



HISTORIC HOUSE MARKER RESEARCH REPORT

11 Chesley Road

Address: 11 Chesley Road

First Owner: Charles and Mary Pike

House Date: c. 1854

House marker research on 11 Chesley Road began with the Newton City Assessor's database. The Assessor's Office lists the house as built in 1849. (Dates in the Assessor's Database are often approximate.) The residence listing reports that the house stands on a 13,220 square-foot lot. (<https://newtonma.mapgeo.io/>)

A very detailed report from the Massachusetts Historical Commission (MACRIS) dates the house to circa 1854. The report is based on transactions and amounts paid for property included in early deeds, and notations on maps from 1848, 1855, and 1874. According to the report, the house was built by Charles Pike and his wife Mary. They sold the house to Andrew Wilkinson in 1861. The MACRIS report indicates that the house was moved from its original location in 1894, based on information from city maps and engineering plans not found during this research process.

The water and sewer connections for the house at 11 Chesley Road show they were connected in 1893 by E. C. Dudley. No mention of the house being moved appears on those records.

The database of the Massachusetts Historical Commission (MACRIS) contains both a 1983 and an updated and more comprehensive 2013 report on the house. Copies of both reports will be included in the file with this report. A small segment of the 2013 report is copied below. This excerpt addresses the time-frame the house was built and information on deeds and maps supporting the notion that Charles E. Pike built the house on land obtained from Horace Cousens in 1854.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

.... *"The 50 acres conveyed to Cousens did not contain the Langleys' house, which was located south of there on what now is Chase Street. Cousen's tract was roughly bounded by Sumner, Station and Everett streets and Glen Avenue, as illustrated on the 1874 map of Newton Center. The 1848 map of Newton Center does not depict a dwelling in the otherwise open area. The 1855 map shows Cousen's*

house on Beacon Street near the railroad and a house belonging to Charles E. Pike, a Newton attorney. The year before, Horace Cousens had surveyed a subdivision plan for the Langley tract (not filed) and sold three lots to Pike. One lot contained 3 ¾ acres 6 rods and 185 sq. ft., for which Pike paid \$2588; the other two contained 13,419 sq. ft. and 5393 sq. ft. and cost \$253.2 A later map depicts the property as fronting on Sumner Street and overlooking Beacon Street. Neither the descriptions nor the values indicate a house was extant. The deeds carried the restriction that “no building other than dwelling houses and necessary outbuildings now any low class tenement houses shall be built nor shall any buildings be placed thereon at a less distance from Sumner Street than 25 feet, nor less than 35 feet from Station Street and Beacon Street.” The restrictions were scheduled to run for 15 years.

Charles E. Pike (1816-1899) was born in Calais, Maine, the son of Samuel T. Pike and Susanna Day. He graduated from Bowdoin College and after two years teaching in a private school in Machias, Maine he began his law studies in the offices of attorneys in his native town before obtaining a degree at Harvard Law School. He returned to Machias to practice law and represented his town in the Legislature of Maine in 1847. By 1853 he was a counselor-at-law in Boston and living there with his wife Mary Bowles (b. 1833), also born in Maine, who he had married that year. They moved to Newton Center the following year, and in 1856 Pike was elected to the Massachusetts Legislature. Mary Pike’s poor health led to their decision to move to Oshkosh, Wisconsin in 1859.5 By then the couple had four children, Charles (b. 1855), Frank (b. 1856), Anna (b. 1857) and Willie (b. 1858). A fifth child, Frederick, was born in Wisconsin in 1863. Charles E. Pike served as solicitor of internal revenue in Washington, D.C. in 1865 and 1866, and the family was enumerated living in Boston in 1870. By 1880 they were back in Oshkosh where Charles E. Pike died in 1899. While living in Oshkosh, Wisconsin in 1861, Charles E. Pike sold his Newton Center property to Boston merchant Andrew J. Wilkinson for \$10,500. The parcel contained 165,170 sq. ft., (3.8 acres) or the amount Pike had acquired in his original purchase from Cousens.”

Further research on the history of the house is detailed below.

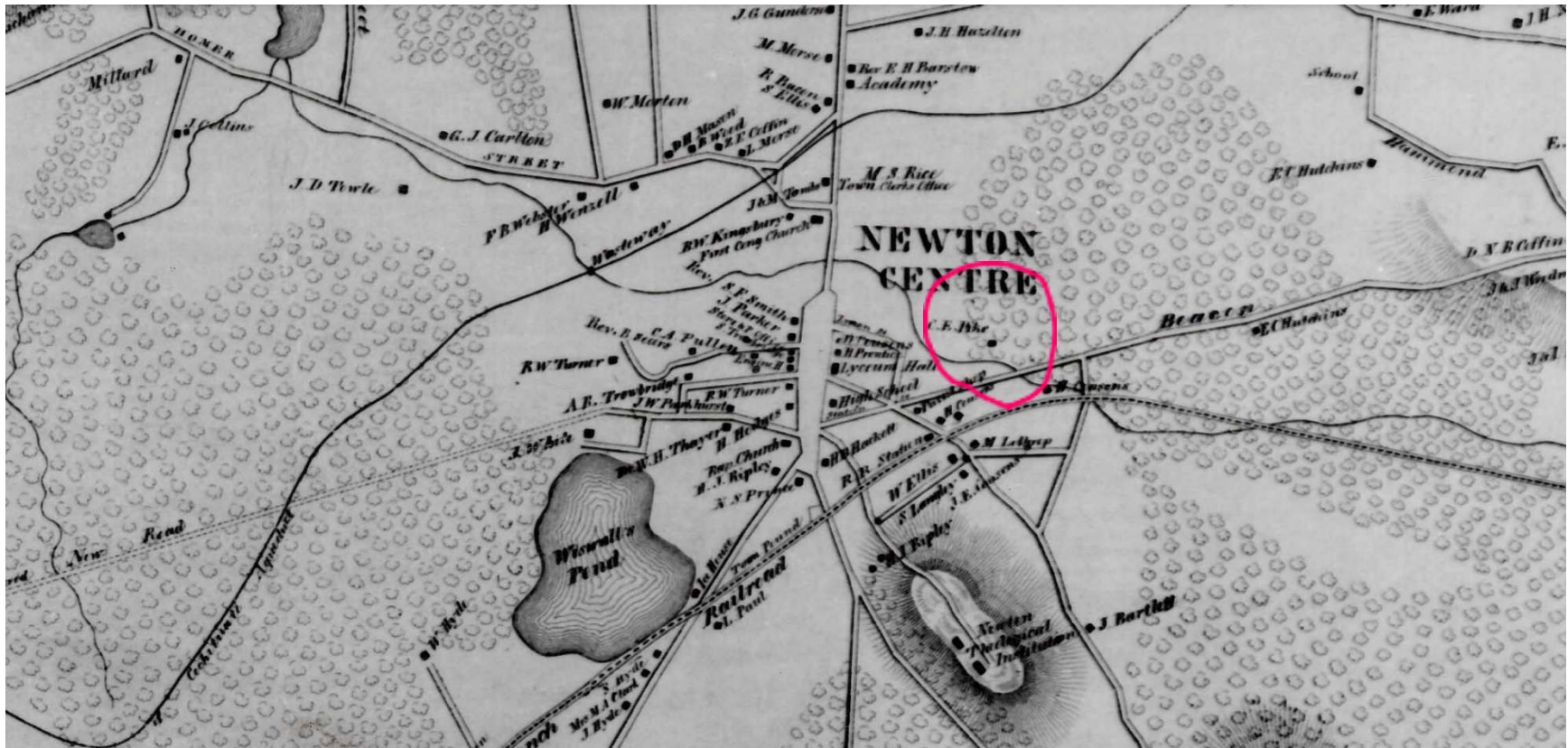
Historic Maps

A map of Newton from 1848 shows Newton Centre, with a few houses near the aqueduct. No houses or named owners are shown on the site of the Pike house in 1855 (next page).



<https://www.newtonma.gov/home/showpublisheddocument/798/>

The 1855 Newton Atlas shows C. E. Pike's house in Newton Centre.



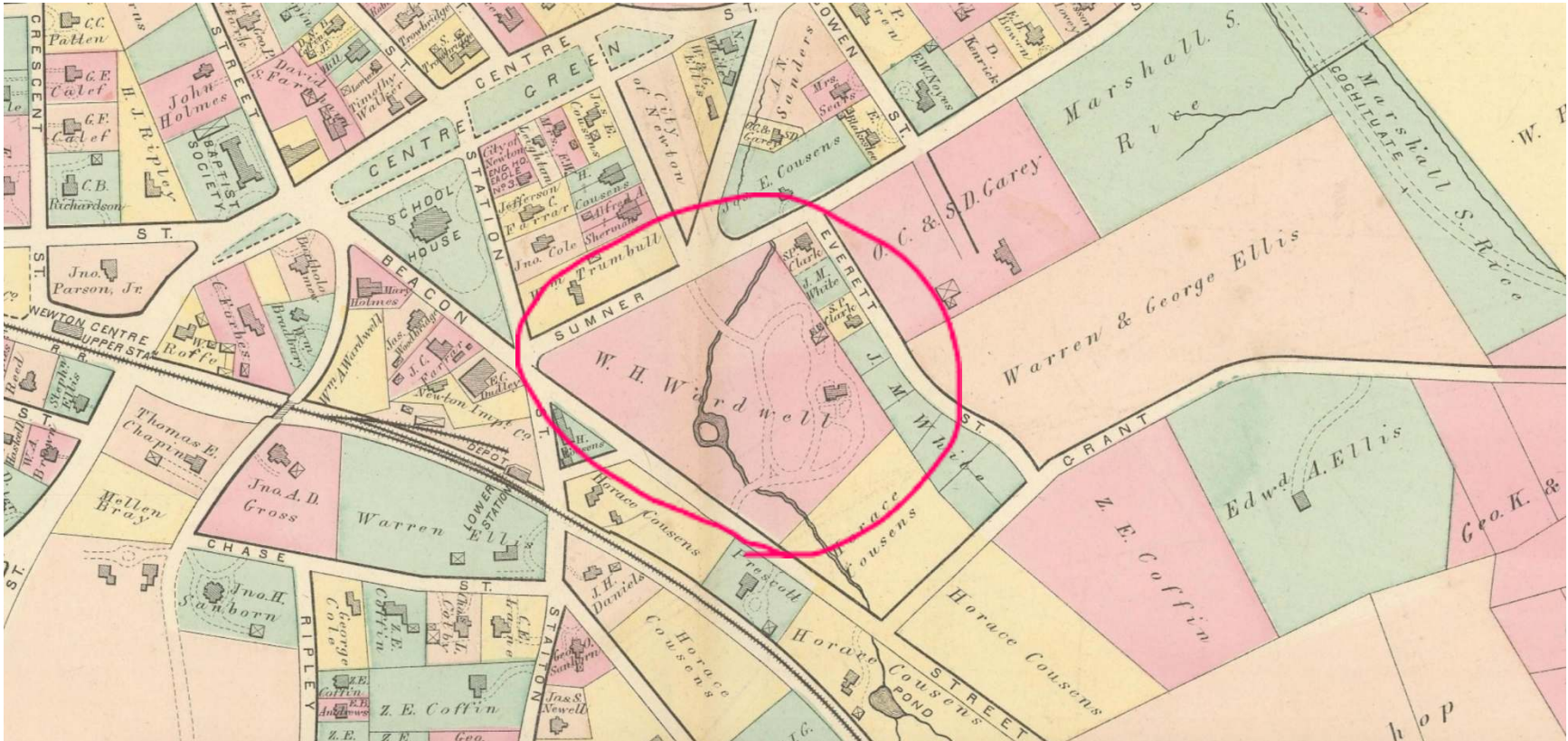
<https://www.newtonma.gov/home/showpublisheddocument/800/>

The **Beers 1874 Newton Atlas** shows “W. H. Wardell” owning the house on Beacon Street along the corner of Sumner Street. The Sudbury River Aqueduct runs through the property. H. Cousens owns the lots next door, along Beacon Street.



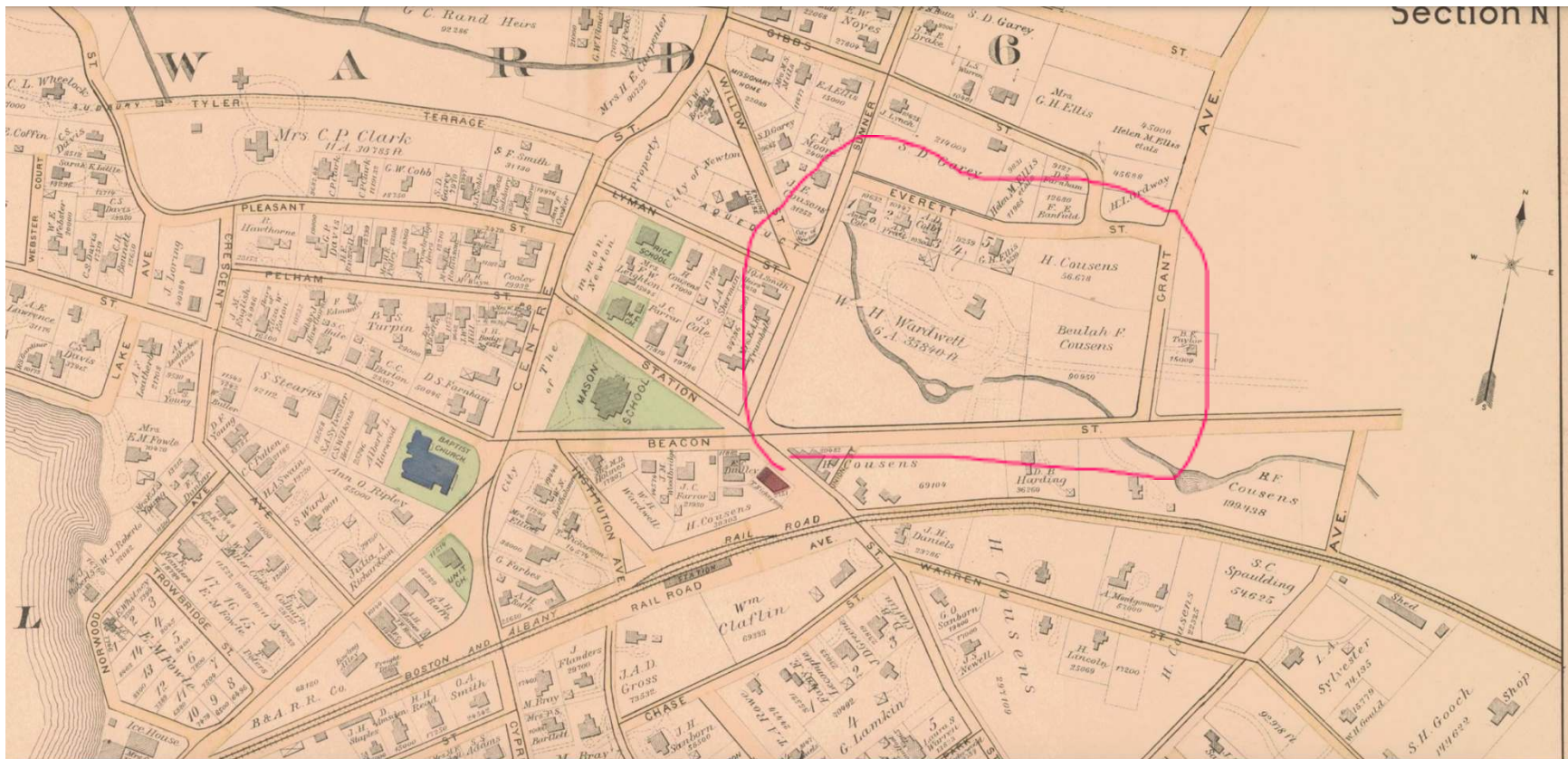
<https://www.newtonma.gov/home/showpublisheddocument?id=784> (Ward 6)

The **Hopkins 1874 Atlas** shows W. H. Wardwell owning the land on Sumner Street and along Beacon Street (driveway entrances on both).



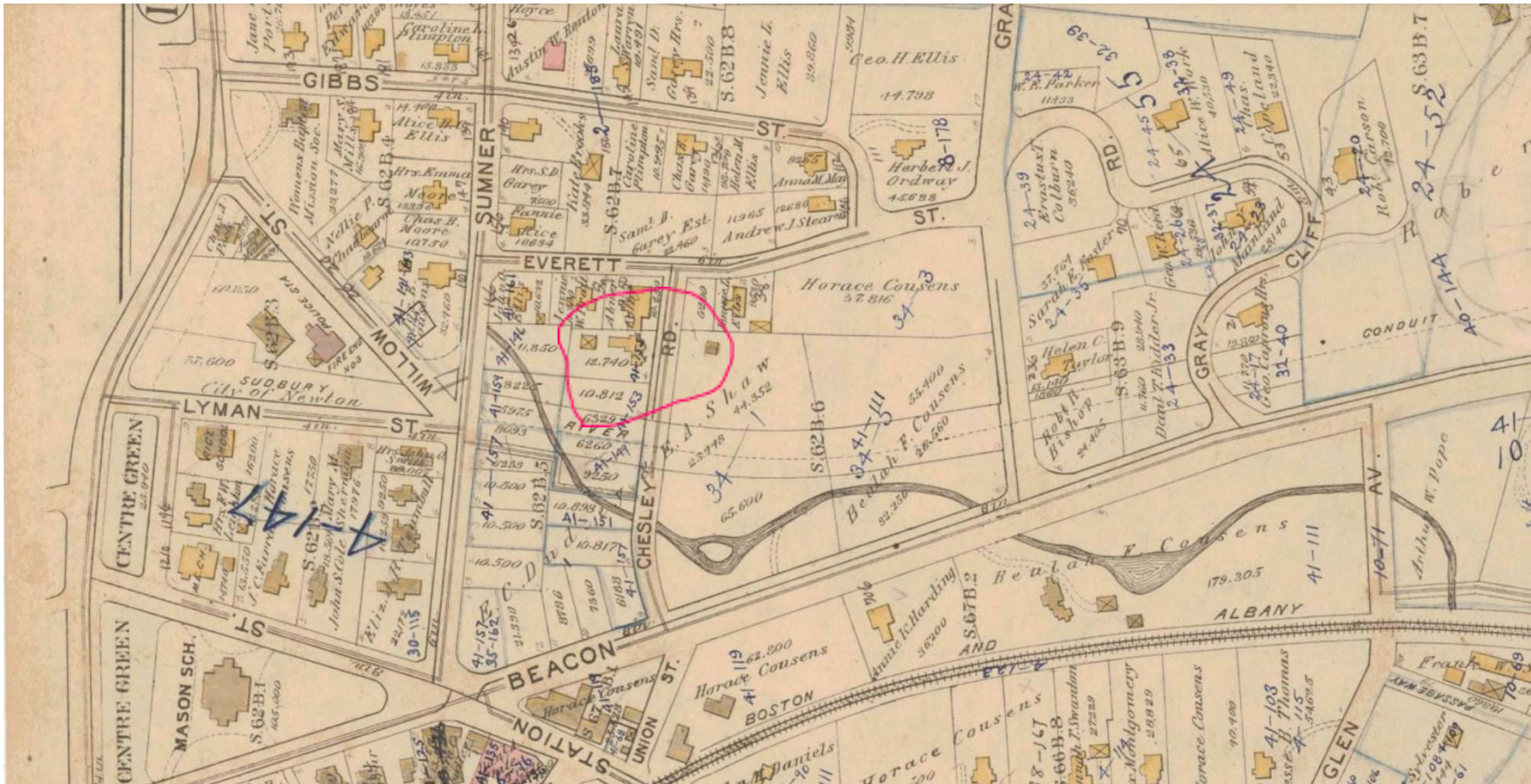
<https://www.newtonma.gov/home/showpublisheddocument?id=7446> (Plate J)

The **1886 Atlas** shows W. H. Wardwell still owning the house on Beacon Street, with a lot size of 6 acres and 35,840 square feet.



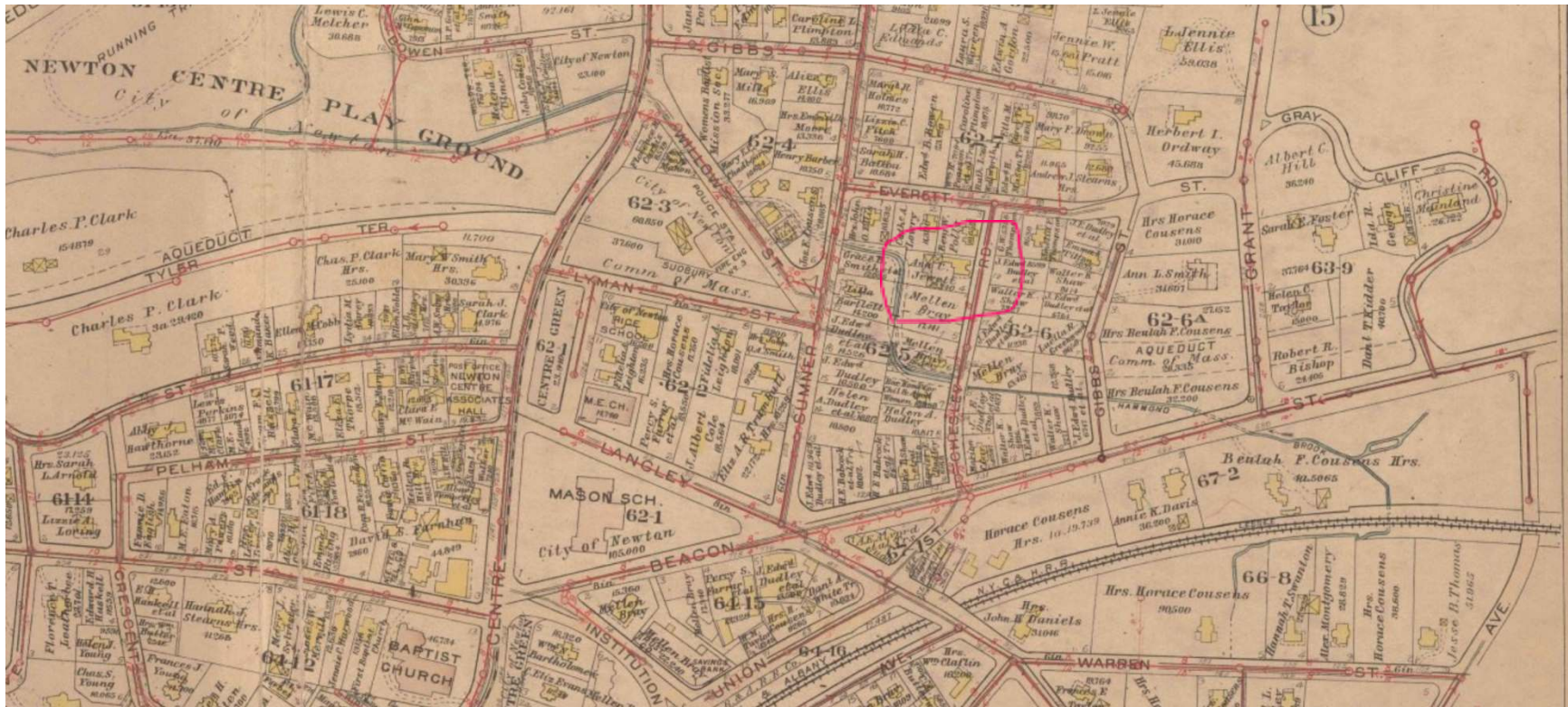
<https://www.newtonma.gov/home/showpublisheddocument?id=786> Section N

The **1895 Atlas** shows E. C. Dudley and E. A. Shaw owning the land formerly owned by Wardwell. The property has lots drawn upon it of varying sizes, and Chesley Road is drawn in place. The MACRIS report states that the house facing east on Chesley Road (circled below) was the house moved from the center of Wardwell's land to this location.



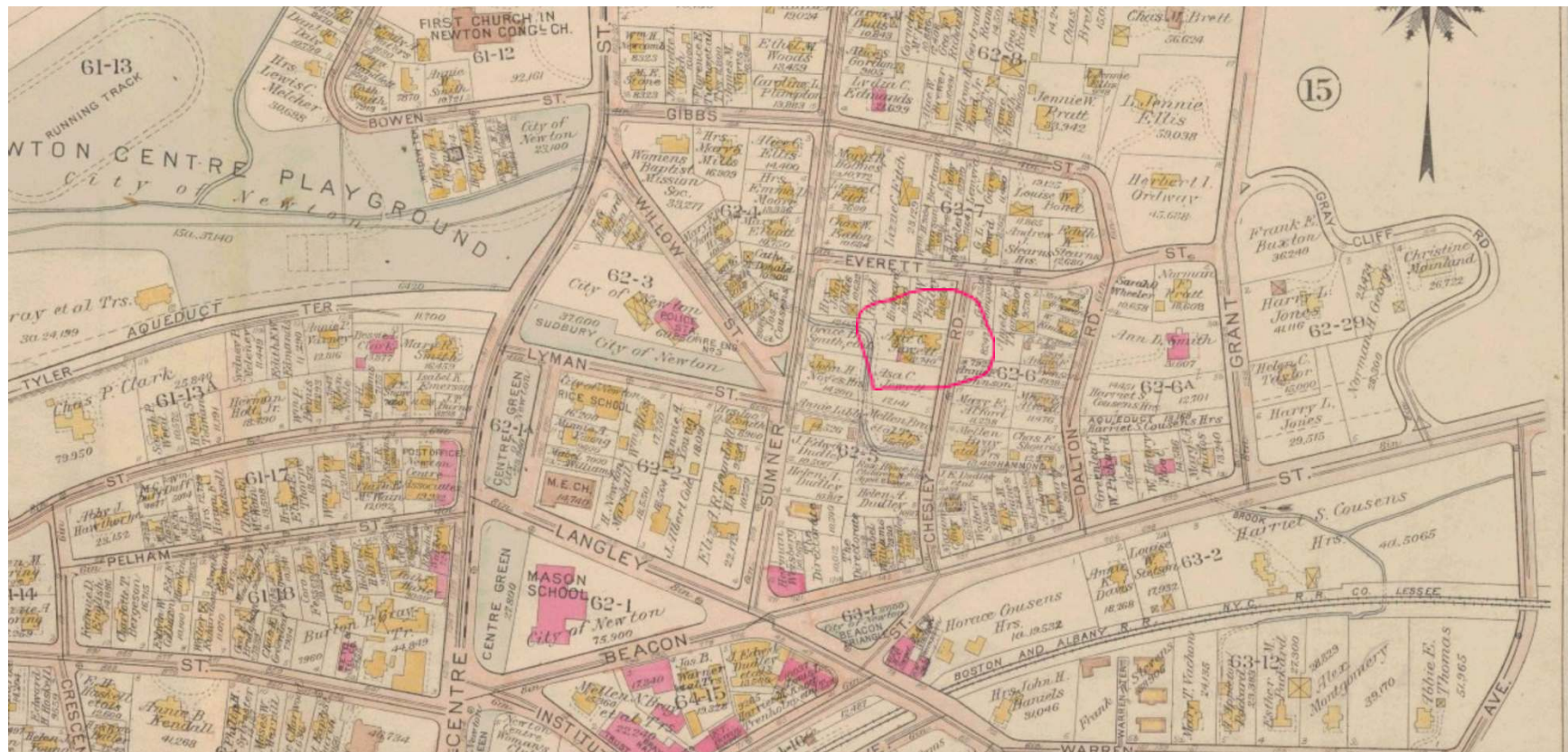
<https://www.newtonma.gov/home/showpublisheddocument?id=790> Plate 18

The 1907 Atlas shows Asa T. Jewett owning the house at 11 Chesley Road. The lot size is shown as 13,340 square feet.



<https://www.newtonma.gov/home/showpublisheddocument?id=792> Plate 18

The 1917 atlas shows Asa Jewett still owning the house on Chesley Road.



<https://www.newtonma.gov/home/showpublisheddocument?id=794> (Plate 18)

City Directory Listings: (<https://www.newtonma.gov/government/city-clerk/city-archives/city-directories>)

Businesses in most cities in the United States advertised in local directories (which preceded printed telephone directories and Yellow Pages). These directories provide information on resident addresses, occupations, and local businesses. To find information on a house and its occupants, research is done using the location and names of any known owners.

A search by name in the 1868 directory shows Andrew Wilkinson living on Beacon Street. His occupation was “hardware.” The 1871 directory shows a change of ownership – to William T. Wardell. Mr. Wardell died in 1889, as noted in the 1891 directory. That directory includes a street index (house by house, though houses were not yet numbered).

1868 City Directory – Street Description	1868 City Directory – Name Index
Sumner, NEWTON CENTRE; from Station, near Beacon, to Brighton, near Centre; distance, $\frac{1}{2}$ mile, 16 rods.	Wilkins Emma B. teacher, Wash. n. Hovey, boards do. N. Cor. Wilkinson Andrew J. hardware (2 Washington, Boston), house Beacon, near Station, N. Cen. <i>No listing for Wardwell</i>
1871 City Directory – Street Description	1871 City Directory – Name Index
Beacon; from Washington, LOWER FALLS, passing Woodward, crossing Chestnut; thence through NEWTON CENTRE, crossing Walnut, passing Lake Avenue, Trowbridge, crossing Centre, passing Institution Avenue and Sumner, crossing Station, passing Glen Avenue to Brighton line, near reservoir; distance, $4\frac{1}{2}$ miles, 8 rods.	Wardwell Wm. H. paper (91 Milk, Boston), house Beacon, corner Sumner, N. Cen. Wardwell Wm. T. salesman (91 Milk, Boston), boards at W. H. Wardwell's, N. Cen.

1891 City Directory – Street Index	1891 City Directory – Name Index
40 BEACON <i>Gray Cliff Road begins.</i> <i>Grant Ave. begins.</i> 0 Wardwell Henrietta G. widow <i>Sumner St. ends.</i> <i>Station St. crosses.</i> 0 Mason School	Wardwell William T. Clerk, Boards 207 Cambridge St. Wardwell Henrietta G. widow of Wm. T. house Beacon corner Sumner, N. C. William T. died Sept. 15, 1889, age 45.

Registry of Deeds

It is important to note that prior to colonization by the English in the 1600s, the land that became Newton was home, as it still is, to Massachusetts and related Native people. The earliest evidence of people living in what is now New England dates to about 12,000 years ago. The Registry of Deeds for Middlesex County in Massachusetts includes records dating from 1649. We use those records to help determine the date houses were built in Newton with the understanding that they do not include or acknowledge our important earlier history.

Online editions of the Middlesex South Registry of Deeds (<http://www.masslandrecords.com/middlesexsouth/default.asp>) can help determine a house's original owner. The transactions are referenced by book and page number. Within the text of the deeds there is often a note about previous ownership that creates the path to find the history. The list below shows transactions for the property that were accessible online. Copies of the deed documents identified are included in the research folder for the property.

PLEASE NOTE: There is not always a clear historic trail of ownership recorded below. A full title search is required to obtain a complete list of deeds. The following notes support research to determine dates of ownership for historic marker purposes only. Copies of deeds and other documents (mortgages, etc.) located during this process are included in the research folder.

For earlier deeds please see references and explanations from the 2013 MACRIS report. A quick summary is provided below.

- Middlesex County South Registry of Deeds, Book 558 Page 99, 1 May 1849. [Hereafter cited as MSD book#:page#, date.]
- MSD 669:542, 4 March 1854; 708:464, 23 December 1854.
- MSD Plan Book 44, Plan 41, 23 June 1884.
- MSD 863:165, 4 June 1861; 867:326, 8 September 1861; 878:50, 26 November 1861; 907:89, 7 March 1863.
- MSD Plan Book 44, Plan 41, 23 June 1884
- MSD 2023:534, 5 February 1891. For plan see MSD 2319:end, 1 October 1894
- MSD 2986:398, 27 August 1902. Also see 2319:274, 10 November 1894; 2321:129, 1 December 1894; 2329:130, 1 December 1894; 2861:411, 13 November 1900
- 3 MSD 3421:555, 2 February 1909.
- MSD 5244:125, 15 September 1927.
- MSD 5144:126, 15 September 1927 (mortgage); 6377:595, 25 March 1940 (foreclosure deed); 6885:354, 23 August 1945.
- MSD 14670:361, 20 July 1982.
- MSD 15011:463, 13 May 1983; 22191:15, 7 July 1992.
- MSD 32022:553, 1 August 2000

Water and Sewer Records

Once regular water service was available in the city in the 1880's, water connection records became one of the most accurate indicators of occupancy dates. However, they cannot be used to date earlier houses. The record available online for 11 Chesley Road shows June 20, 1893, and E. C. Dudley responsible for the connection. There is no reference to the house being moved (which occasionally is noted on these records). The sewer connection record shows July 15, 1893, and E. C. Dudley named on the record.

