

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

97/328/8

Town Chelmsford

Place (neighborhood or village)
South Chelmsford

Address 1 Lakeside Ave.

Historic Name Charles Simpson, Jr. Cottage

Uses: Present summer cottage

Original summer cottage

Date of Construction 1933

Source Deeds, Taxes, Census, Assessor's Office and Site Visit

Style/Form Cottage

Architect/Builder

Exterior Material: Wood

Foundation stone

Wall/Trim wood

Roof asphalt shingles

Outbuildings/Secondary Structures none

Major Alterations (with dates)

Condition good

Moved no yes **Date**

Acreage 4,900 sq. ft.

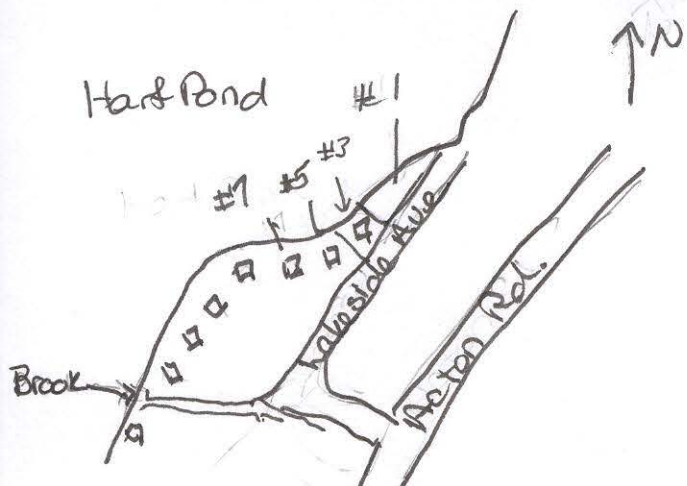
Setting Summer community, lakeside



MA_Chelmsford_LakesideAvenue_1_IMG_2988
11/3/2006 CHC_2006_3 FSM

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Linda V. Prescott

Organization Chelmsford Historical Commission

Date (month / year) November 14, 2006

Assessor's Number USGS Quad Area(s) Form Number

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This 1933 cottage is approximately 15 feet from the water's edge of Hart's Pond in South Chelmsford. The house sits on a terrace about 15 inches above the water line, side ways on the lot, with an enclosed porch and front door on the gable end facing a side lot line. The ridgepole runs side to side the width of the house. The porch on the side has been enclosed with plywood. The cottage has horizontal lapped board siding with a beaded edge, asphalt roof shingles and recent windows. The cottage sits on rocks without a foundation. The space between the ground and the floor of the building is enclosed with a vertical board wall. The inside of the building has an unfinished, rustic look to it. It is basically a large room with a kitchen on the street side, and a series of 3 overhung windows on the pond side creating a picture window. A half bath is located in the street corner of the building with a spiral metal staircase a to a balcony above the kitchen. Most of the interior walls are exposed; the frame construction is of 2x4's, and 2x6's, which due to age have turned a deep rust color. The first floor walls have been covered with a knotty pine paneling and some wallboard, all of the rafters are exposed and the floor is pineboard. All of the remaining original cottages have this basic floor. Through the years, the cottage has remained a summer home and for the most part has remained unchanged reflecting a simple camp style of living.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to tax records, in 1905 Warren C. Nickles and James W. Nickles, of Boston, began to build cottages on the shore of Hart's Pond in South Chelmsford, on the land of the Nickles Cranberry Co. The first two cottages were built in 1905, as part of a planned summer community. The Nickles family built 7 cottages in all. The land for this final cottage was purchased by Charles Simpson, Jr., a meatcutter from Lowell who owned a market on Common Street Chelmsford and his wife, Doris Irene of Chelmsford in 1929. The Simpson's built their cottage in 1933. The cottage has the same basic floor plan as most of the remaining original cottages. Deeds refer to a plan entitled "Plan of Camp lots in South Chelmsford, MA, Belonging to the Estate of James W. Nickles", March 1928, Plan Book 51, pg. 64. According to the 1900 and 1910 census, James W. Nickles lived in Somerville, Ma, with his wife, 2 daughters and a son and was in the produce business. In the 1920 census, James W. Nickles is listed as living on Curve St., Carlisle, MA, and working as a cranberry farmer, by 1930 Census, James W. Nickles does not appear on the rolls. The cottage then passed to Herbert L. Converse, of Arlington, MA, then to Herbert W. Converse (son) of Arlington, MA. The cottage was sold to John Merrill and wife Elizabeth. In June of 2006, the cottage was sold to Riverside Development Corporation. Riverside Development Corporation has requested to demolish this building.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

North District Registry of Deeds, Lowell, MA
Federal Census: 1900, 1910, 1920, 1930
Plans, Registry of Deeds, Plan Book 51, pg. 64
Parcel Summary, Town of Chelmsford, Assessor's Office
Site Visit: October, 2006
Photographs: Fred Merriam, 11-2006
Chelmsford Town Directories

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

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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11/3/2006 CHC_2006_3 FSM



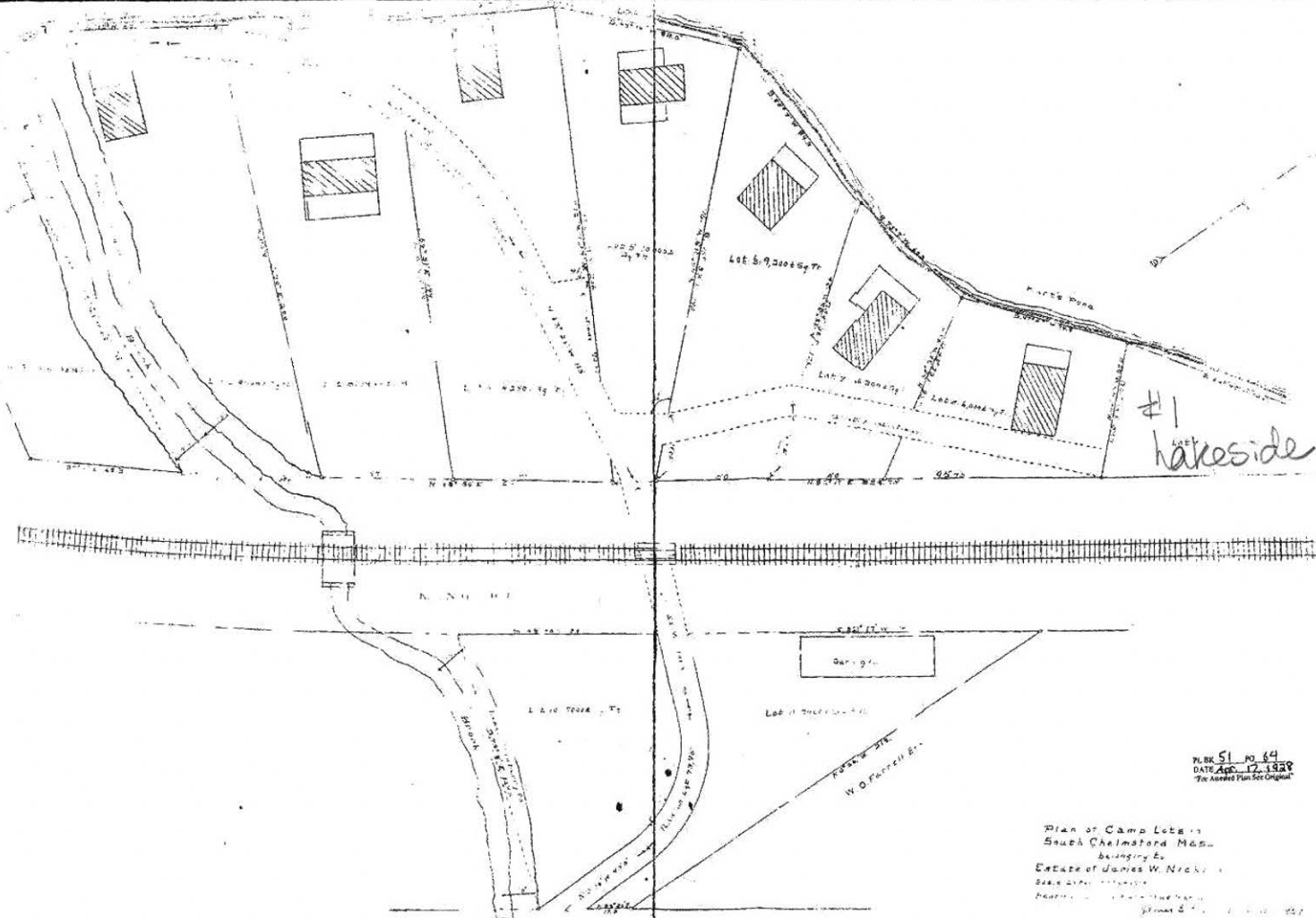
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MA_Chelmsford_LakesideAvenue_1_IMG_2991
11/3/2006 CHC_2006_3 FSM

1 Lakeside Ave.
Deed Summary

Book 20187, pg. 27	6/12/2006	Merrill to Riverside Dev. Corp. Lot #9 as described in Plans dated Mar 1928, Plan Bk 51, pg. 64 Containing 4900 sq. ft. With buildings John W. Merrill, Reading, MA Elizabeth V. Merrill, wife died 10/19/1999
Book 1534, pg. 330	10/19/1961	Converse, trustee to Merrill Herbert Ware & Ruth J. Converse, Reading, MA. Lot #9, contains 4900 sq.ft. With buildings
Book 1105, pg. 27	10/27/1948	Converse Trust to Converse Hertbert L. Converse in trust from Charles Simpson, Jr. and Dorothy Irene Simpson. Lot #9, containing 4900 sq. ft., has buildings
Book 928, pg. 349	1/12/1939	Simpson to Converse Charles Simpson, Jr. and Dorothy Irene Simpson grant to Virginia and Herbert Converse of Arlington, MA Lot #9, containing 4900 sq. ft.
Book 779, pg. 85	5/11/1929	Nickles et al to Simpson Lot # 9, containing 49000 sq. ft. No buildings



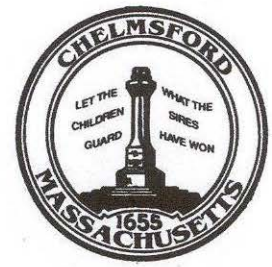
PLBK 51 PO 64
 DATE Apr. 17, 1928
 The Accepted Plan for Original

Plan of Camp Leto in
 South Chelmsford Mass.
 bearing E.
 Estate of James W. Noyes
 State of Massachusetts
 Record in the Office of the
 Register of Deeds for the County of Middlesex
 Volume 51 Page 64

Acton Road

W. O. Parrett Esq.

Town Of Chelmsford
50 Billerica Road
Chelmsford, MA 01824



Chelmsford Historical Commission
Delay of Demolition
Determination of Applicability

The Chelmsford Historical Commission finds the application for demolition of:

Property: 1 Lakeside Ave. - cottage
Address of property - description, i.e., type of structure

as presented by: George Barnes
Owner or contractor

4 Rustic Rd. Chelmsford, Ma.
Address of owner/contractor

on: 11.8.06
date

to be within the guideline of the Demolition Delay bylaw, Ch. 16, Town of Chelmsford, and has notified the Town of Chelmsford Inspector of Buildings of said determination. The Inspector of Buildings may issue a permit for demolition.

Linda V. Prescott, Chair
Signature of Historical Commission Representative

11.8.06
date

Linda V. Prescott
Print name of Historical Commission Representative

cc: Inspector of Buildings
Town Manager

November 10, 2006

George Barnes
4 Justine Road
Chelmsford, MA 01824

Re: 1 Lakeside Ave.

Dear Mr. Barnes:

Enclosed is your copy of the Historical Commission Demolition Permit issued to the Building Inspector on November 8, 2006. Just a comment, although 1 Lakeside is a small parcel of land, it is a beautiful location. Again, thank you for the tour of the cottage and patiently working with the Demolition Delay By-law.

Sincerely,

Linda V. Prescott, Chmn.









154-3
3
3-2



11 Lakeside Avenue

11/3/2006 F. Merriam



1 Lakeside Avenue after demolition and rebuild

5/7/2007 F. Merriam