

# Chaplin Historic District Commission

## Minutes

Tuesday, November 18, 2025

*These unapproved Historic District Commission meeting minutes are forwarded to the Chaplin Town Clerk in a draft format. These minutes are unofficial until they have been read and approved by a majority vote of the Commission. Should edits be necessary, they will be made at the next regularly scheduled meeting, voted upon and noted in the meeting minutes.*

**I. Roll Call and Seating of Alternates.** Chairman W. Church called the meeting to order at 7:00 P.M. Present were regular members P. Peifer, L. Ricklin, W. Rose and alternate member M. Connor was seated for regular member D. Field. Alternate member B. Kelleher was also absent. Mrs. Church and First Selectman James Harrington were in the audience.

**II. Approval of September 30, 2025 Minutes.** Mr. Rose made a motion to approve the September 30 minutes, Mr. Peifer seconded, motion passed: Church, Rose, Peifer and Ricklin, aye and Connor abstained.

**III. Audience for Citizens.** None

**IV. Fence at 127 Chaplin St.** Mr. Church recused himself from the item discussion. Vice-chairman L. Ricklin headed the discussion, she had sent a certified letter and the HDC application forms for Certificates of Appropriateness to Ms. Shali-Ogli, owner of 127 Chaplin St. Mrs. Ricklin asked her to apply for CoAs for the screened in porch and screen door and the chain-link fence visible from the street. The return receipt was received by the Town on Nov. 17th. Ms. Shali-Ogli has fifteen business days to respond to the application request. After that time, the HDC will decide when to hold a special meeting.

**V. Driveway arch at 103 Chaplin St.** Chairman W. Church resumed heading the rest of the meeting. Jerome Allen, owner of 103 Chaplin St., installed an arch over the driveway that now is decorated for the holidays. The arch is a temporary structure but has been in place for a year. The commission discussed consulting with the ZEO to establish what is considered temporary and how long things such as political signs and other temporary yard decorations can stay installed. As for flags, Mr. Connor pointed out that the difference between a sign and a flag is "words". Mr. Rose said PZC would have to have an ordinance which included the HDC in its enforcement. Mr. Rose is willing to serve on an ad hoc committee and research how other historic districts enforce temporary signs or structures. Mr. Connor informed the HDC that he will be moving out of Chaplin and resigning from the HDC.

**VI. Criteria Statement for Old Post Office Building Sign Guidance.** Sally Zimmerman submitted a document to the HDC regarding the Old Post Office. It covers the history and uses of the property and its importance to Chaplin St. The HDC wants the State Historic Preservation Office (SHPO) to reevaluate the property's status from "non-contributing structure" to "contributing structure" to the character of the historic district.

Mrs. Ricklin made a motion: For these reasons the Chaplin Historic District Commission, as a Certified Local Government, working in partnership with SHPO, hereby respectfully requests further evaluation of the status of the C.M. Burdick Store by SHPO staff and if the Staff concur, the consideration of the State Review Board for a vote to find the C. M. Burdick Store, 142 Chaplin Street, Chaplin, Contributing to the Significance of the Chaplin National Register District, under Criteria A and C of the National Register of Historic Places.

Mr. Connor seconded. There was discussion on whether such a designation would affect any future Town plans for the property. Mr. Rose said because it is under the purview of the HDC, it would have to

comply with HDC regulations. There were questions about the actual age of the building, it may be older than is mentioned the Ms. Zimmerman's document. Motion passed unanimously.

**VII. New Residents.** Mrs. Ricklin said the HDC has to inform new residents early to get ahead of the process so no changes are made to the property without HDC oversight. New residents need to be aware of the HDC regulations and the process to get a Certificate of Appropriateness. Mr. Church thought informing the real estate agents before the property sold would help because according to the Town Clerk, HDC cannot add a notation that the property is within the District to the property deeds. There had been confusion when owners went for a building permit whether they needed to go before the HDC but the Building Inspector is now aware of all the properties in the District. Mr. Connor said the Town could use the easement to put up a sign with a QR code so people could scan for HDC information. Mrs. Ricklin said she would update the letter sent out in the past to inform residents of their responsibilities.

**VIII. Correspondence.** Mr. Church received an issue of Preservation Ct.

**IX. Adjournment.** Mr. Church adjourned the meeting at 8:12 P.M.

Respectfully submitted, Susan Peifer- Recording clerk- HDC

Attachments. Request for Re-evaluation of 142 Chaplin St. Chaplin, CT document

## National Register Criteria Statement

### Request for Re-evaluation of 142 Chaplin Street, Chaplin, CT 06235



<https://maps.app.goo.gl/v66igMEhGQgp2hvv5>

The building at 142 Chaplin Street, Chaplin, CT is located within the Chaplin National Register district (listed 10/11/1978). Identified as building E20 (Post Office) on the data sheet for the nomination, it was dated 1900 and considered N.C. or non-contributing.

New research undertaken as part of a private study to identify the deed and ownership sequences of all 41 buildings in the district has now been completed and clarifies the construction date, ownership, and use of 142 Chaplin Street, which served as the town's main Post Office at the time of the nomination . This research indicates:

- 1) that the building was constructed either in 1929 or 1930 as the C.M. Burdick Cash Store,
- 2) that it retains integrity of location, design, materials (despite replacement sash and the addition of wood shingle siding), workmanship, setting, feeling and association, and
- 3) that it possesses associations with events significant in the history of the Town of Chaplin and embodies the distinctive characteristics of its type and period of construction, and thus meets the criteria for which the district was listed: Criterion A (community planning) and Criterion C (architecture).

For these reasons, which are explained below, the Chaplin Historic District Commission, which is a Certified Local Commission, requests that the State Historic Preservation Office staff re-evaluate

the 1978 designation of Non-Contributing and seek the advice of the State Review Board to amend the status of the building at 142 Chaplin Street from Non-Contributing to Contributing.

### Integrity Criteria

*Location:* The location of 142 Chaplin Street was, prior to the planning and construction of Route 198 in the 1920s (which bypassed Chaplin's early 19<sup>th</sup> century center<sup>1</sup>) a meadow lot identified as "Mowing" and owned by Herman A. Darling (1866-1925). It appears as such on Engineering Maps of the Connecticut State Highway Department<sup>2</sup> prepared for the construction of what was then called State Highway 91. Commonly known as Phoenixville Road<sup>3</sup>, the highway was renamed Route 198 after the construction of Interstate 91.

In 1912,<sup>4</sup> Darling, a Long Island, N.Y. dealer in "telephone poles"<sup>5</sup>, purchased 931 acres of land in Chaplin -- mostly woodlot, pasture, and hayfields -- presumably at least in part for its available timber. Historically, the land, being hilly and rocky, had not typically been actively cultivated. This land included the 4.7 acres that now comprise the Town of Chaplin's property at 130 132, and 142 Chaplin Street, on which stand the C.M. Burdick Store, the Chaplin Senior Center and the Chaplin Public Library.

There are no building permit records in the Town of Chaplin prior to 1977, therefore the date of construction of 142 Chaplin Street must be determined from existing deeds and the State Highway maps of the 1920s and '30s. The property at 142 Chaplin Street, along with present-day 130 and 132 Chaplin Streets,<sup>6</sup> was purchased by Clifford M. Burdick (1881-1956) from the estate of Herman Darling in 1929<sup>7</sup>.

An earlier State Highway Engineering plan<sup>8</sup> shows a "garage" in the vicinity of 142 Chaplin Street but with a different, smaller footprint (see attached). An unpainted structure of some kind can be seen in historic photos (described below in *Materials*, and attached). That structure could have been one that had to be relocated as a precondition of the 1944 sale of 1.2 acres of the western portion of Burdick's 4.7 acre property to the Town of Chaplin for construction of the Chaplin Elementary School.<sup>9</sup> Regardless, it is no longer standing. (In the 1980s, the Historic District Commission

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<sup>1</sup> The Chaplin National Register District (10/11/1978) documents the preservation of the historic town center as a result of this bypass. [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/78002856\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/78002856_text).

<sup>2</sup> Chaplin Land Records, Plan Book 1, page 63, filed 7/8/1927

<sup>3</sup> Phoenixville was a settlement of Ashford, CT (after 1842, Eastford, CT) developed around the Phoenix Mill, an 1820s stone cotton mill at Routes 44 and 198. Documented by the Historic American Buildings Survey, the Mill was deconstructed for relocation to Old Sturbridge Village about 1968 and never rebuilt. (<https://www.loc.gov/resource/hhh.ct0109.sheet?q=connecticut+windham&st=gallery>)

<sup>4</sup> Chaplin Land Records, Book J, page 349, 4/11/1912.

<sup>5</sup> US Census, 1910.

<sup>6</sup> The Chaplin Public Library (repurposed from the 1948 elementary school) is 130 Chaplin Street; the Senior Center (repurposed from a later classroom wing and gym of the elementary school) is 132 Chaplin Street.

<sup>7</sup> Chaplin Land Records, Book L, page 354, 1/28/1929.

<sup>8</sup> Chaplin Map Records, Volume 1, plan 61, 7/8/1927.

<sup>9</sup> Chaplin Map Records, Book V, page 104, 11/6/1944.

Map  
Land

approved demolition of an outbuilding behind the store, but it is unclear what that structure was, or if it was, perhaps, the “garage” shown on the 1927 plan.)

Upon completion of the Route 198 bypass, a 1932 plan of the highway<sup>10</sup> shows the Burdick Store in its current location and with its current footprint (see attached). The 1930 U.S. census identifies Burdick as a “retail merchant, grocery store”. The property at 142 Chaplin Street was, based on this evidence, most likely constructed in 1929-30 (and certainly by 1932) as a grocery, or general/country store, and in its present location. 142 Chaplin Street thus appears to be the original location of the building.

*Design:* The building at 142 Chaplin, though modest, presents many of the characteristic elements of traditional rural general/country store design, including:

- simple, rectangular footprint, prominently sited on a main road
- three bay, gable front orientation with the entrance in the center bay
- open, full width veranda shielding the entrance
- minimal fenestration on the ground floor side elevations to maximize interior shelf space
- ample frontage onto the main road, with areas for customers to leave wagons or autos while shopping
- minimal to no landscaping at the façade.

The upper half-story of the structure appears to have been built with adjunct residential use in mind, as the rear (west) and half story elevations contain 2-over-2 sash (replacements) and a rear entrance consistent with that use (small bathroom window, lighting and ventilation for upper story rooms, secondary egress).

In form, plan, spatial arrangement, structure and style, the Burdick Store conveys its original commercial purpose, along with residentially-scaled elements for living “above the store”.

*Setting:* The setting of the Burdick Store is at the northeastern end of the Town’s historic center, where Chaplin Street (a/k/a Village Street, the “old State Road,” or simply the “highway” in early deeds) intersects Phoenixville Road, now Route 198. This intersection, a primary east-west/north-south junction even today, was the historic meeting point of “the road to Mansfield” [west], “the road to Hampton” [east], “the road to Ashford” [north], and “the road to Windham” [south].

This intersection was indeed, prior to the construction of the 1815 Meetinghouse at the intersection of Chaplin Street and Palmer Road, the town’s 18<sup>th</sup> century settlement center, with its main cemetery just to the west and its namesake Benjamin Chaplin’s homestead less than a quarter mile to the east. A large open, roughly-triangular plot at Chaplin Street, Phoenixville Road, and North Bear (originally “Bare”) Hill Road originally formed a dusty, informal common area, on which, at some point in the 19<sup>th</sup> century, a blacksmith shop stood. This space remained ill-defined until it was

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<sup>10</sup> Chaplin Map Records, Volume 1, page 76, 1/30/1932.

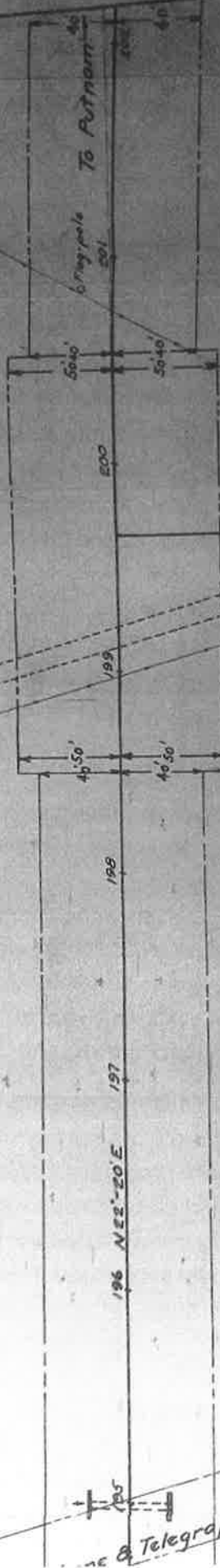
Chaplin Map Records  
 Vol. ~~2~~ 1, Page 61  
 recorded 7/8/1927

FED. AID DIST. NO.	STATE CONN.	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
9	26A	1925	18	36	

Herman A. Darling



Mowing



CHAPLIN

Herman A. Darling

Mowing  
 $\Delta = 7' - 40.8'$   
 $D = 1'$   
 $T = 389.9'$   
 $L = 766.7'$   
 $R = 57300'$

R.C.P. supported

Sta. 199+0

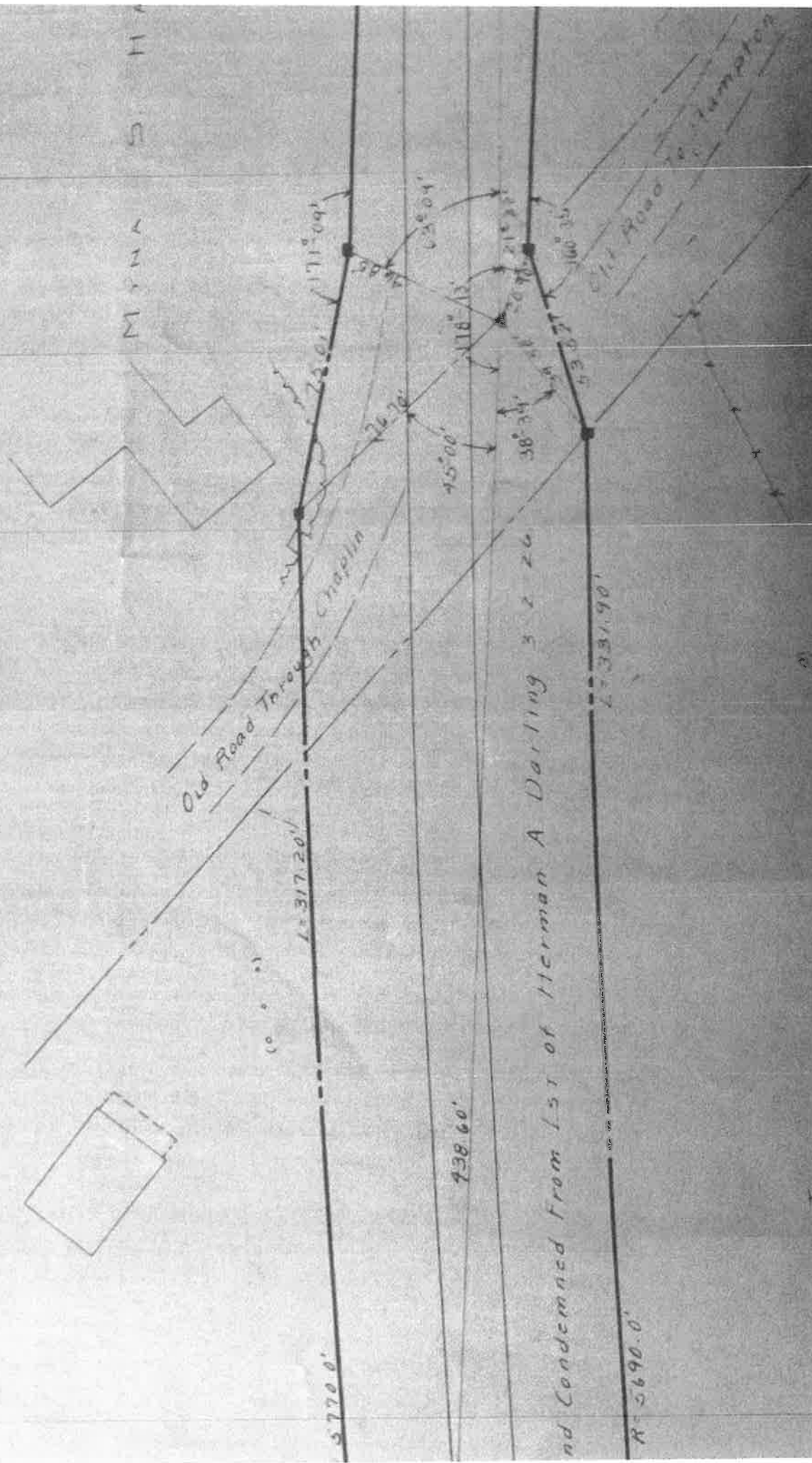
08+66

320

320



Chaplin, Map Records Recorded  
 Volume 1, page 76, 1/30/1932



C T I C U T

reconfigured by the 1920s bypass. Further modified in 2023, it is soon to be completely rebuilt in a CT Department of Transportation grant.

The setting of the Burdick Store thus memorializes a physical environment that has for more than 200 years marked the northern entrance to the town's only area of concentrated settlement.

*Materials:* The exterior features of the Burdick Store are consistent with an early 20<sup>th</sup> century construction date, with one notable exception, the current cladding of wood shingles that were presumably applied over the building's original vertical plank sheathing about 1965, when the store became Chaplin's post office.

Two pairs of undated photos on file on the Chaplin Public Library's history site (<https://www.chaplinpubliclibrary.org/about/>) show the store (pre-1956 and pre-1965?) with vertical sheathing, that in the later (color) view evidenced considerable deterioration (photos attached). Adding shingles over the board sheathing would align with the investments that would have been desirable (or in the case of the store interior, required) when the U.S. Post Office began operations there as of January, 1965.

In other respects, including such features as the open rafter tails of the eave, the form of the building points to an early 20<sup>th</sup>-century date. Other than the building's front door and its flanking windows (which are wood and might be original), the remaining sash have been replaced in vinyl with the appropriate 2-over-2 configuration and in their original openings. An entrance platform has been added at the northwest corner, and the brick heating chimney (shown in the early photos) replaced in concrete block. The concrete platform at the front may have replaced a wood plank porch floor, perhaps when converted to post office use or it could be original.

The framing of the structure, while not examined, is believed to be standard platform framing. Use of the structure, which briefly housed a meat market after the post office moved to a new facility in 2000, has been minimal. The subsequent investments are the vinyl sash installation and interior renovations for use by the town's resident state trooper when he was on duty in town. No investments have been made since that use was discontinued due to mold contamination.

In all other respects, most exterior architectural features and the structural configuration of the 1929 building remain essentially intact, despite deferred maintenance.

*Workmanship:* The builder of the Burdick Store is unknown, but given that the owner, Clifford Burdick, was a member of an extended family deeply engaged in the commercial life of Chaplin and the surrounding area, including Willimantic, it is highly likely he was closely involved in its construction.

Clifford, and his twin Chester, were the second oldest of nine children of Ellward C. and Ella (Searle) Burdick, prosperous Chaplin dairy farmers and owners of extensive property locally.



Two views of the Burdick Store which is now the Chaplin Post Office



ca. 1956 Clifford Burdick on porch?  
outbloly visible at left in top photo, bottom photo  
Chaplin Public Library History Collection

The Burdick Store  
Currently the Chaplin Post Office



ca 1965? Outbldg visible @ right in top photo  
Chaplin Public Library History Collection

Clifford and Chester were “engaged in the lumber business”<sup>11</sup> according to a 1920 county history, as was a younger brother, Leon. Another younger brother, Wilfred, was cited in the same history as “the proprietor of a well-appointed grocery store” (the “Old Store” E8) to which “his progressive methods, thorough reliability and earnest desire to please his customers have brought . . . him a liberal patronage.”<sup>12</sup>

It was most likely Wilfred, who, selling his “well-appointed grocery store” at 46 Chaplin Street in 1925, encouraged Clifford’s efforts in establishing a new store adjacent to the new concrete highway being built by the state. Notably, Clifford’s store operated on a “cash” basis as photos of the store’s signage attest: Wilfred’s store had been based on the long-standing barter terms typical of general stores in the pre-modern era.

Whatever role the extended Burdick family played in the workmanship employed in constructing Clifford Burdick’s store, that effort was easily supported by the vibrant economy of nearby Willimantic, the largest community in Windham County with a population of more than 13,000 in 1930. Materials for the building would have been readily accessible and the simple building easily constructed (even potentially felled and milled locally) using local labor.

*Feeling:* The “feeling” of the site is that of an entrance to the village center: behind the store, the reused 1948 elementary school and its 1970s classroom wing (now the Library and Senior Center), and an expansive greensward of lawn are clearly visible. These provide a public presence, which accurately reflects the history of this site from the 1940s to the present. Many in town recall walking their children to the school and picking up their mail at the post office. Active use of the extended site includes regular weekly programming at both the library and senior center, outdoor events on site, and a proposed new sidewalk to connect it to nearby Town Hall and Garrison Park (part of the projected DOT street improvement grant).

The store itself, though empty, is the only commercial structure on Phoenixville Road for more than 10 miles stretching south from Route 44 to Route 6. It stands alone, but still clearly speaks to its former commercial and public uses. Indeed, historically, as the last commercial structure constructed in the village center, it neatly brackets the village’s community aspirations.

A little over 100 years before, local builders and investors laid out a town center with a tavern (1822; 42 Chaplin Street) and a general store (1828; 46 Chaplin Street) as the first commercial hubs of what they hoped would be a prosperous settlement. In 1929, before the full depths of the Depression could be known, the Burdick family took a chance on recapturing some of that prosperity alongside the new highway. Today, town leaders are looking to adaptively reuse the structure and once again reactivate this corner of the village. The feeling of the property is not just of something no longer viable, but of a structure and location with potential for continuing value.

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<sup>11</sup> p. 1699, Lincoln, Allen B., ed., *A Modern History of Windham County, Volume 2* (Chicago, S.J. Clarke Publishing, 1920).

<sup>12</sup> Lincoln, p. 1698.

*Association:* The Burdick Store and its site have associations with a 20<sup>th</sup> century family prominent in the town and influential in its recent history into the 21<sup>st</sup> century. Wilfred and Clifford Burdick maintained a strong presence in Chaplin's commercial life for half a century. Wilfred Burdick's daughter Charlotte (Burdick) Shead (1929-2023) was prominent politically in the town, serving as Chaplin's first woman selectperson, its tax collector, and the chair of the Building Committee that replaced the 1948 elementary school with a new K-7 campus at 240 Palmer Road.

Less evidently, but still significantly, the town land on which the Burdick Store, Senior Center and Library are now located, along with the ancient Center Cemetery, represent a significant public legacy of land that was part of its founder, Benjamin Chaplin's, holdings, first compiled in the 1750s. Because all three structures are set within an open, grassy area of lawn and trees, abutting the evocative open space of the Cemetery (the oldest feature of the site, predating formation of the town), they convey a sense of expansiveness that is now rare in a community once largely cleared of trees for pastures, sheep and dairy farms, and small scale agriculture and now considerably forested over with second growth timber.

This public open space is, along with the more recently-converted recreational areas of Garrison Park, the town's primary public campus. In looking to its future, the contribution the Burdick Store site makes to the public character of this campus should not be overlooked.

#### Significance Criteria

*Criterion A:* The 1978 nomination form for the Chaplin Historic District rightly identifies its primary significance as an example of Community Planning, albeit via the aspirational efforts of its early 19<sup>th</sup> century residents in fulfilling the terms of its 18<sup>th</sup>-century benefactor, Benjamin Chaplin (1719-1795) to form a Congregational Church in the community. Indeed, the extent to which the community succeeded in quickly coalescing around a town center between Chaplin's death and the town's incorporation in 1822 and grew, by the 1840s, to "an entire village . . . standing today in complete integrity," is exceedingly rare and probably, in its survival and excellent state of preservation, commensurate with state level significance.

What the now-45 year old nomination form did not capture, however, was that the town of course continued to evolve into the present. The district's primary period of significance is, accurately, the period from 1800 to about 1860, when the last of the village's Federal and Greek Revival style buildings was built (the Davenport Dry Goods Store, 11 Chaplin Street, misidentified as an 1840 Town Hall, labeled W1). In the last 165 years, only six structures have been built in the center district, each of which marks either an individual decision or the impacts of larger regional forces on the community's patterns of development.

After 1860, the town's population dropped steadily decade by decade. No buildings were built in the village from 1860 to 1911, when the William Ross Library (1911, George E. Snow, builder, labeled W11) opened, a bequest from a long-time bachelor with significant rental property in Willimantic from Ross's widow. In 1920, Chaplin's population bottomed out at 385 residents, nevertheless, two buildings were built in the village in the 1920s: a modest Craftsman-style house at 103 Chaplin

Street (1924, Charles E. Gallup, builder, labeled W17) and Clifford Burdick's store (1929, labeled E20).

While construction was non-existent in the village center through the 1930s, it did begin to attract attention from outside observers, drawn to its early architecture and well-preserved character. In 1924, the White Pine Series of Architectural Monographs publication "The Old Hill Towns of Windham County, Connecticut"<sup>13</sup> featured photos of the tavern (42 Chaplin Street, E6) and cited the "dozen" houses of Chaplin Street, "rich in fine detail," as "very good examples of the 1820 period." No doubt it was this notice that brought the W.P.A. Federal Writers Project to Chaplin in the 1930s to document 43 old houses then standing in town, the best visual record of the town yet compiled.<sup>14</sup>

In 1930, a Harvard-educated curator of decorative arts from the Brooklyn Museum, Paul J. Woodward (1888-1959), purchased the very fine 1819 Federal house of boot & shoe maker Jonathan Humphrey Ashley (1794-1836) at 107 Chaplin Street (E16). Woodward lived in Chaplin until his death and may have brought others to the town with an interest in its architecture, including possibly Ruth Ella Canfield (1896-1993), a fine arts educator, ceramicist and weaver, who rented 112 Chaplin Street (E17). Sidney V. Chrysler (1915-1999), purchaser of 15 Chaplin Street (W3) in 1946, was another (uniquely) creative artist, specializing in staging miniature operas with tiny puppets from his home.<sup>15</sup>

Despite the Depression's impacts nationally, in Chaplin, several state-sponsored public works projects, including the construction of Route 198 in the 1920s, proved beneficial. In 1917, before Clifford Burdick made his move onto Herman Darling's land, the state established the Natchaug State Forest as one of its first state forests, ultimately acquiring 602 acres of Darling's land for conservation. This not only to some extent compensated farmers for the diminished value of their property, but after World War 2 may have assisted in raising real estate values to support the construction of new homes for a modestly-growing population by limiting the land area accessible for residential development.

From 1940 to 1950, the population grew at a rate of 3.8% per year, from 489 to 712. By then a new elementary school (1948, Chandler & Palmer, architects, E18) had been constructed at 130 Chaplin Street, which, though only containing four classrooms, was the first town-wide school Chaplin had ever built. As the 1972 150<sup>th</sup>-anniversary history of the town stated of the post-War years, "the automobile has made it possible for people to seek employment in other towns . . . Chaplin is now

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<sup>13</sup>Dana, Richard H. Jr., "The Old Hill Towns of Windham County, Connecticut" (The White Pine Series of Architectural Monographs, Volume 10, No.1). New York, Russell F. Whitehead, 1924.

<sup>14</sup><https://cslib.contentdm.oclc.org/digital/collection/p4005coll7/id/1190/>

<sup>15</sup> <https://bimp.uconn.edu/explore/puppeteer-bios/sydney-chrysler/>



a bedroom town.”<sup>16</sup> Among the factors for this growth was the expansion of the University of Connecticut, which brought a contingent of UConn faculty who would buy up old houses, build new ones, and form the nucleus of the effort to enact a local historic district.

In the district, however, aside from routine maintenance and renovation, only two new buildings have been constructed since 1948, both reviewed and approved by the Historic District Commission that formed in 1974: an addition to the Chaplin Congregational Church (W8) in 1984, and a reproduction Cape Cod-style custom cottage and barn (2006) at 80 Chaplin Street (E14).

This, then, was the pattern of events that shaped Chaplin’s Community Development after its remarkable early 19<sup>th</sup>-century flowering. Within this subsequent evolution, structures such as the 1924 Craftsman house at 103 Chaplin Street, Clifford Burdick’s 1929 store, and even the 1948 elementary school (though enlarged with a 1970s wing and altered for new uses) clearly contributed to the town’s continued viability and character. Despite the assessment of the 1978 nomination form that they appeared irrelevant, the passage of the intervening 47 years has demonstrated that a broader scope of significance warrants inclusion of these 20<sup>th</sup> century resources as Contributing elements of the district.

#### *Criterion C:*

The C.M. Burdick Store meets Criterion C of the National Register as a building that embodies the distinctive characteristics of a country or general store (type), pre-modern form (period), and traditional method of construction (wood frame). While its “components may lack individual distinction” as defined in the criterion, it is nonetheless clearly representative of a “significant and distinguishable entity” in the Architecture of the Chaplin National Register District, namely, the rare survival of a unique cohort of commercial structures, an element of its historical significance that, due to the preliminary nature of the documentation at the time of listing, was not fully understood.

The Significance section of the 1978 nomination correctly identified the presence of a tavern (Gurley Tavern, 1822, E6) and two general stores (1830, E8; Eaton’s Store, 1850, W6) as important contributors to the district’s rapid growth in the 1820s, but missed (or misconstrued) some supporting elements of that development. With additional deed research on all the district’s buildings, two other freestanding commercial buildings have now been identified and the dating and provenance of three others has been refined. The District’s commercial character can now be seen as more extensive, and thus more reflective of the economic history of the village, than originally known.

Listed below are the district’s surviving commercial buildings, in chronological order:

<i>NR District Identification</i>	<i>Date, Use, Original Owner/Occupant as now documented</i>
Gurley Tavern, 1822, E6	1822-28, Tavern, Samuel Moseley
Old Store, 1830, E8	1828, Merchant’s Store, Walter Goodell

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<sup>16</sup> p. 18, Naser, Gordon R., *Ben Chaplin’s Town 1822-1972: A History of Chaplin Town*. This pamphlet history of the town is the best “modern” document on the town’s development.



Eaton's Store, 1850, W6	1830-32, Merchant's Store, Bela Searls
Garage, 1850, E5	1857, Store, Charles Backus (later G.A.R. Hall)*
Old Town Hall, 1840	1860, Dry Goods Store, Catherine Davenport (later Town Hall)*
Post Office, 1900	1929-30, Cash Store, Clifford M. Burdick

*\*Not previously documented as constructed for retail commerce<sup>17</sup>*

While varied in date, these six structures represent a distinctive subset of the District's 41 surviving structures (15%) are now known to have been part of the commercial life of this uniquely well-preserved town center grouping.

*Recommendation of the Chaplin Historic District Commission  
(as a Certified Local Government)*

With regard to the C.M. Burdick Store, considered Non-Contributing in 1978, it can now be determined that it is part of a continuum of commercial activity within the history of the village center, and for these reasons, can reasonably be found to be significant and contributing to the Architecture of the Chaplin National Register District.

The Burdick Store, with a construction date of 1929-30, is also within the period in which the village was preserved via the routing of the state highway around, and not through, the historic center. In this way as well, it contributes to an understanding of the 20<sup>th</sup>-century development of the Town of Chaplin.

For these reasons, the Chaplin Historic District Commission, as a Certified Local Government working in partnership with the State Historic Preservation Office, has voted on (DATE) (see attached motion and vote) to recommend, and hereby respectfully requests, further evaluation of the status of the C.M. Burdick Store by SHPO Staff, and, if the Staff concur, the consideration of the State Review Board for a vote to find the C.M. Burdick Store, 142 Chaplin Street, Chaplin, Contributing to the Significance of the Chaplin National Register District, under Criteria A and C of the National Register of Historic Places.

Respectfully submitted,

Warren Church, Chair  
Chaplin Historic District Commission

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<sup>17</sup> Note that this list does not include residential structures in which commercial activity also took place, often in an attached, contiguous extension of the house. These include at least three boot & shoe shops, a hatter's shop, a carpenter's shop, and a wheelwright's shop, and two shoe shops originally housed on the second floor of the general store E8.

