

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.2962
Historic Name:	Pike, Charles E. - Wardwell, William H. House
Common Name:	Jewett, Asa C. - Wilkinson, Andrew J. House
Address:	11 Chesley Rd
City/Town:	Newton
Village/Neighborhood:	Newton Center
Local No:	61027-0012, NC-148
Year Constructed:	c 1854
Architect(s):	Cousens, Horace
Architectural Style(s):	Italianate
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Slate Wall: Asbestos Shingle; Wood; Wood Shingle Foundation: Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
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FORM B – BUILDING

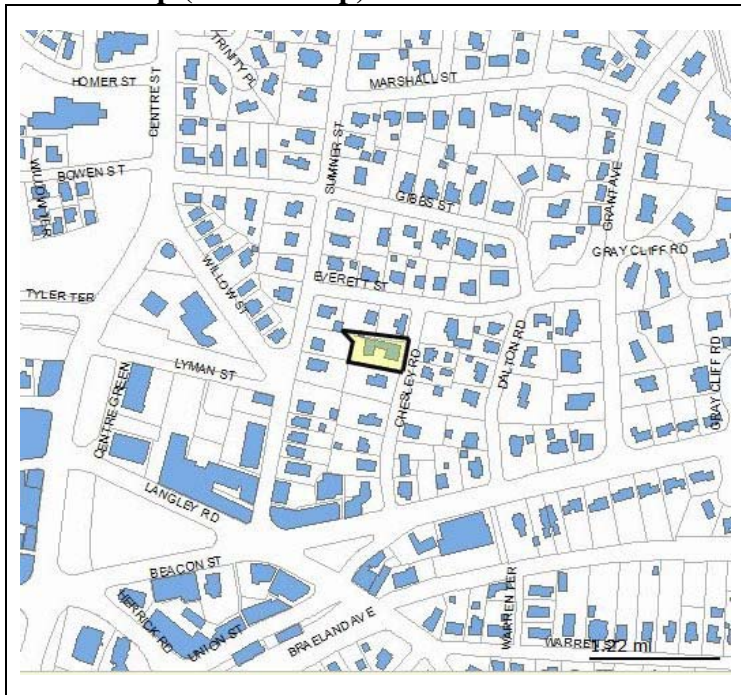
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from east

Locus Map (north at top)



Recorded by: Neil Larson

Organization: Newton Historical Commission

Date (month / year): June 2013

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

61027 0012

Boston
North

NWT.2962

Town/City: Newton

Place: (*neighborhood or village*):
Newton Center

Address: 11 Chesley Road

Historic Name: Pike – Jewett – Pittorino House

Uses: Present: multiple family residence

Original: single family residence

Date of Construction: ca. 1854

Source: deeds, historic atlases

Style/Form: Italianate

Architect/Builder: Horace Cousens, probable builder

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, asbestos cement shingles

Roof: slate shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Asbestos cement shingles added

Wood shingles added

Paneled trim added to windows on E & S sides

Porches added on S side

Condition: good

Moved: no ☐ yes ☒ **Date:** ca. 1894

Acreage: 13,220 sq. ft.

Setting: The house is situated in a dense residential area characterized by single family dwellings built between the mid-19th century and the mid-20th century.

RECEIVED

OCT 23 2013

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

11 CHESLEY RD.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2962

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The two-story wood frame single dwelling with a gable roof is located on the west side of Chesley Road north of Beacon Street in Newton Center. It was moved to its present site from a nearby location in 1894 to conform to a subdivision plan platted at that time. Its three-bay front façade is framed by paneled corner pilasters and prominent entablature with scroll-sawn brackets. The center entrance contains twin glazed doors set within an arched surround, and it is flanked by wide bay windows with a pair of sash units in the front and beveled sides. An ornate piazza spans the first story with chamfered posts, arched braces and a modillioned cornice; the central section of the structure projects from the rest with paired posts and arching braces to distinguish the entry. Three windows are evenly spaced across the second story with the one in the center having a pair of arched sash units to further dignify the entrance. These second-story windows have been further elaborated recently with the addition of wide paneled enframements. It appears that round bosses were added between the brackets along the roof-line frieze. Wood shingles have been added to the remaining wall surfaces, evidently to cover and earlier application of asbestos cement shingles over what probably was original flush wood siding.

The north gable end is essentially intact except for the extant asbestos cement siding. It has three tiers of windows on the first and second stories; a bay window is centered on the first story. The bay window has a bracketed cornice and those flanking it have thin cornices as well; second story windows are more plainly trimmed. A single arched attic window is centered in the gable. The end façade is framed like the front with paneled pilasters in the corners surmounted by a bracketed entablature along the raking eaves of the gable making short returns at the base above the pilasters. The south wall initially was finished in the same manner as the north end, except with tiers of windows at the ends and a blank area in between where interior fireplaces are located. First story openings are now filled with doors providing access to a large open porch added to the south end. The porch's gable roof is supported by chamfered posts inspired in design by those on the front with railings above scroll-sawn screens between them. Like on the front, the second story windows have been embellished with wide paneled trim, and the entire wall has been resided with wood shingles. To accommodate the chimney central on the wall, the gable contains two attic windows, but the space has been elaborated with the addition of a panel with applied decoration between the windows and bold surrounds enveloping the entire tripartite unit; rounded shingles have been added for further ornamentation.

A two-story cross-gable kitchen ell is appended to the north side of the rear façade. The south side of this section has been covered with added trim and decoration, particularly a two-tiered porch connecting to the porch on the south end and detailed with railings and screens in the same manner. The house is sited on the north side of a small lot leaving little room for front, side or rear yards. The remaining space on the south side of the lot is paved for a driveway and a parking lot in the rear.

The house at 11 Chesley Road is a distinctive but highly altered example of an early suburban villa in Newton Center. Built in ca. 1854, the stylish dwelling is decorated with distinctive Italianate decoration, in particular, its surviving front piazza and substantial bracketed roof-edge entablatures. However recent additions of decoration to further elaborate the style of the house compromise its historic design integrity. The house originated as the centerpiece of an 8-plus-acre landscaped suburban estate, but in 1894 was moved to its present site to align it with the subdivision plan that created Chesley Road. Because of recent alterations, the property is not individually eligible for the National Register, and historic district potential in the 1894 subdivision is as yet unevaluated.

HISTORICAL NARRATIVE:

In 1849 Samuel Langley, a Newton yeoman, sold a tract of land containing 50 acres, more or less, to Horace Cousens of Brookline for \$9000, "with all the buildings thereon standing."¹ The 1850 Newton census described Langley as a farmer owning real estate valued at \$3000. He was 70 years of age and his wife, Elizabeth Montague Pierpont, misrepresented in the census as Emily, was age 65 years. Their son, Samuel Langley (1806-1882) was listed in the household with the occupation of

¹ Middlesex County South Registry of Deeds, Book 558 Page 99, 1 May 1849. [Hereafter cited as MSD book#:page#, date.]

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manufacturer, but in other sources he was considered to be a wholesale merchant in Boston. He was born in Roxbury and his wife, Mary Sumner Williams, who he married in 1833, had been born in Marblehead. They had three children included in the household: Samuel Pierpont Langley (1834-1906), later to be an astronomer, pioneer aeronautist and the third Secretary of the Smithsonian Institution, John Williams Langley (1841-1918), a professor of science, and Anna Langley (b. 1847).

At the time of the sale, Horace Cousens was working as a carpenter and evidently had ambitions for developing the Langley tract which overlapped the railroad on the eastern fringe of Newton Center's commercial core. Horace Cousens (1818-1901) was born in Lyman, Maine to Seth Cousens, a farmer, and Betsy Emmons. In 1842 he married Beulah Fuller Stone in Newton, and they had two children, Harriet (b. 1844) and Horace (b. 1850). By 1860 Cousens owned a coal yard on Beacon Avenue and the railroad, with his home next door.

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 $\frac{3}{4}$ 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.³ 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.⁴ 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. In three subsequent deeds, Cousens sold Wilkinson more land, which extended the holding down to Beacon Street.⁶ A later map depicts the property as being bounded on the south by Beacon Street, the west by Sumner Street, and the east by land belonging to Cousens. The rear lot lines of lots on the south side of Everett Street formed the north boundary.⁷ Driveways entered from Beacon and Sumner streets, with a pond as a focal point of a suburban landscape; the Sudbury River Conduit of the Boston Water Works tunneled under the property. Andrew J. Wilkinson (1815-1881) had been operating a hardware business in Boston at least 1842, and his son, William G. Wilkinson would continue operating it as Andrew J. Wilkinson & Co. for some time after his death. Born in Boston, Andrew was the son of shipwright Simon Wilkinson (1777-1861) and Betsy Coope. He brought his second wife, Mary A. Marcy (1823-1892), and their son, William (b. 1857), with him to Newton, but they did not stay very long. In 1868, Andrew J. Wilkinson sold his suburban estate, containing over 8 $\frac{1}{4}$ acres, to William H. Wardwell of Boston for \$22,000 and took up residence in Coolidge House a new-style "family hotel" on Bowdoin Square back in the city.⁸

² MSD 669:542, 4 March 1854; 708:464, 23 December 1854.

³ MSD Plan Book 44, Plan 41, 23 June 1884.

⁴ Nehemiah Cleaveland, *History of Bowdoin College: With Biographical Sketches of its Graduates* (1882), 508.

⁵ *Advance*, Vol. 108 (Congregational Publishing Co., 1923), 477.

⁶ MSD 863:165, 4 June 1861; 867:326, 8 September 1861; 878:50, 26 November 1861; 907:89, 7 March 1863.

⁷ MSD Plan Book 44, Plan 41, 23 June 1884.

⁸ Alan Seaburg, *Life on the Middlesex Canal* (2009), 24.

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William H. Wardwell (1818-1896) was a successful paper merchant in Boston and was living in Roxbury at the time he purchased the house in Newton Center. He was born in Lyndeborough, New Hampshire to Daniel Wardwell and Sarah Osgood. He was married three times and had three children; his eldest son, William T. Wardwell (1844-1889) joined him in the paper business, and he and his family shared the Newton residence with his father and step-mother. In 1870 the household included a Prussian domestic servant and an Irish gardener. In 1891 Wardwell and his namesake son's widow, Henrietta G. Wardwell sold the house and property to Ezra C. Dudley of Newton and Elijah A. Shaw of Lexington, who proceeded to plat the property with house lots.⁹ Dudley was a Newton native whose career went from stabler to cattle rancher (following a brief sojourn to Dodge, Kansas) to real estate agent. Shaw was a Boston cotton buyer.

As part of planning the subdivision, the Pike-Wardwell house was moved a short distance west onto 12,741.07 sq. ft Lot 8 and rotated 90 degrees clockwise so that the front façade, originally oriented to the southern exposure, faced east on a new street named Chelsey Road (see detail of 1895 map below). In the process an attached back building was removed from the rear of the kitchen ell, and a large stable pictured on the 1884 plan was demolished.¹⁰ In 1894 Dudley and Shaw sold Lot 8 and the relocated house to Frank Prescott of Boston with a \$5500 mortgage held by Charles H. Bagley.¹¹ The property was exchanged through a number of rapid transactions, some of which appearing to be related to mortgaging, before the property was purchased by Asa C. Jewett of Newton in 1902.¹² He bought the adjoining Lot 9 from the trustees of the will of Mellen Bray in 1909.¹³ Jewett was a housepainter who worked in partnership with William P. Bemis. Unmarried, Jewett boarded with Bemis and his wife in Newton Center before moving to Chesley Street where he also lived with Bemis, who was by then a widow. Asa Clark Jewett was born in 1860 in Pepperell, Massachusetts to William B. Jewett, a carpenter, and Mary E. Clark. His younger sister, Elizabeth, sold the house and Lots 8 & 9 to John Fredericksen of Milton in 1927.¹⁴ Reported as unmarried in the deed, no vital information was found that could be linked to him; Fredericksen does not appear to have resided in the house.

Fredericksen mortgaged the property to the Merrimac Savings Bank at the time of purchase, and the bank foreclosed on that loan in 1940; five years later the bank transferred title to Maria Pittorino.¹⁵ She had immigrated to Boston from Naples in 1914 with her husband Thomas Pittorino, a landscaper. In 1940 Maria (b. 1890) and Thomas (b. 1891) Pittorino were living in a rented house on 24 Braeland Avenue in Newton Center with their daughter, Angelina (b. 1916), her husband Anthony Madele (b. 1911) and their two children Marion (b. 1937) and Anthony (b. 1938). The extended family moved to Chesley Street, and in 1982, presumable after her parents had died, Angelina M. Madele sold the property to Michael G. Flaherty.¹⁶ A year later Flaherty conveyed the deed to Daniel R. Shevitz and Susan L. Shevitz, who sold it in 1992 to Henry E. Highfield and Ellen S. Highfield.¹⁷ The current owner, Ellen S. Highfield, obtained sold title to the property in a divorce settlement in 2000.¹⁸

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⁹ MSD 2023:534, 5 February 1891. For plan see MSD 2319:end, 1 October 1894.

¹⁰ This is based on a comparison of the footprints depicted on the 1884 plan (44:41) and the current footprint and those depicted on maps after the house was moved.

¹¹ Referenced in MSD 2319:274.

¹² 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.

¹³ MSD 3421:555, 2 February 1909.

¹⁴ MSD 5244:125, 15 September 1927.

¹⁵ MSD 5144:126, 15 September 1927 (mortgage); 6377:595, 25 March 1940 (foreclosure deed); 6885:354, 23 August 1945.

¹⁶ MSD 14670:361, 20 July 1982.

¹⁷ MSD 15011:463, 13 May 1983; 22191:15, 7 July 1992.

¹⁸ MSD 32022:553, 1 August 2000.

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MASSACHUSETTS HISTORICAL COMMISSION

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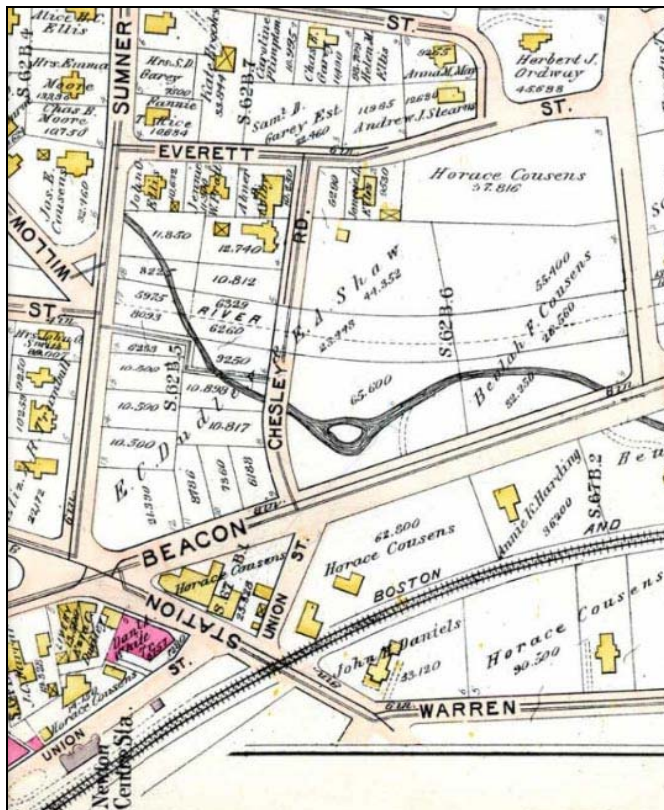
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Maps

- 1855 Map of the Town of Newton, 1855. H. F. Walling, surveyor.
- 1874 Atlas of the City of Newton, 1874. G. M. Hopkins & Co.
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- 1917 Atlas of the City of Newton, 1917. G. W. Bromley & Co.
- 1929 Atlas of the City of Newton, 1929. Rowland H. Barnes.



Detail of 1895 map of Newton Center showing Dudley & Shaw subdivision in center with Chesley Rd. added. The subject house is depicted as the only footprint facing east on Chesley Rd. Note Horace Cousen's shops shown on the south side of Beacon Street; the lot containing his Beacon Street residence is only partially visible on the right side of the map. (North is at the top.)

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PHOTOGRAPHS (all photos by Neil Larson, 2012)



View from NE



View from south

NWT. 2962

2962

FORM B - BUILDING

AREA <u>153</u>	FORM NO. <u>NC-148</u>
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Newton Centre

S 11 Chesley Rd.

ic Name

Present Dwelling

iginal Dwelling

RIPTION:

Date 1850

Source Water Records

Style Italianate

Architect

Exterior wall fabric Asbestos shingle

Outbuildings Attached garage

Major alterations (with dates)

Addition rear

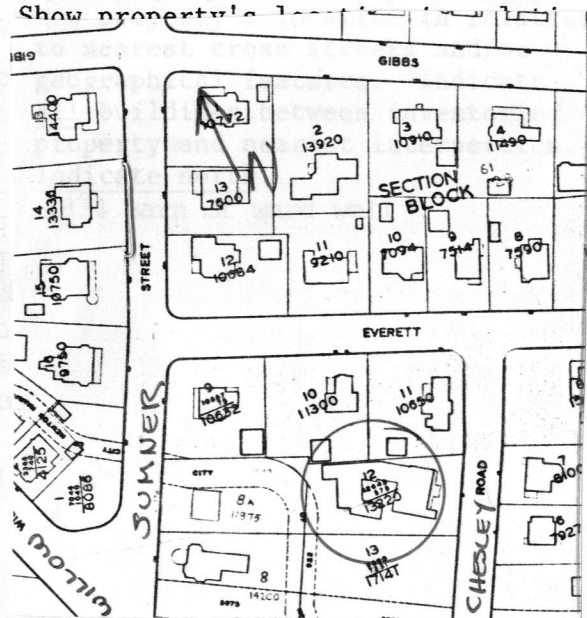
porch

Moved Date

Approx. acreage 13,220 sq. ft.

SKETCH MAP

Show property's location



Recorded by Architectural Preservation Assoc. Setting Close to street, land falls

Organization Historic Newton, Inc. away to rear

Date May 15, 1983

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This is a handsome, 3 bay 2½ story Italianate house. The paneled pilasters which articulate the front facade, bracketed gable roof, symmetrical polygonal bays, and robust lines of the curved architrave surround of the double leaved doors, round arched windows and verandah give it an assured look and allows one to appreciate the vigor of the well handled vernacular.

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

There is something of a mystery attached to this house. On the map of 1855 a house appears - further down, towards Beacon Street, set in a forest of trees which covered much of the eastern part of Newton Centre as owned by C. F. Pike. No road appears. By 1875 this area forms the estate of W. H. Wardwell who served as town clerk in 1873. He appears to have led a leisured life, having no listed occupation. His house set in extensive grounds, which may have been the earlier house, is thought to have been demolished. Though this house may have been recycled from a barn on the property, its elegant Italianate features leads one to suspect that it was never an outbuilding and may have been part of the original house, (or at least 1875) house.

In 1875 C. E. Dudley was a developer active in the neighborhood between 1894. He developed Chesley Street in 1892-94, probably moving several houses here.

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- | | | |
|--------------|------|--|
| Atlas | 1907 | Asa C. Jewett |
| | 1895 | Land of C. E. Dudley & A. E. Shaw |
| | 1886 | Land of W. H. Wardwell |
| | 1874 | Land of W. H. Wardwell |
| Directory | 1907 | Asa C. Jewett - Bemis & Jewett - Langley near R. R. painters and paper hangers |
| Smith, S. F. | | <u>History of Newton</u> , Boston, 1880, p. 729. |