

FORM B – BUILDING

Assessor's Number 124/482/6 USGS Quad Billerica Area(s) Form Number

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

124/482/6

Town Chelmsford

Place South Chelmsford

Address 11 Lakeside Avenue

Historic Name Nickels/ Pride Cottage

Uses: Present Home

Original Cottage

Date of Construction 1925

Source Taxes and dseeds

Style/Form Cottage

Architect/Builder James Nickels

Exterior Material: woo clapboards

Foundation stones

Wall/Trim wood

Roof asphalt shingles

Outbuildings/Secondary Structures shedd

Major Alterations (with dates)

Undetermined date- second florr bedrooms and deck on rear of house

Condition poor

Moved no yes **Date**

Acreage 14,250 sq. ft.

Setting lake side community



IMG 2935 10-13-2006

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.

See continuation page 4

Recorded by Linda V. Prescott

Organization Chelmsford Historical Commission

Date February 13, 2007

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 1925 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, front to back on the lot, with an enclosed porch and front door on the gable end facing the street. The ridgepole runs the length of the house. The porch on the front has been enclosed with wooden clapboards and windows. The cottage has clapboard siding, asphalt roof shingles and recent windows although most of the windows are missing, salvaged for other projects. The cottage sits on rocks without a foundation. The cottage has retained its original footprint with the addition of a deck in recent years. It is basically a large room with a kitchen on the side. A full bath is located on the first floor. All of the remaining original cottages have this basic floor plan. Through the years, the cottage was converted from a summer home to a year round residence. Tax records are not available at this time for conformation of the conversion.

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 cottage was purchased by Harold L. and Myra Pride, his wife, on May 18, 1933. According to tax records this cottage was built in 1925 by the Nickels Family. 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 was sold to Harold Pride and his wife Myra of Waltham, an industrial teacher from Kennebec, Maine. In 1953 the cottage was sold to Maxwell Carter of Chelmsford, then to Thomas Roberts of Lowell in 1954, next to Alexander Keenan of Boston in 1958 and finally to Andrew Marino, contractor, of 11 Lakeside Ave, Chelmsford in 2004. On January 25, 2007, Andrew Marino requested a Demolition permit from the Chelmsford Historical Commission to demolish the cottage.

BIBLIOGRAPHY and/or REFERENCES

North District Registry of Deeds, Lowell, MA

Federal Census: 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

see continuation sheet

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

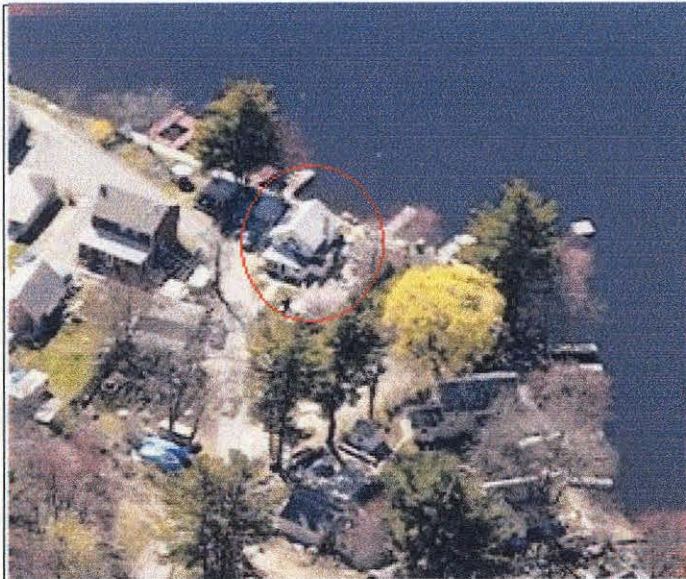
Town Chelmsford, 11 Lakeside

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Area(s) Form No.

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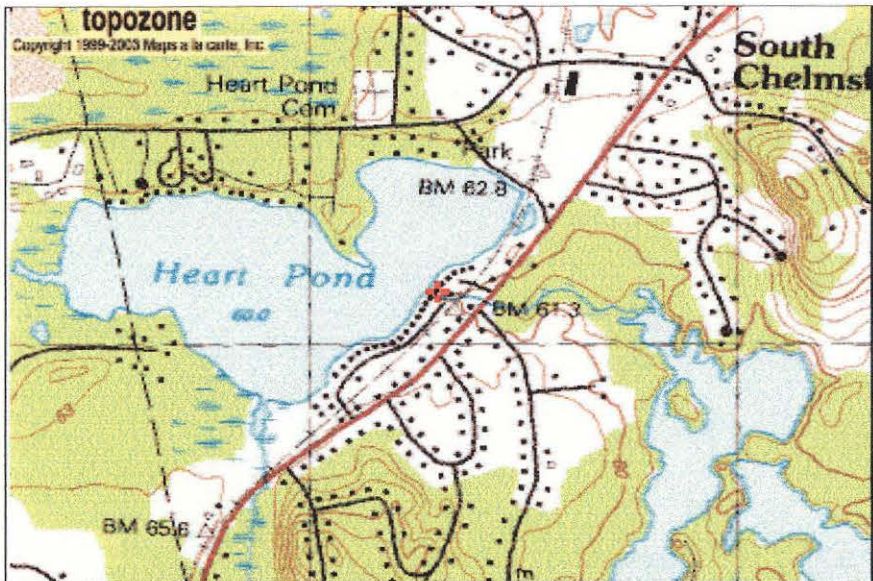
Locational Information



11 Lakeside Ave. from local.live

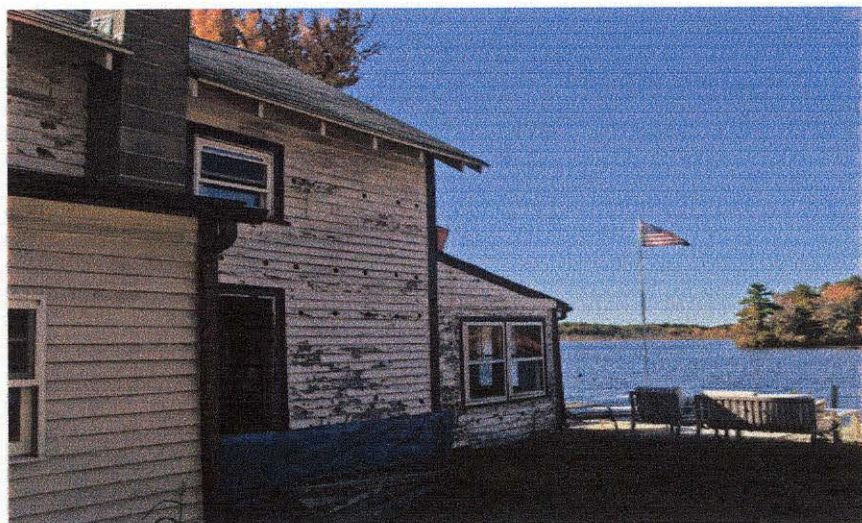
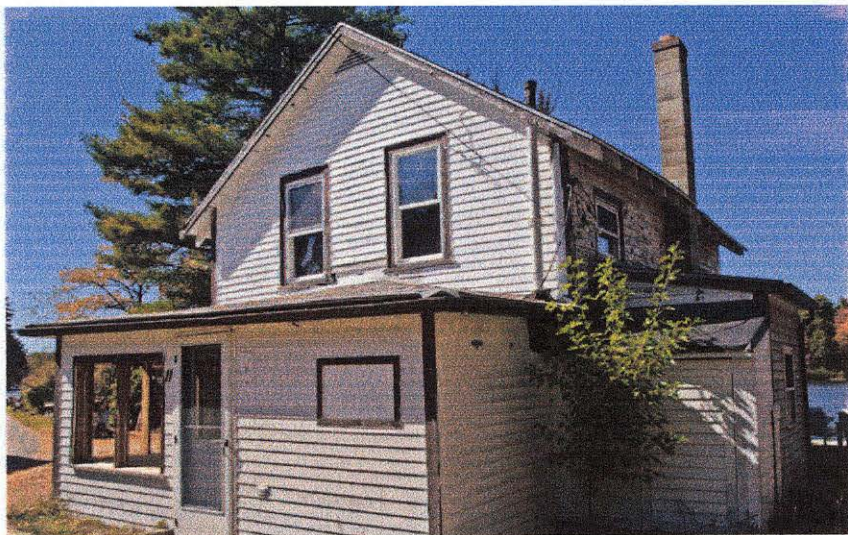


11 Lakeside Ave from Assessor's Map

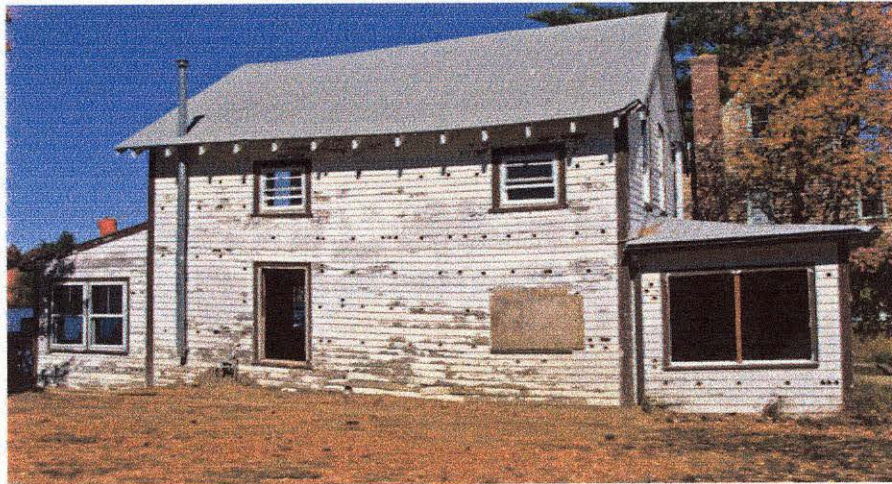
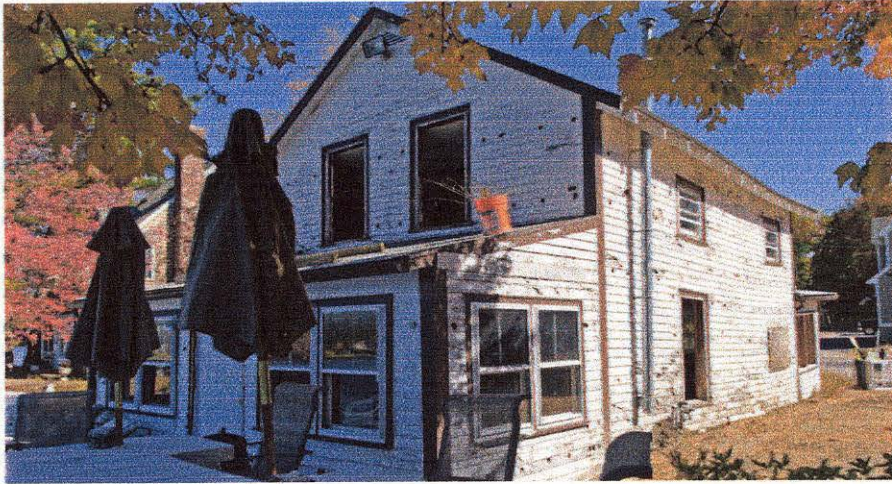


Topozone excerpt from _BillERICA USGS quadrangle.

Decimal coordinates as provided by Topozone: 304301 E, 4715123 N (NAD27)



11 Lakeside Ave. Photos by Fred Merriam 10-06



11 Lakeside Ave.
Deed Summary

Bk 17065, pg. 123, doc # 22397 March 30, 2004	Keenan to Marino	Francis-Ellen Keenan of Chelmsford to Andrew Marino of 11 Lakeside Ave, Chelms. 14,250 sq. ft. Being Nickel's Camps, Lo t#4 Bk 51, Pl 64. Alexander Keenan died May 19, 1998, recorded Bk 5984, pg. 7.
Bk 1410, pg. 460, doc# 583 August 11, 1958	Roberts to Keenan	Thomas and Alice E. Roberts, husband and wife, of Chelms to Alexander and Francis E. Keenan of Boston, MA. Lot #4, 14, 250 sq. ft. Nickel's Camps, Bk 51. Pl 64.
Bk 1260, pg.749 July 2, 1954	Carter to Roberts	Maxwell B. and Dorothy C. Carter of Chelmsford to Thomas and Alice Roberts of Lowell, land with buildings 14, 250 sq. ft. Nickel's Camps, Lot #4, Bk 51, Pl 64.
Bk 1240, pg. 523 Nov. 17, 1953	Pride to Carter	Harold L. and Myra H. Pride, of Waltham, MA to Maxwell B. and Dorothy C. Carter of Chelms. 14,250 sq. ft., being Lot #4 of Nickel's Camps, Bk 51, Pl 64. Land with buildings.
Bk 824, pg. 534, doc #393 May 18, 1933	Nickel's et al. To Pride	Nickel's family of Somerville to Harold L. and Myra H. Pride, husbands and wife of Waltham, MA. Land and buildings, 14,250 sq.ft. Nickel's Camps Bk 51, Pl 64.







11 Lakeside Avenue

5/7/2007 F. Merriam









11 Lakeview Avenue

10/13/2006 F. Merriam