

**FORM B – BUILDING**

Assessor's Number 124/482/10 USGS Quad Bill Area(s) Form Number

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

124/482/10

**Town** Chelmsford

**Place** South Chelmsford

**Address** 16 Lakeside Ave.

**Historic Name** Nickels/ Anderson Cottage

**Uses: Present** residential

**Original** summer cottage

**Date of Construction** 1905

**Source** deeds and taxes

**Style/Form** Cottage

**Architect/Builder** James Nickels, builder

**Exterior Material:** **Wooden shingles**

**Foundation** stone

**Wall/Trim** wood

**Roof** Asphalt shingles

**Outbuildings/Secondary Structures**  
Garage

**Major Alterations** (with dates)

**Condition** good

**Moved**  no  yes **Date**

**Acreage** 8975 sq.ft.

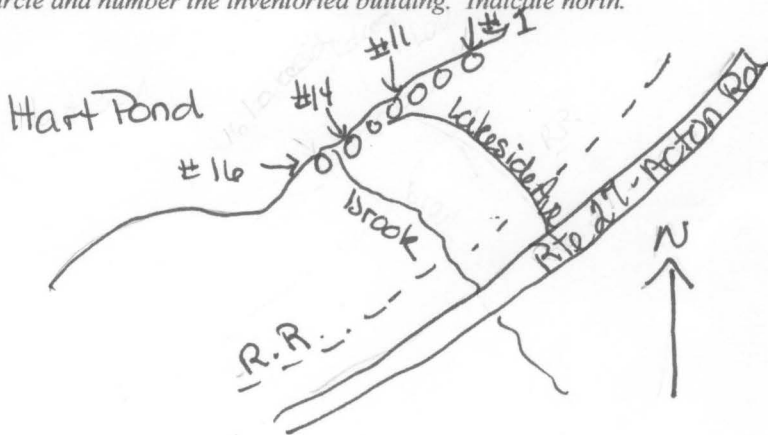
**Setting** summer camp community on a lake



MA\_Chelmsford\_LakesideAvenue\_16\_IMG\_4330 CD CHC\_04 5/7/2007 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, Chmn.

**Organization** Chelmsford Historical Commission

**Date** June 2, 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 is one of the first 2 cottages built by the Nickles family for their children and extended family in 1905 along the banks of Hart Pond. This house follows the typical plan for all of the cottages. The cottage has an end gable, wooden clapboards with corner boards. It was originally built with a single common room, a kitchen and a bathroom on the first floor with a 2 bedroom loft, this plan is still at the center of the house. The building sits on field stone piles with a 2"x4" frame with a brick fireplace and 2 story chimney on the center of an outside wall. The front porch has been enclosed with windows and enlarged to wrap around 2 sides of the house. The front porch supports a deck with a sliding door from the second floor; according to assessor's records the second floor is unfinished. According to Denise Cote, the cottage was in a bare stud condition when purchased. All additions and updates have been done since 1999. Off the rear of the house is a single story lean to shed addition, half of the addition is a screened porch.

### 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 for a dollar by Lucy Anderson, step-daughter in September 1915. 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. Nickels", 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 Charles and Lida Oulton, of Boston in February 1941. Lida appears to be a daughter of Lucy Anderson. In 1946 the cottage was sold to Harold and Clara Werner of Chelmsford, then to Joseph and Louise Greene of Wellesley, MA. The Cottage continued to change owners until it was purchased by Tyler and Denise Cote in May 2001. On April 27, 2007, Tyler and Denise Cote requested a Demolition permit from the Chelmsford Historical Commission to demolish the cottage.

### BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Town of Chelmsford Tax and Assessor's and Cemetery Records  
Reverend Water's, History of Chelmsford  
Census Records, Ancestry.com

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**

Property Address  
**16 LAKESIDE AVE.**

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MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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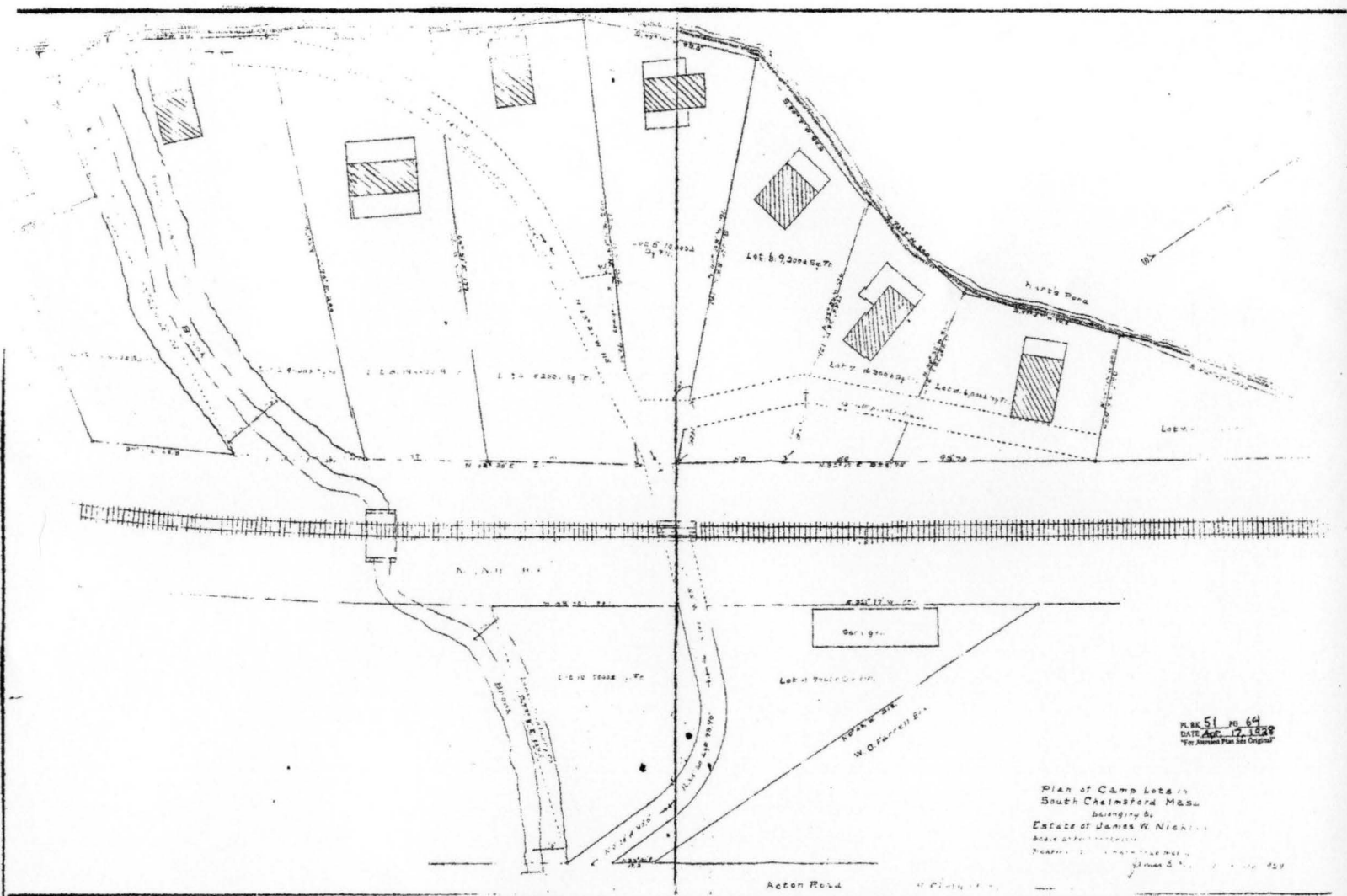
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MA\_Chelmsford\_LakesideAvenue\_16\_IMG\_4343 CD CHC\_04 5/7/2007 FSM



PLAK 51 No. 64  
 DATE Apr 17 1888  
 "For Annex Plan See Original"

Plan of Camp Letia  
 South Chelmsford Mass.  
 belonging to  
 Estate of James W. Nichols  
 Scale as Permitted  
 Drawing by James S. Nichols  
 January 5, 1888

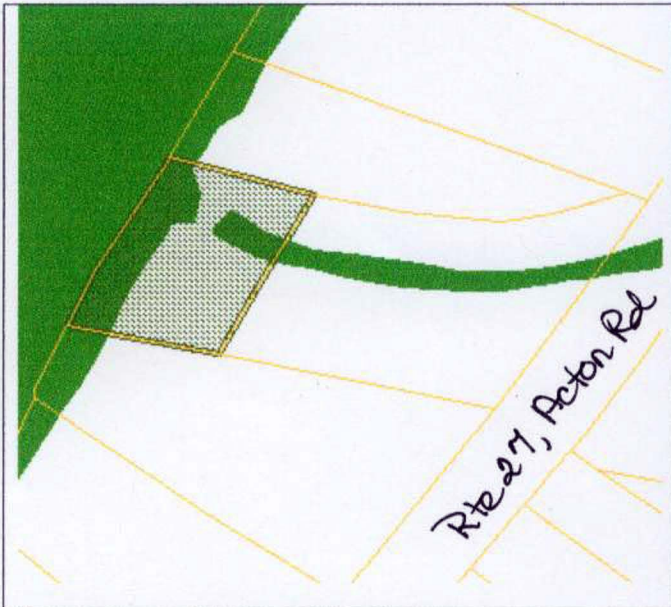
Acton Road

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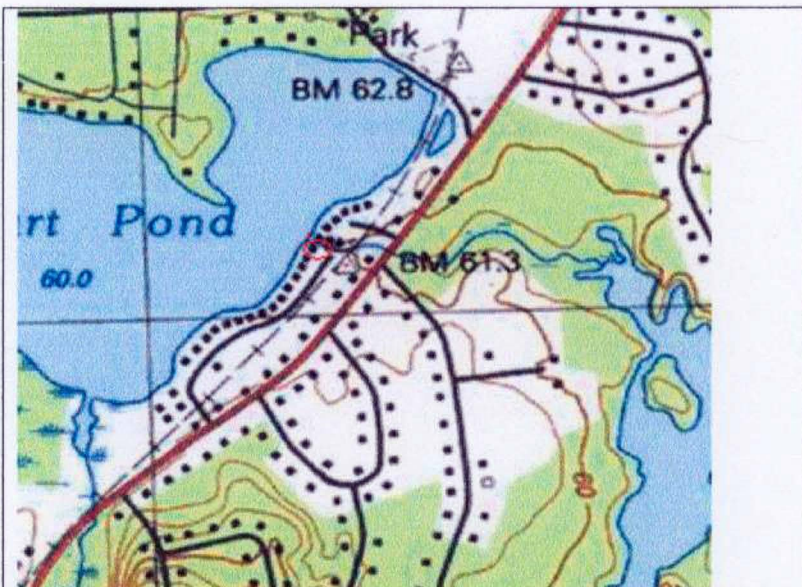
**Locational Information**



Town Assessor's GIS Map, 16 Lakeside Ave.



16 Lakeside Ave. from local.live.com



Topozone excerpt from Billerica USGS quadrangle  
Decimal coordinates as provided by Topozone: 42° 33' 42" N 71° 22' 57" W

16 Lakeside Ave.  
Tax Summary

Bk 11640, pg. 43	May 8, 2001	Tyler S. Cote to Tyler S. Cote, husband and wife.
Bk 9977, pg. 11	March 1, 1999	James R. Banyas, Jr. to Tyler S. Cote
Bk 9475, pg. 146	August 5, 1998	Marsha J. Hebert to James R. Banyas, Jr.
Bk 9366, pg. 64	June 17, 1998	James R. Banyas, Jr to James R. Banyas, Jr and Marsha H. Herbeert, as Joint Tenants
Bk 8789, pg. 302	August 4, 1997	Shelia A. Walker to James R. Banyas, Jr. individually
Bk 7603, pg. 202	July 21, 1995	Joseph Greene to Shelia A Walker, daughter
Bk 1627, pg. 226	Nov. 15, 1963	Harold Frederick Werner to Joseph and Louise Greene
Bk 1043, pg. 215	May 6, 1946	Charles R. Oulton to Harold F. Werner
Bk 958, pg. 565	Feb. 8. 1941	Lucy A. Anderson to Lida N. Oulton, step daughter
Bk. 900, pg. 187	June 14, 1934	Addie A. Nickles to Lucy A. Anderson
Bk 543, pg. 72	Sept 15, 1915	Nickels Cranberry Co. to Lucy A Anderson

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: 16 Lakeside Ave. converted summer cottage  
*Address of property - description, i.e., type of structure*

as presented by: Tyler and Denise Cote , owners  
*Owner or contractor*

16 Lakeside Ave., Chelmsford, MA 01824  
*Address of owner/contractor*

on : April 27, 2007  
*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  
*Signature of Historical Commission Representative*

6.12.2007  
*date*

Linda V. Prescott, Chmn.  
*Print name of Historical Commission Representative*

cc: Inspector of Buildings  
Town Manager

CHC 2005-1



16 Lakeside Avenue

5/7/2007 F. Merriam





16 Lakeside Avenue

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