst the former group of smith shops and mills that was Dunstable's industrial section from the 18th to the early 20th century.

Victorian Eclectic style design in Dunstable Center is represented at the **Hall House at 504 Main Street (ca. 1880)** ** which occupies a central location in the area, facing the town hall to the north. The three by two-bay, side-gabled, two and one-half-story form is enlarged at the rear (south) by a one and one-half-story ell oriented perpendicular to the main block that connects the two-story barn. Victorian Eclectic elements in the design of the house include the one-story, three-sided bay window on the east elevation, hipped entry porch with paired brackets and ornamental posts, prominent hoods over the 2/2 double hung sash. The window in the center of the second story has paired, narrow double-hung sash. The exterior is clad in wood clapboards and the roof in slate shingles. Two corbeled brick chimneys mark the roofline.

The Victorian Eclectic style former farm residence at **40 High Street (Isaac Taylor House, ca. 1827, remodeled ca. 1880)** has an attached barn, garage and two detached sheds in the side yard at the north. It is a front-gabled form of two and one-half stories built on a three by three-bay plan. An ell of 2 stories with a shed dormer is attached to the rear (north) of the house. The front entry hood is supported by carved brackets. The pedimented side entry porch has classical detail. The main block of the house is articulated with corner pilasters, gable returns, window hoods and a molded cornice. An interior brick chimney and fieldstone chimney at the east side wall rise from the roofline. Windows are 6/6 double-hung sash with hoods. Examples on the first story of the facade are extended in length. The front-gabled barn has wood clapboard exterior, paired 6/6 sash in gable peak, rolling doors in the facade with fixed sash and transom lights above. Gable returns and a molded cornice further ornament the exterior. The sheds are wood clapboard buildings of one story, lit by 6/6 and fixed 6-pane sash. The garage connecting the house and barn is two bays and is accessed by roll-up doors. It is lit by 6/6 double-hung sash in side (south) wall. Stone walls line the property's edge at the street and ornamental trees grow in the village setting. The house and barn are well-maintained. The property adds a great deal of character to the town center due to its size, prominent site and high level of repair.

The **Sarah Roby House at 22 Pleasant Street**** was built around **1880** in the Victorian Eclectic style. It is a one and one-half story, two by three-bay, L-shaped plan with its gable end facing the street and a two-story addition enlarging the rear of the plan. The facade is articulated with a three-sided bay window, flat-roofed entry hood and jigsawn gable ornament. A flat roofed porch occupies the corner of the L-shaped plan. Windows are 2/2 double-hung sash with prominent hoods and the side-hall entry is a double leaf door with a transom above. A single brick chimney rises from the roof peak. Decorative elements include the molded cornice, gable returns, jigsawn ornament in the gable, porch and entry hood. The attached barn is a one and one-half-story, gable-front form with a hay mow door and a two-bay roll-up door. It is ornamented with gable returns and a molded cornice. A low stone wall lines the parcel at the street. The house at 22 Pleasant Street is well-maintained and has a high level of ornament compared to others in the town center area.

Open fields formerly or currently in use as farm fields are located behind (west of) **1 through 57 Pleasant Street****, northwest of the houses at **519 Main and 40 High Streets**** and behind the **Union School**** which are now in use as a playground.

Central Cemetery

The **Central Cemetery**** was first used as a burial ground in **1754** and replaced the **Meetinghouse Hill Cemetery**** (see **East Main Street Area**) as the town's principal place of burial around 1790 when the meetinghouse was moved to the current town center. It is located at the southeast corner of Main and Westford Streets, one tenth mile from the core of the area. The earliest burials are in the northern part of the cemetery and are typically slate slab markers with flat or half-round tops. Ornament on 18th century stones is of the death's head or cherub motif. Some exhibit only script with no graphic detail. Early 19th century markers here are ornamented with urn and willow designs and with architectural elements such as columns. These occupy the area between Main Street and the northernmost east-west avenue. Burials here are of early residents such as Isaac Taylor in 1839, Deacon Joseph Fletcher in 1784 and Ebenezer Proctor in 1779. Stones in this section are occasionally signed by the carvers J. Park or William Farnsworth, both working in Groton, L. Parker in Pepperell or B. Day in Lowell.

Marble and sandstone markers occupy some plots in this area and became popular in the early to mid 19th century. These are also slab markers and are carved with urn and willow designs as well as plain script. Between 1821 and 1843, residents built tombs at the northern edge of the cemetery immediately adjacent to Main Street. These are elevated eight feet above the current grade of the street by two levels of stone retaining wall. The tombs from this period consist of rectangular granite slabs engraved with locally prominent names such as Butterfield, French, Bennett, Kendall, Proctor and Cummings. A tomb with a cast iron door dated 1882 is located on the northwestern corner at a level below the earlier granite tombs.

Mid 19th century and subsequent grave markers occupy the plots to the south. These are more ornate and tend to be cut from granite. Granite corner markers delineate plot borders which are often marked with small numbered stones. Granite and marble obelisks marking graves of eminent citizens are found in this area. The arrangement of stones is less dense here than in the older parts of the cemetery. Victorian Period burials are sometimes quite ornate such as the Daniel Swallow marker which consists of two millstones, possibly taken from the mill on Mill Street where he lived and worked most of his life (1820-1905). A hollow metal marker, made of zinc, commemorates the Divol family. This type of monument was marketed as "White Bronze" by the Monumental Bronze Company of Bridgeport, Connecticut which operated from the 1870s until after WW I. Except for two smaller foot markers made of the material, the Divol marker is the only one of its type.

A wood-framed, clapboard clad, one-story building is located on the eastern edge of the cemetery and may be the former hearse house. It appears from its construction and materials to have been built in the mid 19th century and now serves as a tool shed. A fence built with granite posts and wood pales and toprail mark the edge of the cemetery along Westford Street. Four wood gates with arched tops give access from this western border. Circulation in the cemetery is controlled by a system of seven "Avenues" oriented east-west and "Paths" going north to south. Ninety-four plots with names of those interred and three of the existing gates are delineated on a plan drawn in 1884. Sixty-nine additional plots were added to the southern edge of the original Central Cemetery according to a plan drawn in 1933. Plots here are smaller than those laid out in the 1800s.

Summary

The Dunstable Center Area is characterized by Colonial, Federal and Victorian Eclectic style agricultural residences and by the presence of the Sarah Roby Memorial Building, Union School and the Evangelical

Church, all clustered around the intersection of Main and Pleasant Streets. Buildings are located on large lots thinly spaced along the streets in the area. The streets are typical country roads that follow Colonial Period trails. The winding and relatively narrow appearance of Main, Pleasant and High Streets gives the sense of being in a rural town that has survived well intact the unmanaged growth often seen in 20th century Massachusetts. The generally well-maintained buildings in juxtaposition with fields and country roads reinforces the historic appearance of the area.

Some modern construction exists at 30, 92, 101 Pleasant Street, 38 High Street, 458, 466, 490, 557 and 589 Main Street. These two-story buildings are wood-framed residences (except the concrete block auto repair building at 30 Pleasant Street) and are subordinate to the many historic buildings in influencing the overall appearance of the district.

HISTORICAL NARRATIVE:

Explain historical development of the area. Discuss how the area relates to the historical development of the community.

Pre-Colonial Period

Native American presence in Dunstable was limited to use of travel routes between the Merrimack and Nashua Rivers and smaller streams which provided fishing opportunities. The east-west oriented Main and Pleasant Street corridor and Groton Street connected Dunstable to surrounding river villages and hunting grounds. No known native settlements exist in the town. This corridor remained in use through the Pre-Colonial Period. Few White settlers lived in the area during the time when the town's boundaries encompassed a much larger area.

Colonial Period 1673-1775

Original boundaries of Dunstable included the towns of Tyngsborough, part of Dracut, Groton and Pepperell, Townsend in Massachusetts and Hollis, Brookline, Bedford, Amherst, Merrimack, Pelham, Hudson and Nashua in what later became New Hampshire. White settlers in Dunstable arrived via the Merrimack River and the town of Chelmsford to trade with natives as early as 1665. Farmers named Scarlett, Brenton, Kimball and Colburn owned adjoining land granted by the General Court and petitioned for incorporation as a town in 1673. Settlement was gradual during the period due to the frontier nature of the town and the presence of hostile Native Americans. European settlers arrived in growing numbers after the close of King Philip's War in 1676 and the subsequent skirmishes. In 1711, there were 7 garrisons in the town of 13 families. By 1746, according to the Samuel Cummings map of that year, Groton and Dunstable were in discussion about the location of town bounds. At that time, Groton claimed title to land as far north as Joint Grass Brook. Boundaries remained in flux through the 18th century.

The town selected a building committee to oversee construction of a new church to be built one mile east of the current town center in 1753. The building was 42' long, 32' wide and had posts 21' high according to the county history by Hurd. The precise location has been lost but was on the hilltop in the vicinity of the current **Meetinghouse Hill Cemetery****, established around the same time. The **town pound****(see **East Main Street Area Form for these resources**) was voted into existence around this time and built on the opposite side of the

road a short distance to the east. No village development occurred around the meetinghouse due to the sparse agricultural nature of Dunstable's settlement spread over a large land area.

Colonial Period Architecture

Buildings in Dunstable Center from the Pre Industrial period include residential and civic examples. The **Ebenezer Proctor House at 485 Main Street**** is a Colonial style residence built in 1733 according to local historians. The five by two-bay, two and one-half-story form with center chimney is typical of farmhouses built at the time in the region. Ebenezer Proctor (1700-1774) was probably a farmer.

The **Woodward House at 73 Highland Street**** was built around 1760 for the miller Jonathan Woodward Sr. The building was moved in 1992 from its original location adjacent and north of 57 Pleasant Street where Mr. Woodward operated a grist and saw mill on Black Brook immediately south of his house. Woodward family descendants continued to operate the mill into the 19th century.

Central Cemetery was in use by 1754 as a private burial ground. The earliest burials are marked with slate grave stones and are in the northern part adjacent to Main Street and Westford Street.

Federal Period 1775-1830

Population increased in the western part of the town during the late 18th century and allowed a vote in favor of moving the church to its current site in 1791. The building was reconstructed in 1793 according to Hurd's history of Middlesex County. The description of the location in town records involves mention of existing farms and roads, indicating the prior settlement of the area. The location was north of Main Street at High Street on the current site of the Town Hall. Land for the church was conveyed to the town in 1790 by Jonathan Proctor and was stipulated to be the permanent location of the church and the school. A school house had been erected here by the time the church was moved in 1791. Black Brook south of the intersection of Main and Pleasant Streets had already become the location of the Woodward family's grist and saw mills that would line its shores for the next century. The 1794 map of Dunstable drawn by Frederick French confirms the presence of the meetinghouse in the current town center, but does not show Black Brook or its mills. Main Street is also represented and is labeled "County Road". Salmon Brook and Massapoag Pond are the only other features depicted but the legend mentions a saw mill and corn mill. These were probably the mills on Mill Street. Other roads such as Pleasant Street, Groton Street and Westford Street probably existed as secondary thoroughfares but were not described on the map. Thus began the Federal Period development of the residential, infrastructural, civic and industrial core of Dunstable Center.

Federal Period Architecture

The central block of the Federal style house, called Calmore, at **519 Main Street**** was constructed around 1812 for Josiah and Rebecca Cummings, possibly as a wedding present from Rebecca's father, Jonathan Proctor. Josiah Cummings served as postmaster from 1829-1852, representative to the Massachusetts General Court in 1829 and school committee member in 1837. He worked as a trader according to town tax records and kept a store building in the rear of his residence which is represented on the 1831 Hales map of the town. Rebecca survived Josiah and transferred her property to her nephew Josiah C. Proctor, Esq. in 1865, although she resided here until her death around 1870.

529 Main Street** was built around 1790 for the storekeeper Jephtha Cummings. Mr. Cummings may have operated his store in a separate building on the property that has since been lost. A later building would again occupy the lot and function as a store in the mid-late 19th century. Edmund Page operated a tavern in the house subsequent to Mr. Cummings' ownership.

The **Dr. Ebenezer Starr House at 601 Main Street**** was built around 1778 for Dr. Starr (b. ca. 1750- d. 1798) and his wife Hannah around the time they married and started their family of seven children. Dr. Starr was a native of Dedham and a veteran of the Revolutionary war. He served as the town physician until his death in 1798.

56 Pleasant Street** was built around 1795 for the carpenter Jonathan Woodward Jr. (1775-1848). The house is represented on the 1831 Hales map of the town near the mills of Black Brook. By 1856, B. Parkhurst was the occupant.

The town of Dunstable voted to raise money in support of a school in 1748. At that time classes were held in the homes of different residents, the location changing regularly. The town voted to establish five school districts in the town in 1783 and to build five buildings beginning in 1805. **Dunstable School #2 at 107 Pleasant Street**** was built around 1825 and served as such until 1890 when the five schools were consolidated into three. Subsequently, the **Union School**** was constructed in the center and provided a place of study for students of all parts of town except District 5 in the northwest corner which remained in use.

Central Cemetery

The **Central Cemetery**** began the Federal Period as a family burial ground. The town bought the land for use as a public burial ground in 1801 and enlarged the area in 1814 according to 1913 town reports. Burials occupied the piece of ground at the northern end of the cemetery. The land sloped upward from Main Street to a flat hill that accommodated approximately 100 burials. Colonial Period design motifs had given way to urn, willow and cherub carvings but many stones were still made of slate. Others used classical architectural elements such as columns as a design theme and were made of sandstone. Carvers signed their work on occasion with two period examples from Groton. William Farnsworth carved Caty Parkhurst's stone in 1798. J. Park carved a marker for Sibbel Cummings in 1812. The northeast corner of the cemetery is the site of two period tombs cut into the hillside created by the construction of Main Street. The tombs consist of horizontally oriented granite slabs approximately eight feet in length that retain the hillside between the street and the crest of the low hill. Leonard Butterfield and the Bennett family tombs were both built here in 1821 which began a trend that would continue into the Early Industrial Period.

Industry

By the close of the Federal Period, the corn and saw mills on Mill Street had been joined by others on Kemp Street and in the Dunstable Center Area on Pleasant Street at Black Brook. It is possible that the Pleasant Street mills existed during the Colonial Period but were considered part of Groton until a boundary change in 1794. The meetinghouse on the common was joined around 1800 by a schoolhouse across what is now Common Street. Approximately ten residences were in existence in the area by 1831 according to the Hales map.

Early Industrial Period 1830-1870

The village of Dunstable Center remained an agricultural neighborhood in the early to mid 1800s. The most significant changes took place in the small industrial component at the southern edge of the village. From 1831 to 1856, six houses and two light industrial shops had been built on Pleasant Street between Main Street and Black Brook. The residences included the homes of blacksmith and wheel wright James Woodward, shoe maker Lowell Whitcomb and the miller Moses Davis. The Greek Revival style J. H. Woodward House and the Parker Store joined the large Federal style houses on Main Street.

A schism occurred in the First Parish Church in 1830, resulting in the organization and construction of the Evangelical Church in 1831 on the current site south of Main Street. The builder was William Rowe of Groton and the church was dedicated in December of that year. William Rowe built a large residence in nearby Westford Center and may have been related to the man named Rowe who built the Groton Town Hall in 1859. All members of the older Orthodox Church eventually removed to the new building, apparently abandoning the old meetinghouse that had been moved to the north side of Main Street in 1791. Fire destroyed the old meetinghouse in 1864, after which time the town used the land as a common. The school that formerly occupied the parcel east of the church had been removed around 1856 according to the Walling map of that year. Students from the area attended classes in the **School #2**** on Pleasant Street.

Another important civic development of the period was the founding of the Dunstable Cornet Band in 1860. Organizer Hiram Spalding acted as the first leader of the town-funded ensemble. Venues included dedication ceremonies, anniversary celebrations and public occasions in neighboring towns. The band practiced and performed in the **Band Hall**** at **563 Main Street**. The band may have been founded as a way of improving and maintaining morale during the Civil War. Sixty-nine residents of Dunstable ultimately served in the conflict which represents one fourth of all males who lived in the town.

Agriculture continued to be the main occupation of people in the area and in the town as a whole according to lists of jurors appearing in town reports. Small shop keepers in the village such as the blacksmith Mial Davis maintained agricultural operations in addition to his light industrial activities. Merchants named William Dunn and L. Raymond had general stores on opposite corners of Main and Pleasant Streets. But Dunstable was remained a farming town with a small number of municipal and commercial services.

Early Industrial Period Architecture

The **Proctor House** at **7 Pleasant Street**** was built around **1812**, possibly for a member of the Proctor family. The house does not appear on the 1831 Hales map of the town but was probably built shortly afterward. The owner by 1856 was Americus Parkhurst Jr. who was born in 1828.

493 Main Street**, locally known as "Proctor's Folly", was built in 1865 for Zephaniah Pope Proctor (born 1815) who worked as a lumber dealer. He lived here until the end of the 19th century according to maps from the period. It was likely Zephaniah Proctor who built the Victorian Eclectic style barn in the back yard.

The building at **546 Main Street**** was built in 1859 as the Evangelical Church **Parsonage**. The Reverend William C. Jackson was installed in the pulpit that year and the house was built for him and his family. The mid 19th century was a prosperous time for the Evangelical Church as they had recently enlarged their church

building. Reverend Jackson requested to be relieved of his responsibilities as pastor in 1867 and was replaced by Reverend Edward Kingsbury in 1869. Reverend Charles Rockwell was the subsequent minister and presumable occupant of the parsonage. Franklin D. Austin and Bernard Copping served the church from 1873-1884. The minister from 1885 until after 1890 was Henry M Perkins who wrote the chapter of Dunstable history for Hamilton Hurd's History of Middlesex County.

The house at **57 Pleasant Street** was built for the miller Charles N. Woodward and his wife around 1850. Mr. Woodward was involved in the family business that included grist and saw milling on Black Brook where it crosses under Pleasant Street. The grist mill was north of the stream and the saw mill occupied the south bank. They were probably in operation since the mid-late 18th century and remained in service throughout the 19th century. During the 19th century, a large barn stood behind the house at 57 Pleasant but no longer exists.

The former Band Hall at **563 Main Street**** was built around 1860 as a place of rehearsal for the Dunstable Cornet Band. Residents voted funds at town meeting for the band's support. The band played at parades and events in Dunstable and surrounding towns. For example, the band played at the 1871 ground breaking of the Nashua, Acton and Boston Railroad in Dunstable.

The Libni Parker Store and Hall, (burned 1909) was built ca. 1850 by the town as a meeting place west of Libni Parker's house at **529 Main Street****. The store served primarily as a commercial outlet but had a hall on the upper floor. Liberty C. Raymond bought the hall and store from the town in 1855 according to Nason's history of the town. Meetings, lectures and dramatic performances were held here until the entire building was destroyed by fire in 1909.

The Central Cemetery** was enlarged in 1848 with two additional acres at the south. The cemetery acquired a wide variety of stone types, styles and sizes during the period and was planted with shade trees around this time. Six granite tombs constructed atop the hill between Main Street and the cemetery in the 1840s joined those built in the 1820s. These tombs may have been built as a result of improvements made on the retaining wall at Main Street in 1852. Low horizontal markers for Allen Cummings (1840), Z. Proctor (1840), B. and N. C. Kendall (1840), Isaac Woods (1843), John French (1841) and Gilman Roby (1840) form two groups at the northeast and northwest corners of the cemetery. Slate continued to be used for grave stones into the 1860s as in the case of Ebenezer Parkhurst who was buried here in 1868. Stone carvers introduced marble as a material for burial markers, as in the stone for Joel Keyes carved by M. Davis in 1867. Burials in Central Cemetery began to range farther from the northwest corner where the earliest markers are located. The Keyes stone, for example is several hundred feet south of Main Street, ground that had not been occupied by grave markers during the Federal Period.

The Dunstable Center Area grew in size but remained unchanged in terms of use during the Early Industrial Period. Agriculture continued to be the predominant way of making a living. Civic, commercial and small industrial activities remained clustered around the intersection of Main and Pleasant Streets. While the village's existing dominant civic buildings had not yet been built, the current functions and scale of the town center were established during the Early Industrial Period.

Late Industrial Period 1870 -1915

During the last quarter of the 19th century and opening years of the 20th, Dunstable Center acquired the appearance today's residents recognize. Construction of the **Union School** (1895)**, **Sarah R. S. Roby Memorial Hall** (1908)** and of the **Evangelical Church** (1912)** enlivened the town's principal village and identified it more clearly as the civic center of the town. In addition to acquiring a large part of its current appearance, modern planning issues are also rooted in the Late Industrial Period. Traffic had become an issue by the time the Massachusetts Highway Commission mandated repairs for Main Street in 1902 and a relocation of Pleasant Street in 1911. In 1907, the board of selectmen considered posting speed limit signs for cars and motorcycles. The town voted on the subject of sidewalks in the village in 1915. So began the automobile age in Dunstable.

The loss to fire of the Orthodox Church in 1863 allowed for the redevelopment of its triangular lot as a public open space. The parcel was described as a park on the 1875 Beers county atlas. By the time of the 1889 Walker map, the land was called the Common and was the site of a bandstand. The Common would retain this use pattern until construction of the **Sarah R. S. Roby Memorial Hall**** in 1908.

Another fire in 1910 had its effect on the appearance of the town center. The 1831 Evangelical Church at the southeast corner of Main and Pleasant Streets burned in that year and was rebuilt near its former site. Moved slightly to the east, the congregation erected the new church according to designs by architect Samuel W. Mead. The small change in location of the church provided frontage on Main Street for the **Union School****, built in 1895.

The Nashua, Acton and Boston Railroad opened just west of the Dunstable Center Area in 1873. Local residents shipped farm and dairy produce, supplies for the several small shops, equipment for the mills and retail goods for the stores. The station was located at the corner of Main and Depot Streets one half mile west of the town hall. Passenger service gave residents access to Lowell, Boston and other points but the railroad failed to become a focal point of the local economy. While farmers and businessmen patronized the railroad, it did not generate much new commercial activity.

Late Industrial Period Architecture

Construction of the **Union School** in 1895** was prompted by the town's decision to centralize the primary and grammar schools into one building. Education theory and statewide trends in school construction indicated centralization to be the preferred method of instruction. After reducing the number of district schools from five to three in 1889 for cost reduction reasons, the town approved a warrant article at the 1894 town meeting to buy land for a central school. The building committee used money from the building fund to buy land from Ira Hall, resident at **504 Main Street****. The Lowell architect Warren Floyd created plans for the building which was opened in 1896. Some aspects of the construction such as landscaping and grading were carried out by local residents. The primary contractor, however, was J. M. Akerly, according to town reports. While the new school was intended for students in all parts of the town, those in northwestern District 5 remained in their old school house due to the large distance from the center. Other former district schools were later sold to private residents for use as outbuildings, recycled materials or houses.

The **Congregational (Evangelical) Church** burned in 1910 and was replaced with the current building in 1912. Constructed to designs by architect Samuel W. Mead, the Classical Revival style church approximates the gable-front form and classical detail of the burned building. Mead's practice was based in Boston where he designed primarily residences. The site was shifted slightly to the east. According to the 1911 town report, "It was learned that the Congregational Church was intending to convert into a village green its former church site and grounds, which are located in front of the school building. A few public spirited citizens assured its grading. Instead of an obstruction in front, such a change opens up a fine view from the school extending over this area and the square to the beautiful lawns and residences beyond and broadening out to the town house and its spacious grounds: a very fine effect." The landscape architect was Henry Tarbell of Lowell. He designed an open lawn with a circular drive connecting the front door of the school with both Main and Pleasant Streets. Mr. Tarbell was also responsible for the design and construction of the Town Common in nearby Westford Center.

The Sarah R. S. Roby Memorial Hall was built in 1908 for town meetings and other public functions. The building was built according to designs by Warren Floyd, architect of the Union School. The plan provided for offices, a public hall in the rear and the public library in the west. The building also included space for a kitchen, a dining room and a lockup in the basement. The library had been founded in ca. 1878, and was then located in the **Union School****. The site of the town hall had been occupied by a bandstand and was referred to as the Common when Sarah Roby bequeathed \$10000 to the town in 1907. Mrs. Roby was the widow of Gilman Roby, a farmer with 240 acres on High Street occupied by horses, oxen and cows. Tax records indicate that the Robys lived on High Street and maintained the farm until Mr. Roby's death around 1881. Mrs. Roby lived alone at **22 Pleasant Street**** from around 1881 until her death in 1907. The town accepted the gift, appointed a building committee and retained the Lowell architect Warren Floyd to create a design for the building. After voting to install a vault and a cell, the committee retained Miner & O'Neill as building contractors. Local residents also donated labor and time to the construction effort. The town hall and library were dedicated in a mid-day ceremony as part of Old Home Day on August 12, 1908. Originally the library occupied the room on the west side of the floor plan but was later moved into the large public meeting hall in the rear of the first floor.

The house at **504 Main Street**, known locally as "**Dunstable's Folly**" was built for A. Nelson Hall around 1880 and later occupied by the turkey farmer Ira Hall. The Halls sold land beside their house to the town for construction of the **Union School**** in 1895. Local historians indicate that a member of the Hall family later refused to sell a parcel to the Evangelical Church for construction of carriage barns.

The **Dudley Page House at 576 Main Street**** may have been built around 1850 for W. Kendall. Mr. Kendall was presumably a farmer judging by the size of the attached barn built during the period. The Page family were subsequent occupants. Mrs. Page is noted as the occupant on the 1889 Walker map.

An important resource in the town center was the **Libni Parker Store and Hall, built ca. 1860, and burned 1909**. Here, an important retail establishment and post office functioned for over 40 years. Also, town meetings, public functions and social gatherings took place in the hall on the upper floor. This building, along with the **Band Hall at 563 Main Street**** served as the town's primary function space until completion of the **Sarah R. S. Roby Memorial Hall** in 1908**.

The name of **Central Cemetery**** appears on a plan drawn in 1884. The plan indicates the existence of approximately 94 plots with names of owners filled in over time. Three gates are depicted along Westford Street which remain in existence today. During the Late Industrial Period, James A. Davis served a long career as sexton from the 1870s -1890s. For many years afterward, David Darling assumed responsibility of maintaining cemeteries. Changes to the cemetery during the period include construction of the fence and gates around 1880. The 1912 town report notes that the fence was still standing at that time and extended south along Westford Street from its intersection with Main Street. Also, the town ordered an iron door built for the town tomb in 1882. The tomb is at the northern end of Westford Street in the bank of the low hill. A three member Cemetery Commission was established by 1892 with James Swallow, Jonas Kendall and Arthur Hall as early committee members. One of the committee's early efforts was to rebuild the Main Street stone wall in 1894. As a way of defraying maintenance costs to the town, the committee established a policy around 1895 of selling burial plots for \$5. A hearse built with glass, a cloth cover and a varnished finish was maintained by the town. The hearse house probably survives as the maintenance building on the eastern edge of the cemetery.

A descendant of the Dunstable French family, Bostonian Jonas French donated the granite **fountain** in 1888** as a public watering place. It occupies the center of the intersection of Main and Pleasant Streets. Mr. French worked for a relative in the distilling business in the 1850s before serving in the army during the Civil War. He operated a granite quarry in Gloucester during the second half of the 19th century. Water was piped to the fountain from a tank on Chaney Hill to the southeast.

While the general uses and street pattern of Dunstable Center were established during the Federal Period, the significant community buildings were built in the Late Industrial. The church, school and town hall identify the village as the cultural and community center of the town.

Modern Period 1915-1960

A small number of houses and other resources in Dunstable Center have their origins in the mid-late 20th century. Dunstable Center had been largely developed by that time. Its character had been established during the Federal Period and its most important buildings constructed during the Late Industrial Period. The former Nashua Acton and Boston Railroad went out of business around 1920 and abandoned its trackage one half-mile west of the village. The effect of this loss to the community appears to have been minimal except to dairy farmers who had been shipping their produce by rail. Six state and county road improvement campaigns occurred on Main and Pleasant Streets between 1936 and 1957, many of which focused on widening the roads. During this process, many stone walls that lined Main and Pleasant Streets were lost or moved. Work crews applied hard surfaces to formerly dirt roads and created wider shoulders for safer travel, all of which gradually altered the character of the village into a more modern town center.

Modern Period Architecture

The **Evangelical Church Parsonage** at 546 Main Street** served as the minister's residence until 1950 when the new parsonage at **550 Main Street** was built. The much smaller residence was less costly to maintain which may have been the reason for the change.

The Highway Department assumed occupancy of the former **District School #2** during the second half of the 20th century. In the course of their adaptive reuse, the department added two rolling doors to the facade of the building to accommodate large vehicles and repair space. The department continues to occupy the building.

From the 1920s until around 1950, Dunstable's post office resided in Elmer Brow's store at **17 Pleasant Street****. He subsequently ceased operating his store and built this building to carry out his postal duties. It served as the post office until the late 1990s.

The Fire Department at **28 Pleasant Street** was built of cinderblock around 1950 and continues to serve the purpose.

Summary

The Dunstable Center Area began to assume its current form when the Colonial Period county road that would become Main Street connected the Nashua River in present-day Hollis, New Hampshire with the Merrimack River in what is now Lowell. There were probably secondary roads to Groton and Nashua at that time. By the Federal Period, a village center had been established at the junction of the county and secondary roads. A church, school and several ornate large scale farmhouses had been built around the High, Main and Pleasant Streets in 1830. Dunstable Center became truly recognizable to modern day residents only in the Late Industrial Period, however. Construction of the three principal existing civic buildings between 1895 and 1912 lend the area the majority of its historic appearance. The Union School, Evangelical Church and Town Hall, combined with the surrounding historic residences, represent the essence of Dunstable Center as it has been since the last century.

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☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a National Register Criteria Statement Form.*

DUNSTABLE CENTER AREA DATA SHEET

MHC	Area	Street	Address	Outbldg	Historic Name	Date	Style/Form
68	C	38	High Street			ca. 1980	No style
69	C	40	High Street		Isaac C. Taylor House	ca. 1827	Victorian Eclectic
7	C	73	Highland Street		J. Woodward Sr. House	1760	Federal Cottage
13	C		Main Street		Congregational Church	1912	Classical Revival
83	C		Main Street		Library	1998	N/A
802	C		Main Street		Central Cemetery	1754	N/A
919	C		Main Street		Jonas French Fountain	1889	N/A
92	C	458	Main Street			ca. 1960	No style
93	C	466	Main Street			ca. 1970	No style
11	C	485	Main Street		Ebenezer Proctor House	1733	Colonial
94	C	490	Main Street			ca. 1970	No style
47	C	493	Main Street		Proctor House	1865	Victorian Eclectic
21	C	503	Main Street		Jasper Proctor House	1812	Federal
49	C	504	Main Street		Ira Hall House	ca. 1880	Victorian Eclectic
12	C	511	Main Street		Sarah R. S. Roby Memorial Hall	1907	Victorian Eclectic

95	C	519 Main Street	96-barn	Calmore	ca. 1812	Federal
20	C	522 Main Street		Union School	1895	Classical Revival
40	C	529 Main Street		Jeptha Cummings House	ca. 1790	Federal
39	C	546 Main Street		Parsonage	1859	Victorian Eclectic
97	C	550 Main Street		New Parsonage	ca. 1950	Cape Cod
41	C	553 Main Street			ca. 1830	Greek Revival
98	C	557 Main Street			ca. 1980	No style
99	C	558 Main Street		William Kendall House	ca. 1750	Cape Cod
100	C	563 Main Street		Band Hall	ca. 1860	Victorian Eclectic
101	C	573 Main Street			ca. 1980	No style
30	C	576 Main Street		Page House	ca. 1850	Gothic Cottage
102	C	589 Main Street			ca. 1980	No style
45	C	601 Main Street		Dr. Ebenezer Starr House	1778	Federal
109	C	1 Pleasant Street		William Dunn House	ca. 1850	Victorian Eclectic
10	C	7 Pleasant Street		Proctor House	ca. 1812	Federal
111	A	17 Pleasant Street		Whitcomb House-Brow's Store	ca. 1850	No style

112	A	22 Pleasant Street	Sarah Roby House	ca. 1880	Victorian Eclectic
114	A	28 Pleasant Street	Fire House	ca. 1950	No style
115	A	29 Pleasant Street	James C. Woodward House	ca. 1850	No style
117	A	30 Pleasant Street	West Auto Service	ca. 1970	No style
118	A	31 Pleasant Street	Wright-Davis House	ca. 1850	Victorian Eclectic
139	A	46 Pleasant Street		ca. 1940	Cape Cod
5	A	56 Pleasant Street	J. Woodward Jr. House	1795	Federal Cottage
120	A	57 Pleasant Street	C. N. Woodward House	ca. 1850	Victorian Eclectic
4	A	70 Pleasant Street	Benajah Parkhurst House	1823	Federal
6	A	87 Pleasant Street	Americus Parkhurst House	1823	Federal
121		92 Pleasant Street		ca. 1950	Ranch
122		101 Pleasant Street		ca. 1980	No style
123		107 Pleasant Street	School House #2	ca. 1825	No style
124		160 Pleasant Street		ca. 1920	Cape Cod



Dunstable Central Burial Ground (DUN.802)



Dunstable Central Burial Ground (DUN.802)



Dunstable Central Burial Ground (DUN.802)



Dunstable Central Burial Ground (DUN.802)



Dunstable Congregational Church (DUN.13)
Union School 522 Main Street
(DUN.20)



Field at 57 Main Street



503 Main Street (DUN.21)



Barn at 503 Main Street (DUN.21)



504 Main Street (DUN.49)



Dunstable Town Hall (DUN.12)
511 Main Street



Dunstable Town Hall 511 Main Street (DUN.12)



519 Main Street (DUN.95)



529 Main Street (DUN.40)



Union School 522 Main Street (DUN.20)



First Evangelical Church Parsonage
546 Main Street (DUN.39)



553 Main Street (DUN. 41)



7 Pleasant Street (DUN. 10)



601 Main Street (DUN. 45)



17 Pleasant Street (DUN. 111)



Fire Station / Auto Repair
28 Pleasant Street (DUN.114)



57 Pleasant Street (DUN.120)



56 Pleasant Street (DUN.5)



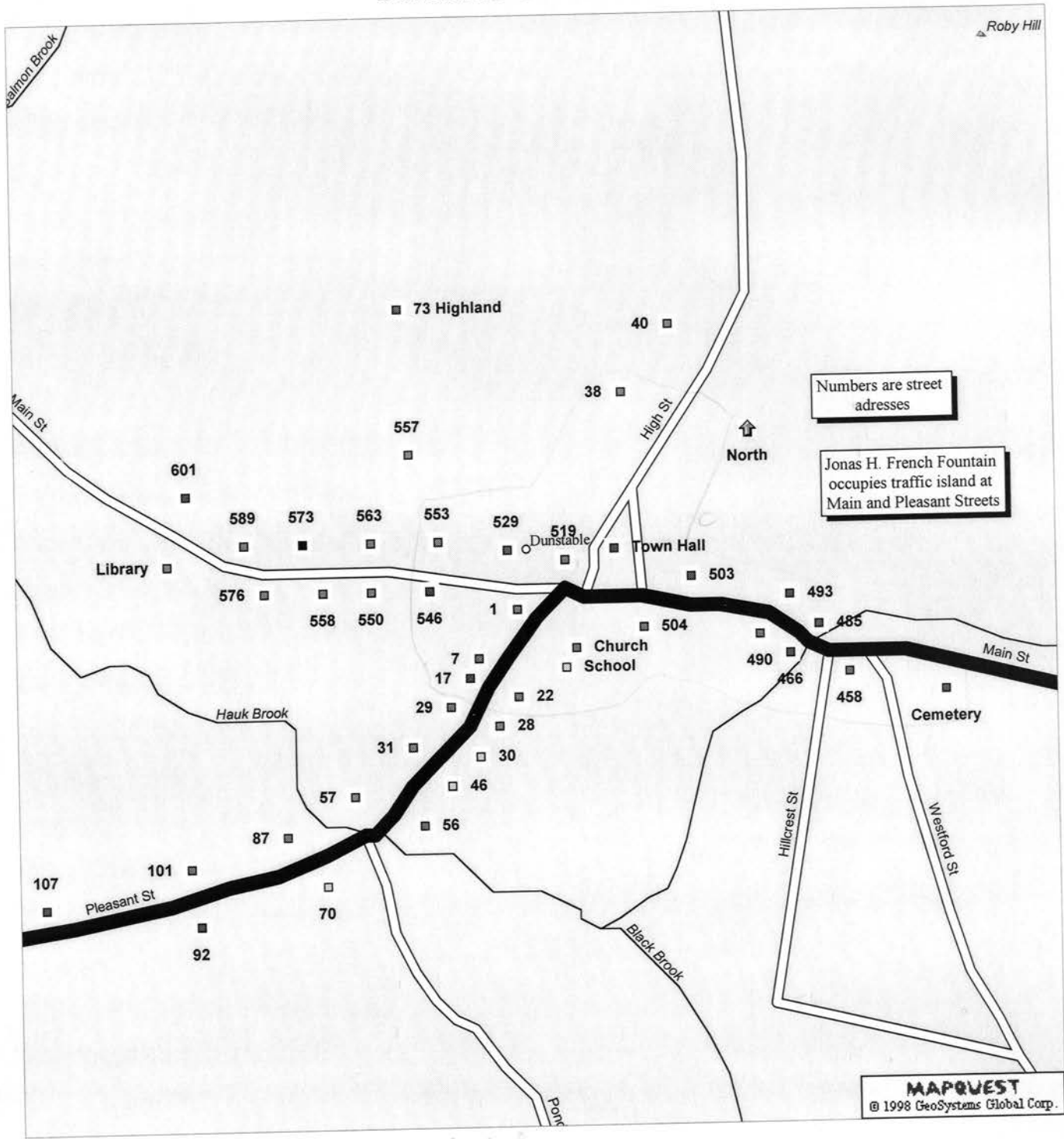
70 Pleasant Street (DUN.4)



School # 2 / Highway Dept.
107 Pleasant Street (DUN. 123)

DUN. F

Dunstable Center Area

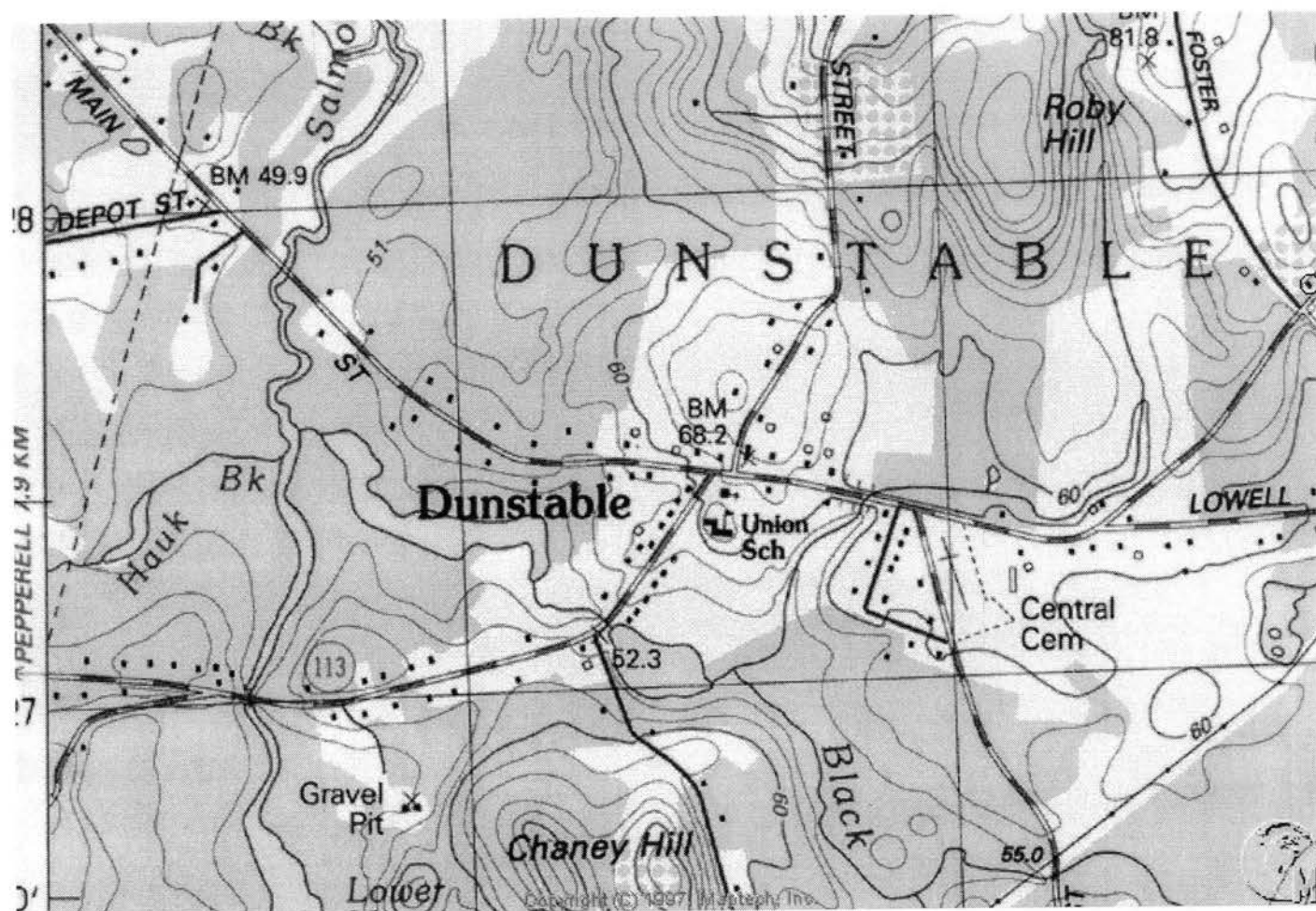


**Streets
USA**

DUN.F

Dunstable Center Area Sketch Map

Top is North



Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Community
 Dunstable

Property Address
 Dunstable Center

Area(s)

Form No.
 C, F

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible

Eligible only in a historic district

Contributing to a potential historic district

Potential historic district **X**

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

Criteria considerations: A B C D E F G

Statement of significance by: Sanford Johnson

The criteria that are checked in the above sections must be justified here.

The Dunstable Center Area in Dunstable, Massachusetts is eligible for the National Register of Historic Places as a district under criteria A and C at the local level. The buildings, structures and landscape retain significant architectural elements of 18th, 19th and early 20th century design which contribute to the historical character of the area. The residential buildings' historical associations with early settlers in Dunstable, locally significant businessmen and early philanthropic summer residents further its significance. Civic buildings include the Sarah R. S. Roby Memorial Hall, Union School and the Congregational Church. The 1889 Josiah French Fountain occupies a central location at the junction of Main and Pleasant Street. Buildings are flanked by fields on the western edge. The buildings and landscape retain integrity of design, materials, setting and workmanship.

DUN.F

Original yellow form: Eligibility file
Copies: Inventory form ☒
Town file(w/corresp.)
Macris
NR director _____

Community: Dunstable

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 1 Dec 05

Date Due:

Date Reviewed: 22 Dec 05

Type: ☐ Individual

☒ District (Attach map indicating boundaries)

Name: Dunstable Center

Inventory Form: DUN.F

Address: High, Main, and Pleasant Sts.

Requested by: Sanford Johnson

Action: ☐ Honor

☐ ITC

☐ Grant

☐ R & C

Other:

Agency:

Staff in charge of Review:

INDIVIDUAL PROPERTIES

DISTRICTS

☐ Eligible

☐ Eligible, also in district

☐ Eligible only in district

☐ Ineligible

☐ More information needed

☒ Eligible

☐ Ineligible

☐ More information needed

CRITERIA:

☒ A

☐ B

☒ C

☐ D

LEVEL:

☒ Local

☐ State

☐ National

STATEMENT OF SIGNIFICANCE by Phil Bergen

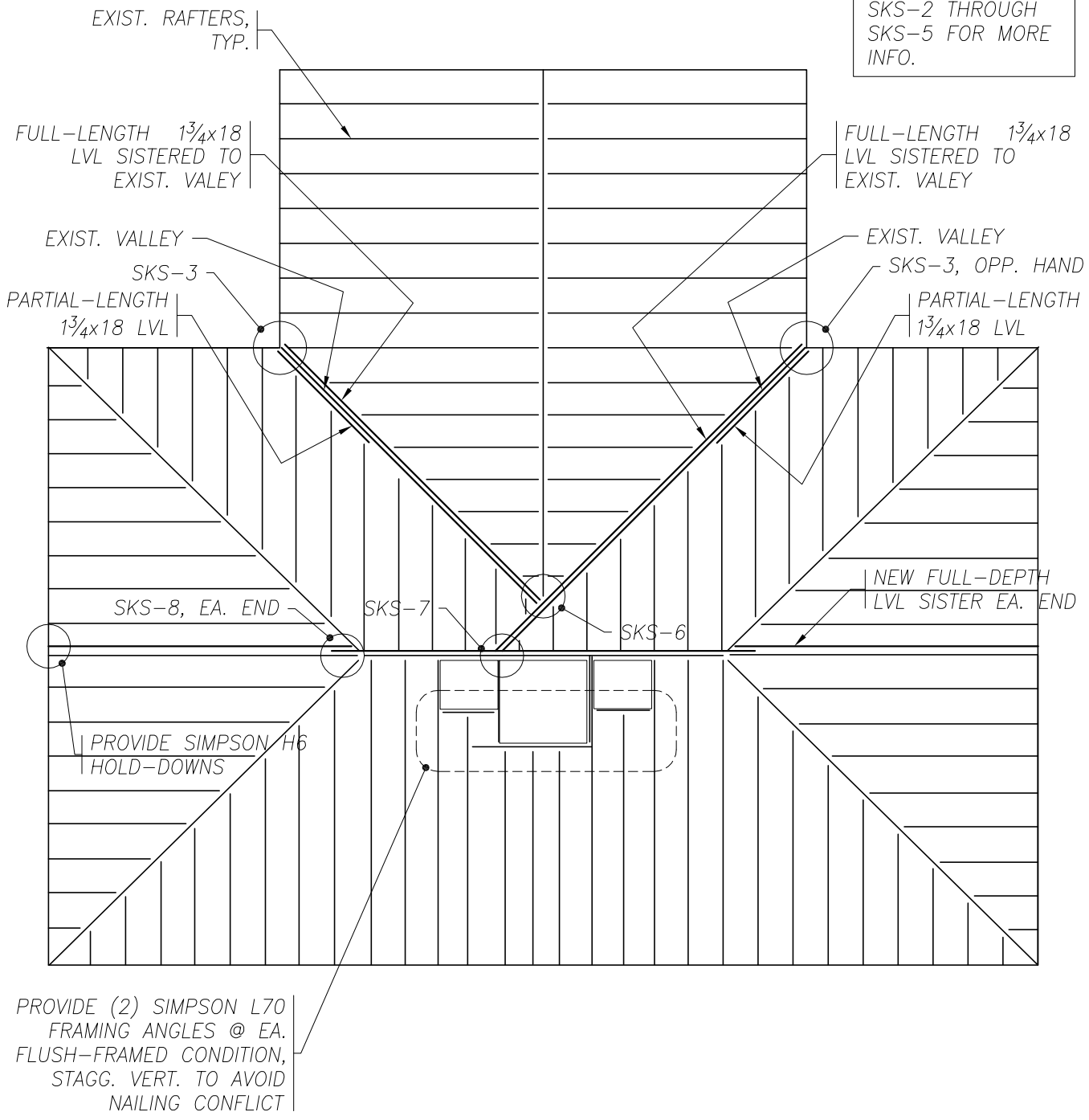
Dunstable Center is the historic, municipal, and institutional locus of this venerable town, whose incorporation dates to the 1650s, and from whose original boundaries have been divided in several MA and NH communities.

Approx. 40 sites, mostly residential, comprise the Center including the town hall (already NRIND), modern library, 1774 central cemetery, the Upton School (1895), and a variety of houses that date to the 1730s. There are few intrusions, and boundaries are clearly defined.

Despite its location near a busy highway, Dunstable remains relatively unchanged. Its proximity to NH assures that little commercial activity is likely in the future.

2007 Structural Repairs to Roof

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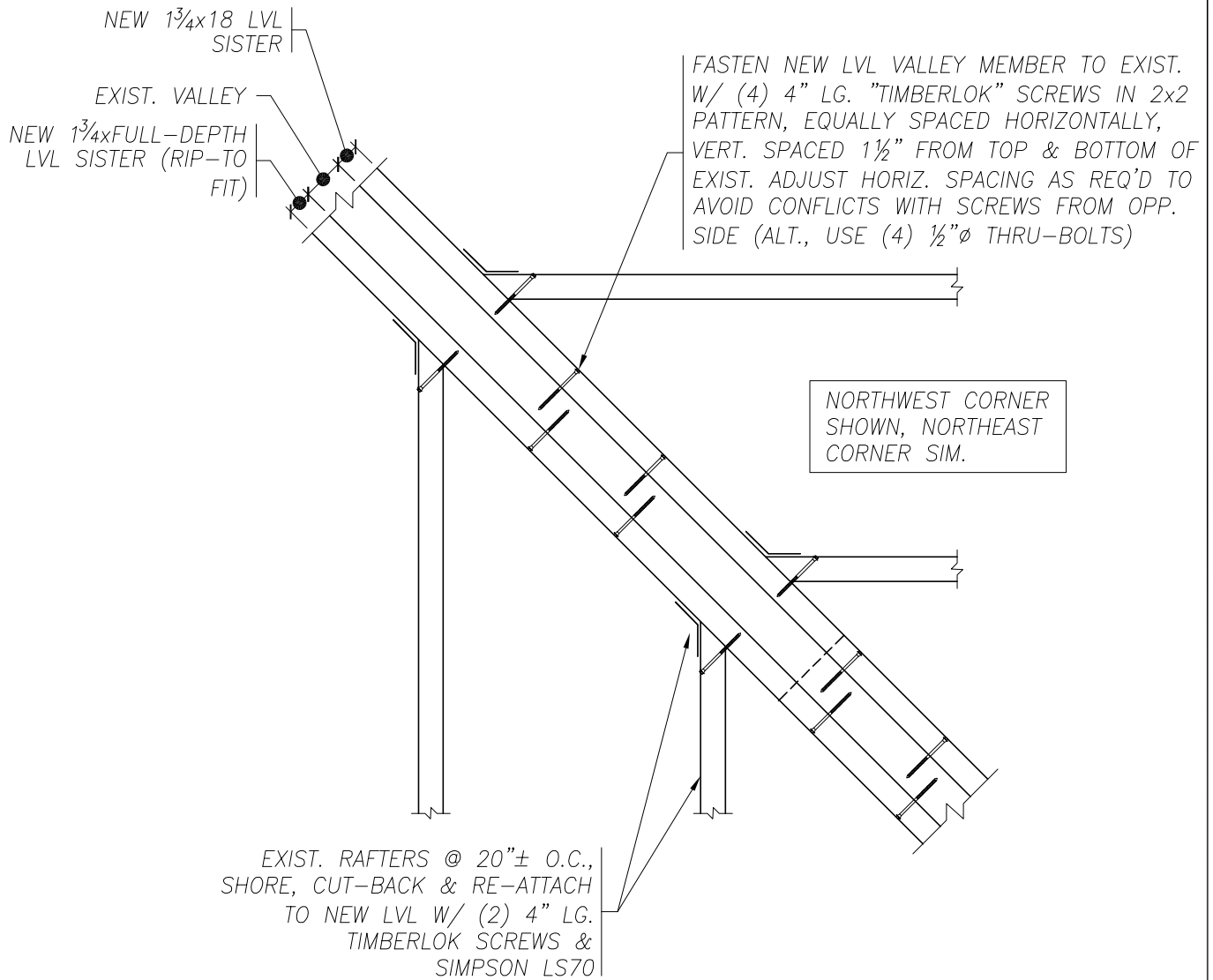


1 REFERENCE PLAN
 SKS-1 1/8" = 1'-0"

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JOB NAME: Union School, Dunstable		JOB NO: 06-207
DRAWN BY: GMN	DATE: 02/23/07	SKS-1



2 SKS-2 VALLEY REPAIR PLAN DETAIL 1" = 1'-0" \pm

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SKS-2

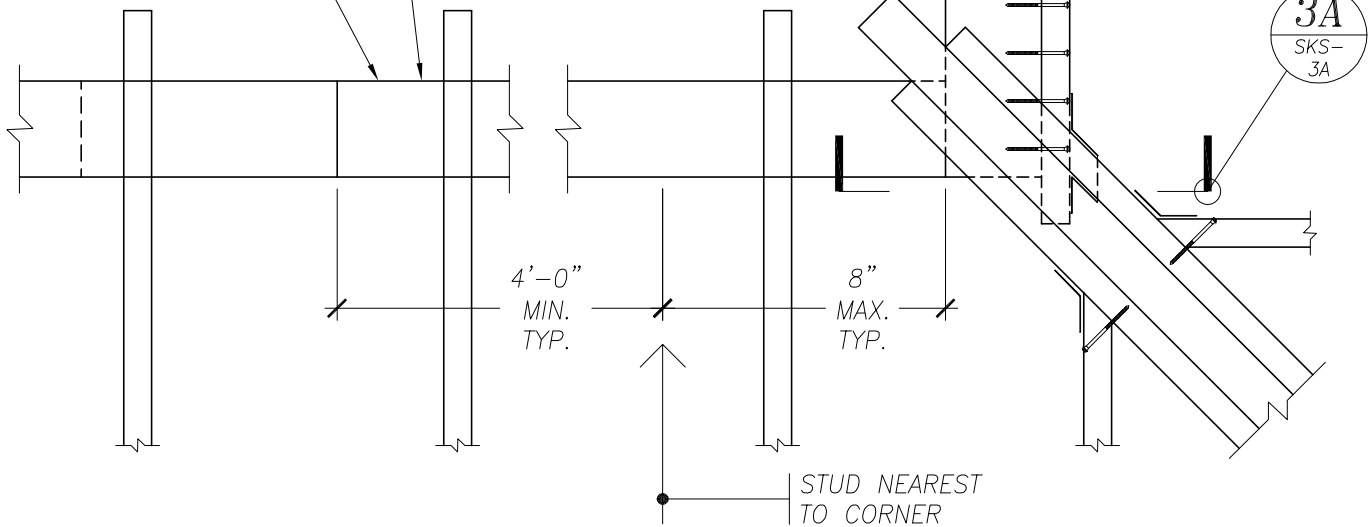
NORTHWEST VALLEY
CORNER SHOWN,
NORTHEAST CORNER
SIM.

$1\frac{3}{4}$ LVL (RIP-TO-FIT) TO
SUPPORT BEVEL-CUT OF
BOTTOM OF VALLEY REINF.,
FASTEN W/ (2) ROWS OF 4"
"TIMBERLOK" SCREWS @
6" O.C., STAGG. (3" OVERALL
SPACING)

REFER TO SKS-4 &
SKS-5 FOR MORE
INFO, H6 NOT SHOWN
FOR CLARITY

PROVIDE (2) SIMPSON TYPE
H6 HOLD-DOWNS TO STUDS,
1-EA. SIDE OF STUDS @
BACKSPAN (NOT SHOWN
FOR CLARITY)

REMOVE & REPLACE
ROTTED WALL PLATE
& REPLACE W/
 $5\frac{1}{4}$ x7 WOLM. PSL



3 WALL PLATE REPAIR PLAN DETAIL

SKS-3 1" = 1'-0"±

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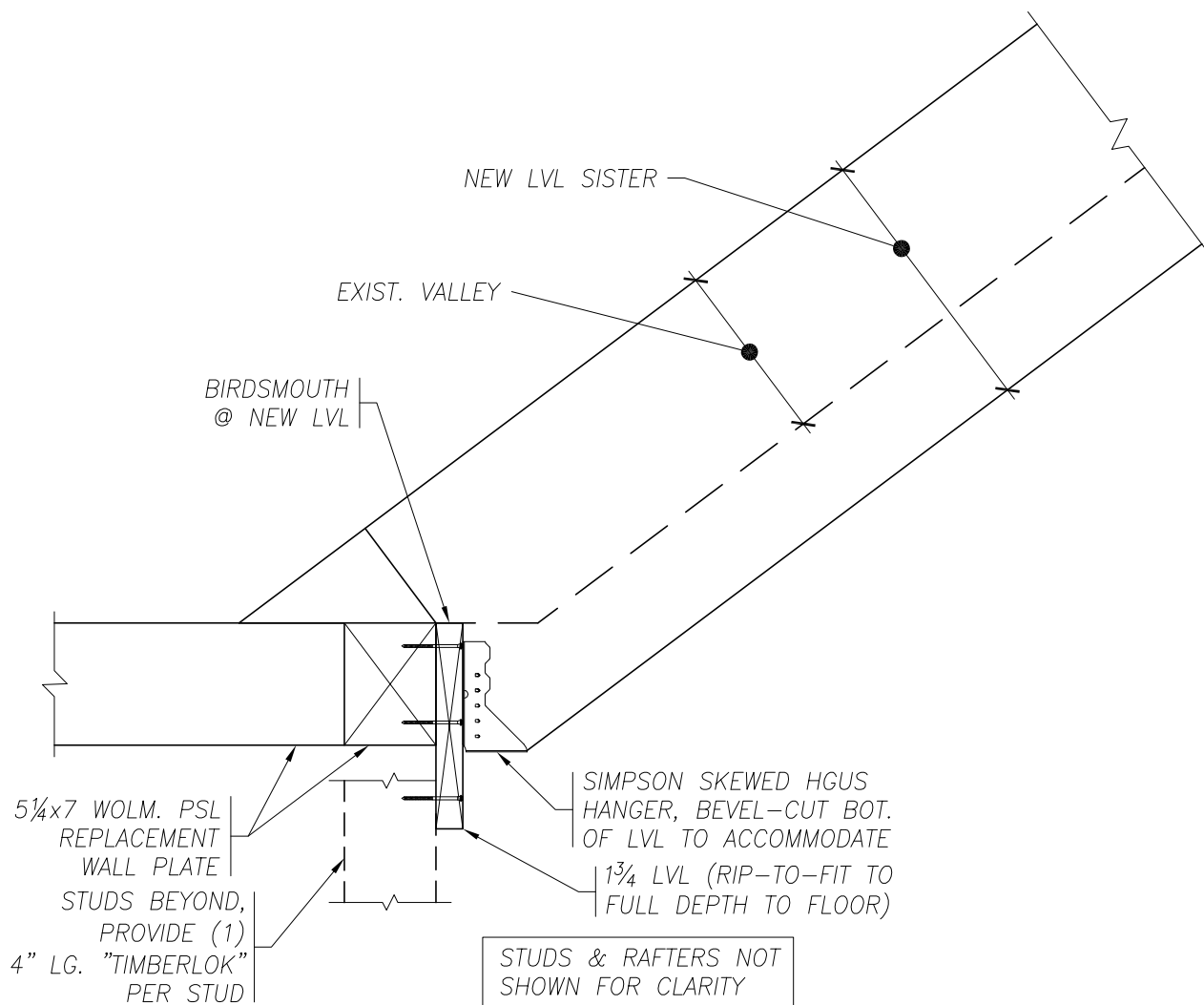
JOB NAME: Union School

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SKS-3



3A WALL PLATE REPAIR SECTION DETAIL SKS-3A 1" = 1'-0"±

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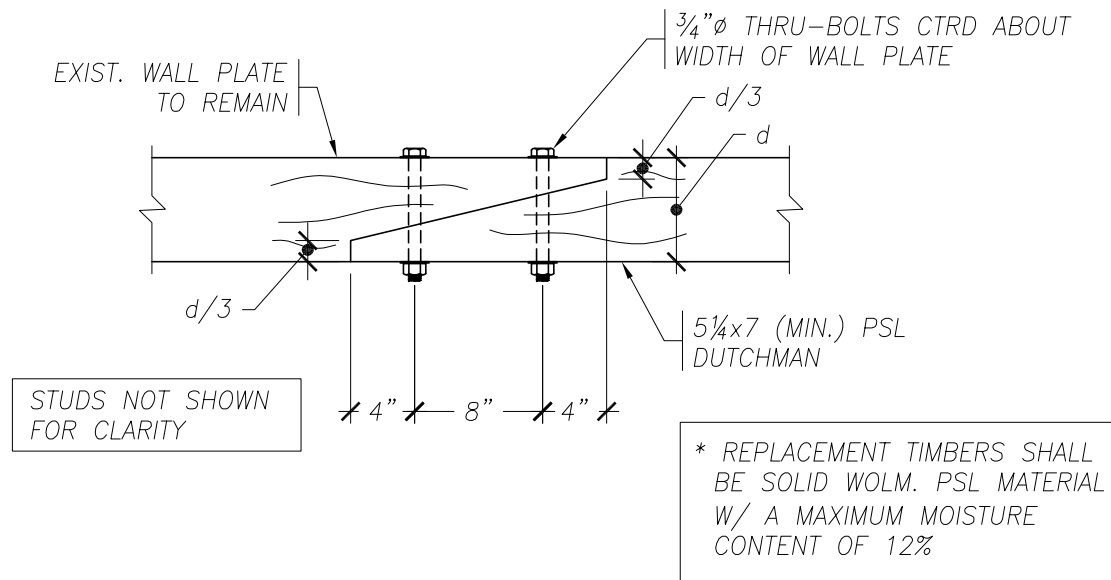
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SKS-3A



4 SKS-4 WALL PLATE REPAIR (SECTION @ SPLICE) NTS

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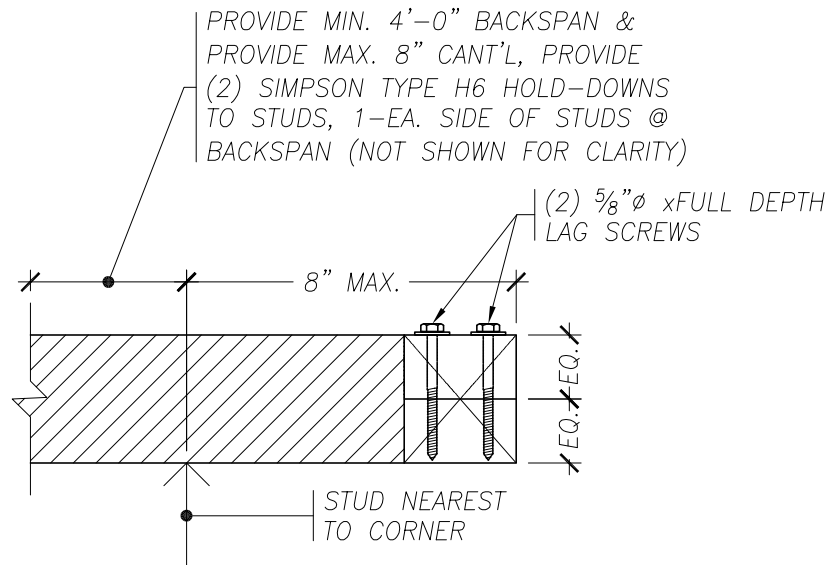
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SKS-4



STUDS NOT SHOWN
FOR CLARITY

VALLEYS NOT SHOWN
FOR CLARITY, REFER
TO SKS-3A FOR MORE
INFO

* REPLACEMENT TIMBERS SHALL
BE SOLID WOLM. PSL MATERIAL
W/ A MAXIMUM MOISTURE
CONTENT OF 12%

5 SKS-5 NTS WALL PLATE REPAIR (SECTION @ CORNERS)

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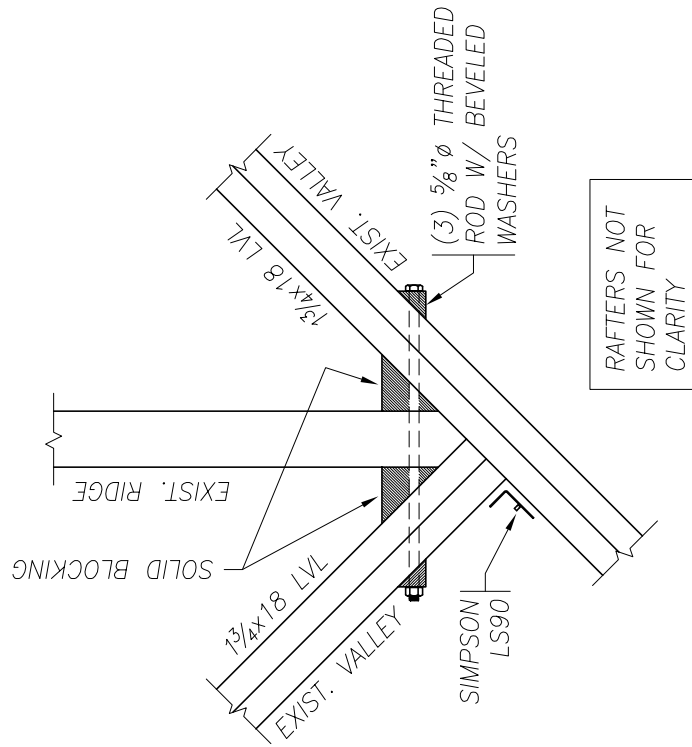
SKS-5

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ALL-THREAD PLACEMENT NOTES:

1. MINIMUM SPACING OF RODS FROM HIGHER BOTTOM EDGE OF MEMBER TO CENTERLINE OF ROD IS 3", AND FROM THE TOP EDGE TO CENTERLINE OF ROD MINIMUM SPACING IS 2".
2. BOLTS ARE TO BE SPACED EQUALLY BETWEEN END BOLTS OVER THE HEIGHT OF THE ATTACHED MEMBERS. MINIMUM SPACING BETWEEN BOLTS IS 3".
3. THE MINIMUM PLANAR EDGE DISTANCE FROM THE INSIDE EDGE OF ATTACHED MEMBER TO THE CENTERLINE OF BOLT IS 2".
4. SOLID PARALLEL STRAND LUMBER (PSL) IS TO BE PROVIDED IN THE ACUTE ANGLE BETWEEN THE ATTACHED MEMBERS WITH 3" FROM CENTERLINE OF BOLT TO OUTSIDE FACE OF BLOCKING. BLOCKING IS TO BE GLUED, THEN NAILED IN PLACE, THEN IMMEDIATELY CLAMPED BY THE TIGHTENING OF THE ALL-THREAD RODS.
5. CONSULT ARCHITECT/ENGINEER FOR ANY CONDITIONS THAT CANNOT BE INSTALLED AS SHOWN.



RAFTERS NOT
SHOWN FOR
CLARITY

6 PLAN DETAIL @ VALLEY INTERSECTION

SKS-6 NTS

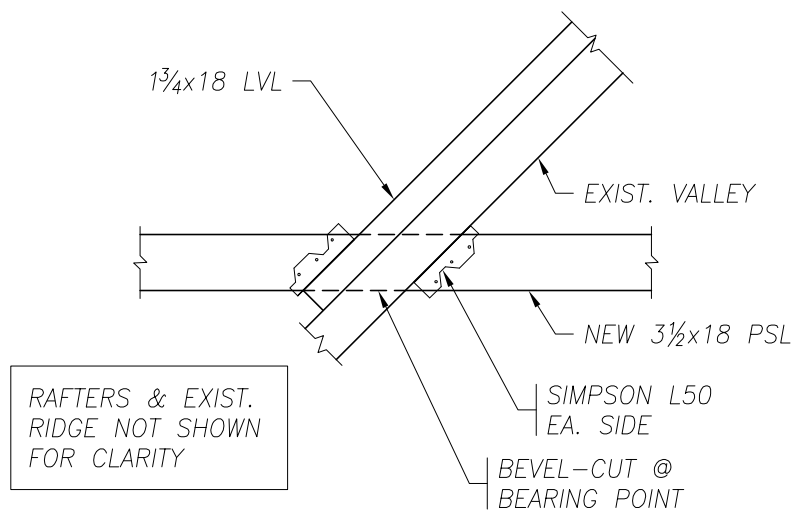
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SKS-6



7 *RIDGE REINF. DETAIL*

SKS-7

1" = 1'-0"±

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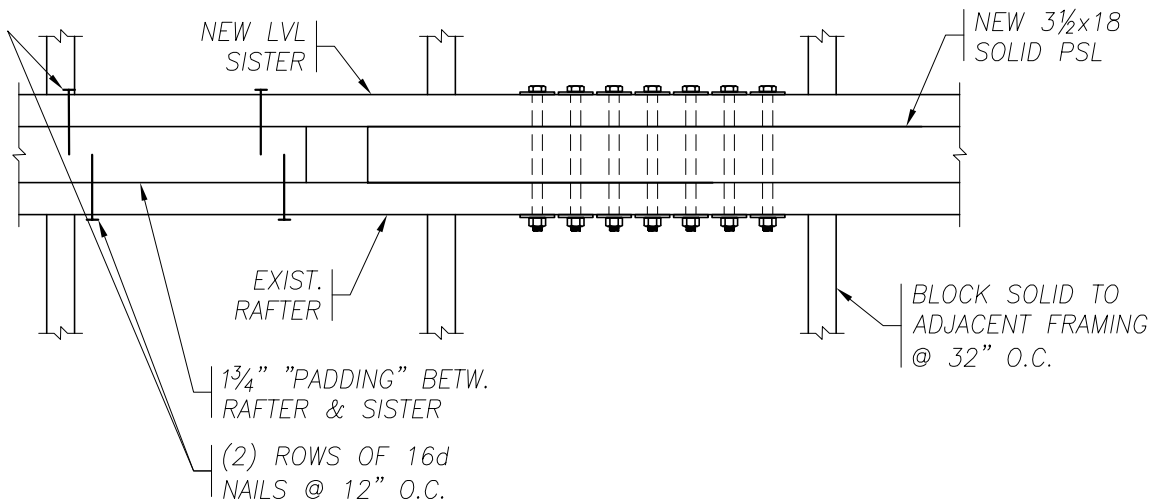
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JOB NO: 06-207

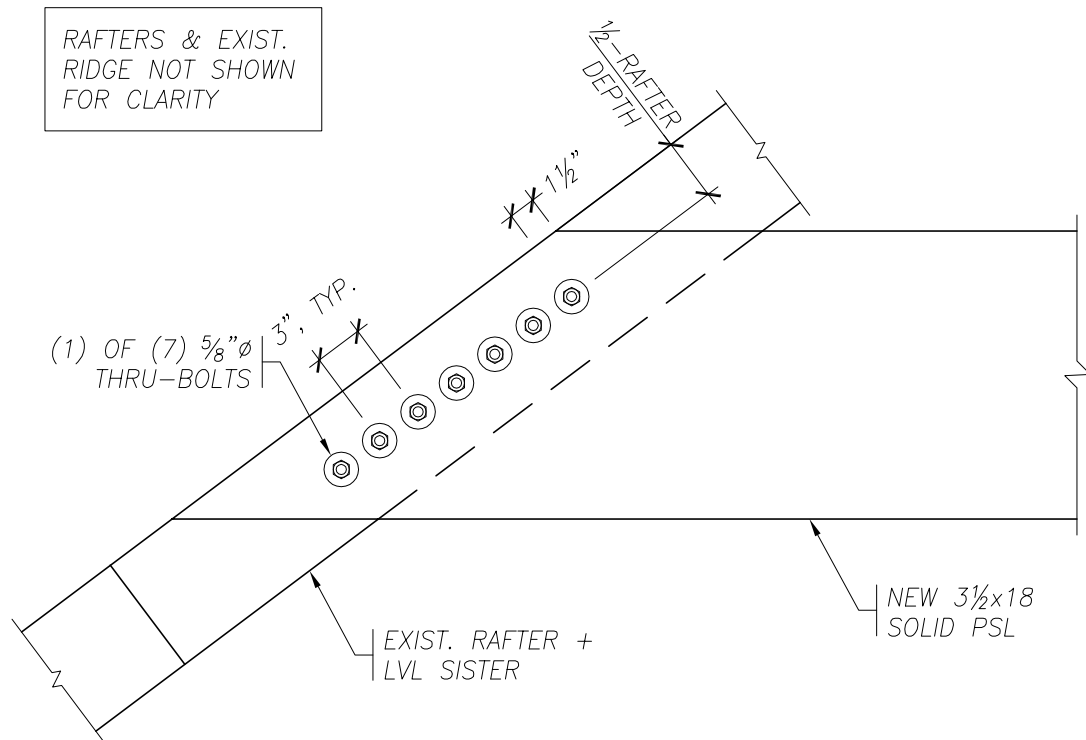
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SKS-7



PLAN DETAIL



8 RIDGE REINF. DETAIL, END COND.

SKS-8

1" = 1'-0" ±

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SKS-8

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