

FORM A - AREA

31, 32, 40

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AS

see data
sheet

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

Photograph

Photo 1
 Brookside Road, view SE toward Wellesley Avenue

Town: Wellesley

Place (*neighborhood or village*):

Name of Area: Brookside Road Area

Present Use: residential, conservation,
recreation, scenic road

Construction Dates or Period: ca. 1720 to present

Overall Condition: good

Major Intrusions and Alterations:
 shed at community gardens (ca. 2000)

Acreage: roughly 30-40 acres

Recorded by: Kathleen Kelly Broomer, consultant

Organization: Wellesley Historical Commission

Date (*month/year*): May 2011

Topographic or Assessor's Map

[In this space insert an excerpt from a topographic map or Assessor's map which clearly shows the limits of the Area; if space is not sufficient, use a continuation sheet. See MHC's Guidelines for Inventory Form Locational Information.]

✓ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WELLESLEY

BROOKSIDE ROAD AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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see data sheet

Recommended for listing in the National Register of Historic Places.

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Brookside Road Area [Photos 1-14] encompasses land on both sides of Brookside Road, which extends from Oakland Street southerly to the town line with Needham. Also included in the area, and situated at the head of Brookside Road, is the Ephraim Ware House, 200 Oakland Street (ca. 1720, MHC #10). The area is roughly bounded on the east by Longfellow Pond, Rosemary Brook, and the Town Forest; on the north by the Standish Estates neighborhood (1930s onward); on the west by the golf course of the Wellesley Country Club; and on the south by the town of Needham. The Sudbury Aqueduct (ca. 1875-1878, MHC #912, NRDIS/NRTRA 1990) passes through the southern end of the Brookside Road Area on an east-west axis.

Occupying principally low-lying terrain in the Rosemary Brook valley [Photo 2] southeast of Maugus Hill, the Brookside Road Area retains a number of character-defining natural features and open spaces. Along the eastern edge is the Town Forest, part of 200 acres of marsh, field, and woodland on both sides of Rosemary Brook from the Charles River to the Needham town line. Longfellow Pond, immediately east of the Ephraim Ware House, is a former millpond created with the construction of a dam on Rosemary Brook near Worcester Street (Route 9), north of this inventoried area. Passing through a culvert beneath Brookside Road and flowing into Rosemary Brook east of the roadway is Academy Brook [Photos 3 and 4], named for its former association with the property of the Academy of the Assumption (see Historical Narrative).

Integral to the area's visual and historic character is the right-of-way for the Sudbury Aqueduct (NRDIS/NRTRA 1990) associated with the water supply system for metropolitan Boston. The aqueduct at this location consists of the Rosemary Brook Siphon, built partly in cut and partly on embankments to carry water across the Rosemary Brook valley through two 48-inch cast iron pipes. The pipes were constructed over a 10-foot-wide concrete culvert on the valley floor, underground. A third pipe, 60 inches wide, was added in 1898. This largely turf-covered corridor [Photos 5 and 6] is bordered by evergreen trees and connects to the East and West Siphon Chambers (1876-1879, NRDIS/NRTRA 1990), located on higher ground east and west of Brookside Road, respectively, on the north side of Wellesley Avenue. These siphon chambers, or gatehouses for discharging excess water into the culvert, are situated outside the boundaries of the Brookside Road Area and are mentioned here for context.

The winding path of the road preserves a layout in place since at least the 1850s, based on research in historic atlases, and possibly earlier. The public way at this location was laid out in 1720-1721. Its preservation is attributed to the wetlands on the east side of the road as well as the long-term agricultural and institutional uses of the land on the west side of the road. The town or the Commonwealth of Massachusetts (in the case of the aqueduct) hold most of the permanently protected open space that helps define the visual and historic character of the area. Other open space in the area is considered temporarily protected by virtue of its use as a privately owned golf course.

Three properties in the Brookside Road Area are in residential use. The Ephraim Ware House, 200 Oakland Street (ca. 1720, MHC #10, Photo 8), is one of the oldest dwellings in Wellesley. This 2½-story colonial has a side-gabled roof and brick center chimney at the roof ridge. Five bays across with a center entry and two bays deep, the main block has a 1½-story gabled lateral wing on the east elevation (third quarter 19th century) and a 2½-story gabled rear wing on the north side (mid-20th century). The original saltbox profile of the roof was altered to the present lines at an unknown date. A post and lintel entry surround with cornice molding and three-quarter-length sidelights has been added. The house features corner boards, gable returns, and 6/6 wood sash. Contemporary construction has been confined to the rear elevation of the house: a shed dormer was constructed on the lateral wing in 1973, and two porches were added, in 1967 and 1973. A cedar-shingled carriage house with attached three-car garage occupies the same site of the attached carriage house and barn in the late 19th-century. These attached buildings, which are situated behind the house on an adjacent lot at 198 Oakland Street, are not entirely visible from the street and merit closer inspection.

Continuation sheet 1

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At the opposite end of Brookside Road, on the Needham town line, is the multi-gabled Thomas J. & Catherine L. Hegarty House, 62 Brookside Road (ca. 1924, Photo 9), a 2½-story Colonial Revival dwelling. The view of the house from the street is somewhat obscured due to plantings and the house's site on a bluff overlooking the marshy area to the east known as the Wellesley Water Lands. Asymmetrical in its massing and façade organization, the house features a gabled roof with asymmetrical slopes, the south slope ending above the first floor and the north slope ending above the second. Character-defining features include the wrap-around porch (partly enclosed) with columns and brackets, shed dormers, and 6/1 sash.

Immediately north of the Sudbury Aqueduct, and facing south toward Wellesley Avenue, is the latest dwelling in the Brookside Road Area, the Dana T. & Elizabeth Lowell House, 101 Brookside Road (1950-1951; Dana Lowell, builder; Photo 10). The original one-story, side-gabled main block is Postwar Traditional in its styling, incorporating a brick veneer facade with integral front porch, a picture window, and oversized brick chimney. Subsequent additions (1958-1970) yielded the four-bay by two-bay gabled lateral wing fronting Brookside Road, with garage bays at grade. Windows contain 6/1 sash.

In 2002, the town of Wellesley demolished the Brookside Road Sewer Pumping Station. The pumping station, which was in place by 1943, was situated on the east side of Brookside Road, immediate south of Academy Brook. Though the pumping station has been removed, the asphalt-paved circular driveway [Photo 11] remains. This section of town-owned land bordering Brookside Road is under the jurisdiction of the town's Water Department.

At the southwest corner of the Oakland Street intersection with Brookside Road is Brookside Community Gardens, owned by the town of Wellesley, under the jurisdiction of the Public Works Department, and administered by the Natural Resources Commission. These neighborhood garden plots [Photos 12 and 14] occupy a former gravel lot operated by the town as early as the 1890s. The garden plot parcel extends west as far as Standish Road, and includes a shed (ca. 2000) on the eastern edge, fronting Brookside Road.

Residential construction oriented toward Wellesley Avenue east of Brookside Road is not directly associated with historic development in the inventoried area and has been excluded from the area boundaries. The design and construction of the golf course [Photos 13 and 14] at the Wellesley Country Club has not been researched as part of this project and merits further investigation.

Brookside Road (the public way) was designated a scenic road in Wellesley per a vote of Town Meeting in April 2011.

Brookside Road Area -- Data Sheet

Note: Some resources with frontage on Brookside Road lack street numbers; resources are listed here from south to north.

	Thomas J. & Catherine L. Hegarty House	62 Brookside Rd	ca. 1924	Colonial Revival
	Wellesley Country Club Golf Course (portions)	Brookside Rd	2 nd -3 rd quarters 20C	n/a
MHC #912	Sudbury Aqueduct – Rosemary Brook Siphon	Brookside Rd - Rosemary Brook	ca. 1875-1878	n/a
	Town of Wellesley – Town Forest (portion)	Brookside Rd - Rosemary Brook	2 nd quarter 20C	n/a
	Dana T. & Elizabeth Lowell House	101 Brookside Rd	1950-1951/ 1958/1970	Postwar Traditional ranch
	Town of Wellesley Sewer Pumping Station Site	Brookside Rd	ca. 1943-2002	n/a
	Brookside Community Gardens	185 Oakland St	ca. 1990s	n/a
	Ephraim Ware House Carriage House-Barn	198 Oakland St	late 19 th cent.	No style
MHC #10	Ephraim Ware House (separate lot)	200 Oakland St	ca. 1720	Colonial, Colonial Revival

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HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The Brookside Road Area derives much of its distinctive character from a long history of activity in the Rosemary Brook valley. Linked to 17th-century Native American settlement, land in the area was acquired by European settlers of Dedham in 1681. The area has further associations with agriculture and small-scale industry in the town of Needham in the 18th and 19th centuries. Establishment of municipal institutions and private organizations in the vicinity in the late 19th century and 20th century contributed to the present character of land along the roadway.

Brookside Road is situated within territory established in 1636 as Dedham, a locus of early European settlement in the Massachusetts Bay colony. The west part of Dedham incorporated in 1711 as the town of Needham. The territory now known as Wellesley was established in 1778 as Needham's west precinct, which incorporated as the town of Wellesley in 1881.

Until the last quarter of the 17th century, the Brookside Road Area was "known and claimed by colonials" but primarily used by native people associated with the Rev. John Eliot's praying town at South Natick. Robert Ware (d. 1699), grandfather of Ephraim Ware of 200 Oakland Street, had land granted to him in Dedham in 1642. Though his house lot was probably on the "Great Island" or Dedham Island¹, other land grants made to Robert Ware included territory on Rosemary Meadow Brook [sic] and near Maugus Hill, both within the present boundaries of Wellesley. Maugus Hill derives its name from natives John and Sarah Magus [sic], whose habitation, depending on the season, also reportedly included the Brookside Road area, specifically a spring south of Oakland Street near the (later) intersection with Brookside Road. In 1681, John and Sarah Magus conveyed to the town of Dedham lands around Maugus Hill – including much of the present area of Wellesley – in exchange for three pounds of corn and five pounds of currency. Members of the Ware family were present around Maugus Hill by 1695. [Fiske, 4, 63, 77; Hinchliffe, 10]

Within Wellesley's boundaries, Walnut and Washington Streets formed part of the native trail connecting the Charles River to the praying town at South Natick, with documented native activity in the vicinity of Maugus Hill and Lake Waban. Rosemary Brook, immediately east of Maugus Hill, was an important destination early on. A conjectured **Contact-period (pre-1620)** path along Rosemary Brook provided a secondary link south with the Charles River at Needham. In 1694, the town of Needham laid out a road over Rosemary Brook, but it is not clear whether this road is within the present boundaries of Wellesley (as Oakland Street) or Needham. By the early 18th-century, a cross route around the interior hills in the southern part of the present Wellesley linked the Rosemary Brook vicinity to Lake Waban by way of Wellesley Avenue and Benvenue Street, with portions discontinued in the 19th century across the (later) campus of Babson College. [MHC Recon. Report, 1-3; Clarke 78]

Brookside Road was part of the expanding road network developed over and around Rosemary Brook during the **Colonial period (ca. 1675-1775)**. On 21 February 1720/1721, a committee of the town of Needham was charged with viewing and laying out a road from "the road passing by the house of Ephraim Ware" (Oakland Street) to the road connecting the meeting house and Robert Fuller's dwelling house. This route, encompassing Brookside Road and a part of Wellesley Avenue, passed through land owned by Josiah Kingsbury, Robert Fuller, and Joseph Daniel. Members of the committee were Ware, Fuller, and Thomas Metcalf. [Clarke, 83] Settlement in the Rosemary Brook vicinity was sufficient by 1725 for the town of Needham to vote to keep a school in the area near the house of Ephraim Ware, one of four schools funded in the town that year. [Fiske, 32; Clarke, 329] While Brookside Road dates to the Colonial period, the town of Needham apparently did not name the road until 1876. [Fiske, 20-21]

A native of Dedham, Ephraim Ware (1659-1753) and his wife, the former Hannah Herring, resided in the section of Dedham that was incorporated in 1711 as Needham, with a population of about forty-five families. Ware signed the 1710 petition for separation; he also served as "tythingman" in 1713, survey of highways in 1717, and on the committee to build the meetinghouse in 1711-1712. In 1716, one of their sons, Ephraim Ware, Jr. (1688/1689-1774), was married in Boston to Hannah Parker, also a resident of Needham. They had three children, born from 1717 to 1725. It is unclear whether the first owner of the present Ware House, 200 Oakland Street (ca. 1720) was Ephraim Ware Sr., who would have been approximately 61 years of age at the time of the house's construction, or Ephraim Ware, Jr., who could have built the house for his growing family.

¹ The northern part of Dedham, defined on most sides by the circuitous path of the Charles River.

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When his father's estate was divided in 1757, the younger Ephraim "had the homestead and eight acres," as well as all three of his father's "Common Rights," one-half acre in Rosemary Meadow, and all his father's personal property; other real property was assigned to his siblings. The Oakland Street dwelling is described as "the ancient Ware homestead" in Clarke's history of Needham, in contrast to other dwellings known to have been associated with the Ware family, among them the Smith-Ware House, 126 Brook Street (MHC #8); the Joseph Ware house on Cartwright Road, razed in 1885; and the Daniel Ware house on Brook Street, razed ca. 1900. [Ware genealogy; Clarke, 64-65]

In October 1773, the meetinghouse associated with the First Parish Church of Needham was destroyed by fire. Local debate on the construction of its replacement led to the formation of Needham's new west parish in 1775, construction of a west parish meetinghouse at the present Wellesley Square, and the formal establishment of the West Precinct of Needham (later Wellesley) in 1778. The estate of the younger Ephraim Ware (d. 1774, see above), including land around Rosemary Brook, reportedly was left in part to the west parish, and subsequently sold. [Chandler, Chronological Record; Fiske, 25]

Deed research is needed to establish ownership of the Ware House, 200 Oakland Street, during the **Federal period (ca. 1775-1830)**, following the death of Ephraim Ware, Jr.² Federal-period developments introduced new land uses in the general vicinity of Brookside Road. In 1815, Charles Pettee dammed Rosemary Brook near the Worcester Turnpike (Worcester Street/Route 9), creating Longfellow Pond as a millpond associated with his nail factory. The millpond, situated north of the Brookside Road Area and abutting the Ware House parcel on the east, supported industry on its northern bank into the 20th century.

West of the Brookside Road area was the poor farm and almshouse established by the town of Needham in 1828. Associated with the family of Josiah Kingsbury for several generations, the farm was owned by the widow Emily Kingsbury before its acquisition by John Welles of Boston, who sold it to the town of Needham. The poor farm use continued until 1910, when the town of Wellesley leased the property to the Wellesley Country Club. [Fiske, 52-54; Clarke, 37, 551] It should be noted that the only portion of the almshouse property bordering Brookside Road appears to have been the parcel between Wellesley Avenue and the Needham town line [see map of owners in 1897].

Municipal activity associated with Needham expanded on the poor farm property during the **Early Industrial period (ca. 1830-1870)**, following the town's acceptance in 1833 of Wellesley Avenue as a public way leading from the almshouse to Wellesley village (Wellesley Square). Needham built a new town house (town hall) in 1838 facing Wellesley Avenue on the poor farm parcel. [Fiske, 53; Clarke, 552] This building, updated in 1874 and the scene of the historic vote precipitating Wellesley's separation from Needham in 1881, was demolished in 2008.

In the second and third quarters of the 19th century, the Brookside Road Area was principally associated with immigrants from England who were employed in Needham's nascent knitting and weaving industry. The area encompassed at least five buildings in the 1850s, according to maps of Needham and Norfolk County. Only one – the Ephraim Ware House, 200 Oakland Street – survives, though the sites of the other buildings may be of archaeological interest. John Turner is shown as the owner of two buildings, likely residences, between which stood a weaving shop. All three buildings occupied the west side of Brookside Road between Oakland Street and Academy Brook. Two John Turners (father and son) are known to have lived here. The senior Turner (1788-1854) came to Needham sometime between 1825 and 1833, and first resided in this area at the Ware House, which was later (by 1856) occupied by Henry Burnett. Turner then moving to "the old Floyd place" on Brookside Road near the corner of Oakland Street. In the late 1840s and early 1850s, he employed "a number of his countrymen in making knit-goods in a shop near his house, and was one of the first to engage in this industry in Needham." After his death, Brookside Road was known in Needham for the several English families living there, either in or near Turner's residence. [Clarke, 403; WHS files] In the 1860 Federal census, residents of the Brookside Road area included John Turner (the son), a farmer, and John Wakefield, a weaver. Both were natives of England. The weaving shop apparently was removed sometime between 1858 and 1876. John Wakefield remained on Brookside Road as late as 1876; the 1870 federal census lists him as employed at a hosiery mill, though it is unclear whether this is the same mill marked as "weaving shop" on the 1858 map.

Also briefly associated with Brookside Road, though apparently not the owner of any property, was Mark Lee (1829-1890), founder of the Needham knit-goods concern of Lee, Carter & Co., later known as the William Carter Company. A native of Matlock, Derbyshire, England, Lee came to Needham in 1853 and lived for a year at the Turner residence at the intersection of

² A building chronology in the files of the Wellesley Historical Society suggests one owner before 1825 may have been Enos H. Tucker, Sr.

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Oakland Street and Brookside Road. In 1856, Lee and his brother, John, made gloves in a small building (later a dwelling) on Hunnewell Street. They started, in 1864, the Needham mills that eventually became Carter's after William Carter joined the firm in 1869, manufacturing hosiery, cardigan jackets, and gloves. The company employed "less than one hundred workers." Lee retired in 1875. The hosiery and fancy knit goods business was continued at Needham Heights by Carter, a native of Alfreton, Derbyshire, and his five sons. Children's underwear manufactured by Carter's was Needham's most important industry by the early 20th century, and the concern employed between three and four hundred persons. [Clarke, 404-406]

Civil War veteran Bernard (Barney) Sheridan and his wife, the former Mary Abraham, acquired the Ephraim Ware House, 200 Oakland Street, in 1863, and the property remained in the family through the **Late Industrial period (ca. 1870-1915)**. Sheridan, a native of Ireland, was a farmer. The 1870 Federal census provides information on the scope of Sheridan's farm, which encompassed sixteen (16) improved acres and eighteen (18) unimproved acres. Sheridan maintained one horse, five cows, and six swine on the property. The farm's production was sixty (60) bushels of rye, two (2) bushels of barley, 150 bushels of Irish potatoes, 500 pounds of butter, and six (6) tons of hay, with market garden produce valued at \$100. The value of the farm's production that year was estimated at \$800. Barney Sheridan died in 1879. [MVR] He is said to have closed in the fireplaces of the Ware House (fireplaces later restored in the 1920s by then-owner Albert Bemis), and Sheridan's sons reportedly boxed in the hand-hewn beams in the two front rooms and laid hardwood floors over the old floorboards. [WHS files] According to the Wellesley directory, Bernard M. Sheridan, youngest son of Barney and Mary Sheridan, lived in the Ware House ("Oakland, opp. Brookside Road") in 1889. He was a teacher who went on to become superintendent of the public school system in Lawrence, Massachusetts by 1917. His mother, listed in 1889 the directory as Mrs. Mary Sheridan, resided at the former John Turner place ("Oakland, cor. Brookside Road") south of the Ware House.

Significant construction occurred on Brookside Road immediately north of Wellesley Avenue in the late 1870s, when the Boston Water Works built the Sudbury Aqueduct (MHC #912, NRDIS/NRTRA 1990); the aqueduct passes beneath Brookside Road. Connecting Farm Pond in Framingham with the Chestnut Hill Reservoir in Brookline, the Sudbury Aqueduct was part of a larger metropolitan system to provide water to the City of Boston and environs. The Rosemary Brook Siphon, which carries water across the Rosemary Brook valley through cast iron pipes, is one of three structures in the Sudbury system that crosses a valley, the others being the Waban Bridge, crossing Waban Brook at its confluence with the Charles River in Wellesley, and the Echo Bridge, crossing the Charles River at Newton Upper Falls into Needham. The Sudbury Aqueduct was taken out of service in 1974 due to poor water quality.

In 1881, the town of Wellesley incorporated from the west precinct of Needham. The Town Farm on Wellesley Avenue, west of Brookside Road, continued to serve both towns, with an average population of about twelve residents. However, the farm's acreage, leased in 1910 to the Wellesley Country Club (see below) when the farm was discontinued, did not directly abut the west side of Brookside Road between Oakland Street and Wellesley Avenue, as the Country Club golf course does today. The only Town Farm acreage bordering Brookside Road was the parcel on the west side of the road between Wellesley Avenue and the Needham town line. [Clarke, 553; 1897 Stadley atlas] The present golf course parcel on the west side of the road between Oakland Street and Wellesley Avenue was part of the Sheridan farm, later owned by the Academy of the Assumption (see below).

It appears the small-scale industrial activity present on Brookside Road in an earlier era ceased by ca. 1876. The closest industry was located at the northern end of Longfellow Pond, on a large Worcester Street property of about fifty acres bordering the Ware House parcel on the north. The Newton Ice Company operated an icehouse at the pond from ca. 1876 to 1938. This icehouse replaced a paper mill purchased in 1836 by Nathan Longfellow, who then manufactured paper shades and wallpaper hangings. Property lines shown on the 1897 atlas indicate the Sheridan family owned the southern half of Longfellow Pond, while the Longfellow family owned the northern half. The town of Wellesley currently owns Longfellow Pond in its entirety.

At the turn of the 20th century, the Sheridan farm included much of the acreage in the Brookside Road area, specifically from the Ware House south to Wellesley Avenue. This segment of Brookside Road passed through sixteen acres owned in 1897 by James B. Sheridan, a farmer, whose house occupied the west side of the road above Academy Brook. Sheridan lived here in 1900 with his wife, Margaret, and their children, as well as his widowed mother, Mary Sheridan (age 70), and his older brother, John H. Sheridan. Farming on the Sheridan property appears to have ended by 1910. That year, James Sheridan was employed as an assembler at an electric signal (possibly traffic light) factory, residing with his family at the Ware House on Oakland Street. [U. S. census, 1900, 1910]

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While Brookside Road was associated principally with the Sheridan family at the turn of the 20th century, other families rented houses on the street. Generally, the heads of household were immigrants from Ireland or English-speaking Canada who arrived in the United States between 1881 and 1901 and were employed as laborers or tradesmen. In addition to the Sheridans, residents in 1900 were John Locke, a farm hand, with his family; and Thomas N. McGrath, a house carpenter, with his wife. Residents in 1910 were the family of John Locke, who by then was a laborer employed in street work; Thomas G. McGee, a laborer, who was widowed and lived here with his children; and Joseph W. Toombs, a carpenter and painter, with his family. [U.S. census, 1900, 1910]

Both the Sisters of Charity of Halifax, Nova Scotia and the Wellesley Country Club were established in the vicinity of Brookside Road during the Late Industrial period, and the presence of these institutions has shaped land uses in the area for more than a century. In 1893, the Sisters of Charity opened the Academy of the Assumption, a private school for girls, on the former Scudder estate, situated at the southeast corner of Oakland Street and Worcester Street (Route 9). Assumption opened simultaneously with a boys' school, known as St. Joseph's Academy, and the two academies occupied separate buildings on the property. [Sullivan, 107-108] The academy property, later also occupied by Elizabeth Seton High School, has served as the campus of Massachusetts Bay Community College since 1973.

Other acreage on Oakland Street associated with the Sisters of Charity includes the former Lyman Putney farm on the south side of the street, acquired in 1900. The Putney farm bordered the James Sheridan farm west of Brookside Road between Oakland Street and the Sudbury Aqueduct. James Sheridan's holdings at this location included 16 acres of former Putney land in 1897, increasing to 18.75 acres by 1900. The Academy of the Assumption acquired this 18.75-acre parcel by 1910. [Hinchliffe, "House Tour;" Sanders; tax valuation]

In April 1910, Town Meeting voted to authorize the Overseers of the Poor to discontinue the Town Farm and lease the property for a period of five years. About a month later, these instructions were modified to allow the Overseers of the Poor to give the Country Club, as lessee, the option to extend the lease for an additional period of ten years. After leasing the former Town Farm for eleven years, the Wellesley Country Club purchased the land with buildings from the town in June 1921. [WCC History; Lawson; 1921 town report]

Further research, possibly in deeds, is needed on the gravel pit that occupied the site of Brookside Community Gardens in the late 19th century. The 1897 Stadley atlas shows a town-owned gravel pit at the southwest corner of Oakland Street and Brookside Road, though reference to this gravel pit has not been located in town reports. The town's 1897 tax valuation shows Mary Sheridan had real estate of unstated acreage valued at \$500 and classified as exempt from property taxes.

Federal census records and Wellesley directories suggest residences existed on Brookside Road into the **Early Modern period (ca. 1915-1940)**, but only one dwelling present at that time – now known as 62 Brookside Road, on the Needham town line – remains. This residence, owned by Thomas J. Hegarty and his wife, Catherine, was in place by 1924, at which time Hegarty was employed as a fireman. He emigrated from Ireland to the United States in 1898. Catherine Hegarty was issued a building permit in 1924 for the addition of three rooms and a bathroom. John Locke (see above) and his family continued to reside on Brookside Road as late as 1924. In 1927, Roland C. Rogers and his wife, Nellie, lived at 72 Brookside Road (demolished), possibly in the former Locke house. Rogers was a police officer. The family still lived here in 1948. [Wellesley directories; U. S. census]

Sheridan descendants occupied the Ware House, 200 Oakland Street, until 1920. During the end of the Sheridan era, Annie Sheridan O'Kane and her husband, John O'Kane (d. 1923) ran a dairy and produce farm on the property. The acreage of some of the Sheridan parcels in 1920 corresponds to parcels held by the town's Water Department in 1935, indicating that the town of Wellesley acquired some Sheridan holdings, at least involving wetland areas at Rosemary Brook, Longfellow Pond, and the east side of Brookside Road. Academy of the Assumption held former Sheridan farmland on the west side of Brookside Road between Oakland Street and Wellesley Avenue. [tax valuations; WHS files]

Albert F. Bemis, a resident of Newton, owned the Ware House and its adjoining acreage from 1920 to 1927. He operated Bemis Brothers Bag Company in Boston, importers of burlap and manufacturers of cotton, paper, and burlap bags. Bemis reportedly had the Ware House wired for electricity and restored the fireplaces that had been closed up by during the Sheridan ownership.

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During this period, the property was known as Rosemary Brook Farm, and the house was numbered 99 Oakland Street. Patrick J. Davis managed the farm and lived here with his wife, Selina. Undated letterhead for Rosemary Brook Farm in the files of the Wellesley Historical Society describes its offerings: eggs, roasting chickens, broiler, ducks (in season), asparagus, vegetables, and fruits (in season). Subdivision of the Ware House parcel by the 1930s yielded the residential neighborhood north and west of the house, now corresponding to the houses on Standish Circle and the southern end of Standish Road in Standish Estates. [1920, 1921, 1935 assessors valuations; WHS files; 1924 Wellesley directory; 1924 Boston directory; 1920 census]

The Federal Writers' Project of the Works Progress Administration of Massachusetts published a guidebook in 1937 of the Commonwealth's places and people, issued as part of the *American Guide Series*. The suggested path of a motor tour through Wellesley guided visitors up Brookside Road, from Wellesley Avenue northward to Oakland Street. Included in the tour was mention of the privately owned Ware House, by then known as 200 Oakland Street: "a two-story structure with clapboarded walls and slate roof, extensively remodeled, but retaining the old beams, corner posts, wall paneling, and wide pine floor boarding." [FWP, 382] The slate roof has since been replaced with asphalt shingles.

At this time, Dwight I. Jacobs (d. 1962) and his wife, the former Ruth Hale George (d. 1950) owned the Ware House, having rented the property from 1932 onward. The Jacobses operated stables and kennels, raising dogs and palomino horses on the 20-acre farm. Mr. Jacobs founded, in 1945, Massachusetts Exhibitors of Palomino Horses, Inc., serving as president for ten years and then as secretary-treasurer for the remainder of his life. In Wellesley, he served as Dog Officer from 1935 until 1950, when he moved to Southborough following his wife's death and established kennels at Lynnbrook Farm there. [Jacobs obituary]

With growing demand for new homes in Wellesley during the **Modern period (ca. 1940-1960)**, former farms adjacent to the Brookside Road area were subdivided and transformed into residential neighborhoods. Joining Standish Estates (see above), new neighborhoods off Oakland Street included Sheridan Hills, developed from 1945 onward by the Lind family on former Sheridan land east of Rosemary Brook. Brookside Road, due to wetlands on the east and institutional ownership on the west, acquired a largely open-space character after World War II that is maintained today. Dana T. Lowell, a builder, constructed the only new home built on the street during this period, at 101 Brookside Road (1950-1951), which he owned and occupied with his wife, Elizabeth. The Wellesley Country Club acquired the Lowell house in 2001.

After the departure of the Jacobs family from the Ware House, George V. Mann, a physician, owned the property and resided there until 1958. The Manns subdivided the property, creating separate lots for the house and barn in 1958. Irving C. Brown owned the property from 1958 to 1965, followed by Forrest N. Maddix, Jr., also a physician, from 1965 onward. Maddix had the rear additions and pool added to the house in the late 1960s and early 1970s. [WHS files] The Hegarty House, 62 Brookside Road, remained in that family after World War II.

Changes in land use in and around the Brookside Road area, made from the 1960s onward, are maintained today. The Sisters of Charity deeded portions of the former Lyman Putney farm parcel to the Wellesley Country Club in the 1960s and the town of Wellesley in 1980 (the town acquisition is now Centennial Park on Oakland Street). The Country Club purchased land from the Sisters in two transactions, the first (1960) allowing for expansion of the club's golf course from nine holes to eighteen holes, and the second (1966) allowing for the redesign of four holes to yield the present layout. [Sanders; WCC history]

The town-owned parcel at 185 Oakland Street, formerly used as a gravel lot, is now Brookside Community Gardens. The National Resource Commission administers the gardens on behalf of the Department of Public Works, which has jurisdiction over the land. [NRC] In other town activity, the Brookside Road Sewer Pumping Station was demolished in 2002. The station occupied a site immediately southeast of the point where Academy Brook passes beneath Brookside Road. The activities of the town's water and sewer departments in this vicinity of Brookside Road and Rosemary Brook, from the 1930s onward, merit additional research.

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Photo 2. Rosemary Brook valley, view E from Brookside Rd

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Photo 3. Academy Brook, view W from Brookside Rd



Photo 4. Academy Brook culvert, view W toward Brookside Rd

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Photo 5. Sudbury Aqueduct, view E from Brookside Rd



Photo 6. Sudbury Aqueduct, view W from Brookside Rd toward West Siphon Chamber

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Photo 7. Brookside Rd, view S toward Needham town line



Photo 8. Ephraim Ware House, 200 Oakland St, and Barn, 198 Oakland St

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Photo 9. Hegarty House, 62 Brookside Rd



Photo 10. Lowell House, 101 Brookside Rd

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Photo 11. Sewer Pumping Station Site, Brookside Rd



Photo 12. Brookside Community Gardens, 185 Oakland St, view S

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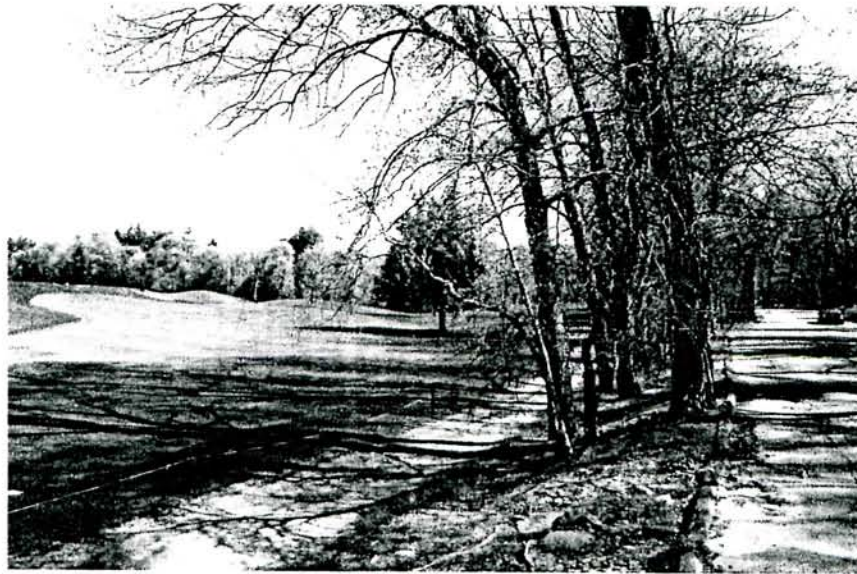


Photo 13. View N on Brookside Rd (golf course to left)



Photo 14. View SW from Oakland Street near Brookside Rd

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Atlas of Norfolk County, Mass. (H. F. Walling, 1856)

Excerpt of Town of Needham

(Brookside Road vicinity indicated)

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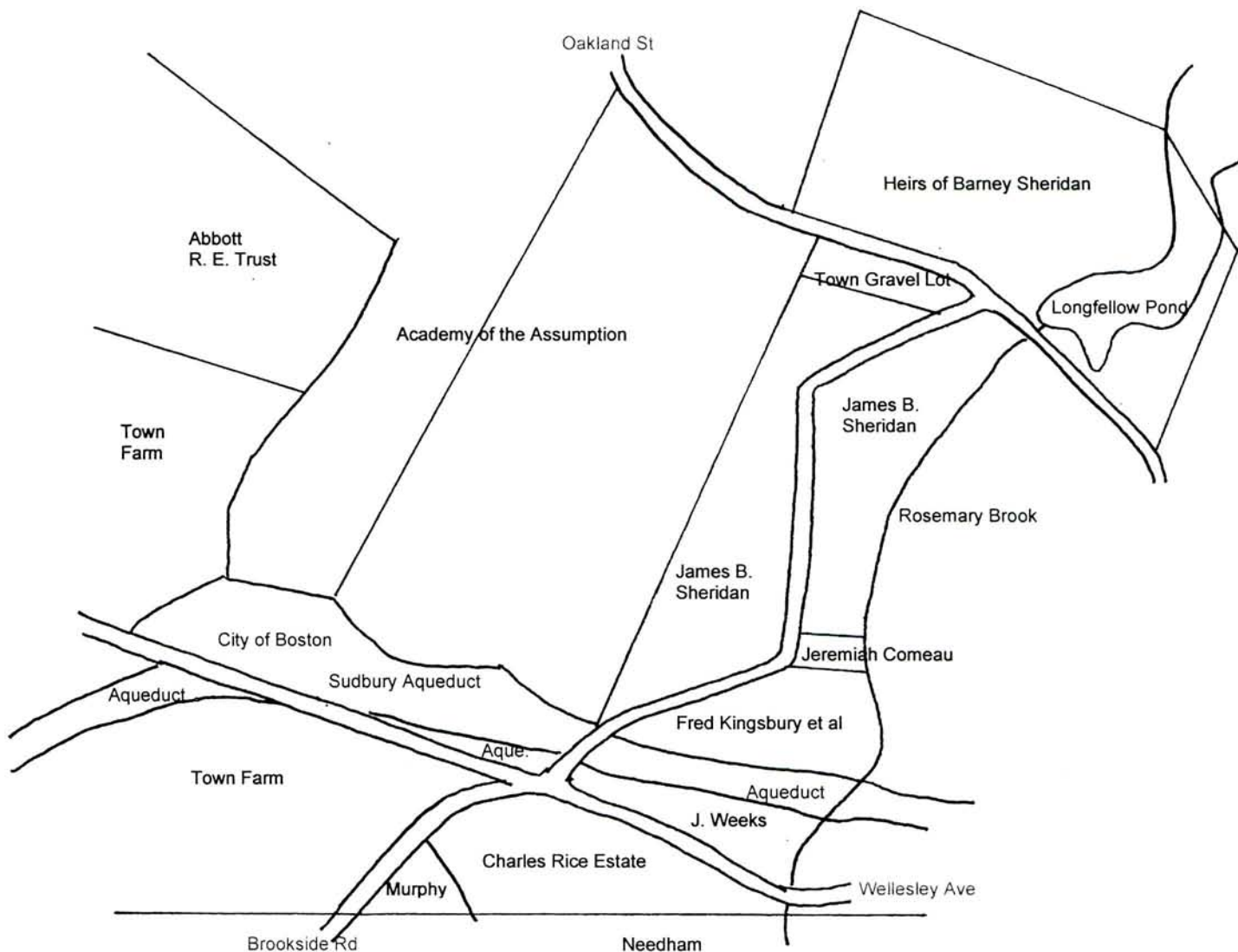
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Brookside Road Vicinity
Property owners per Atlas of Wellesley, Mass. (G. W. Stadley, 1897)

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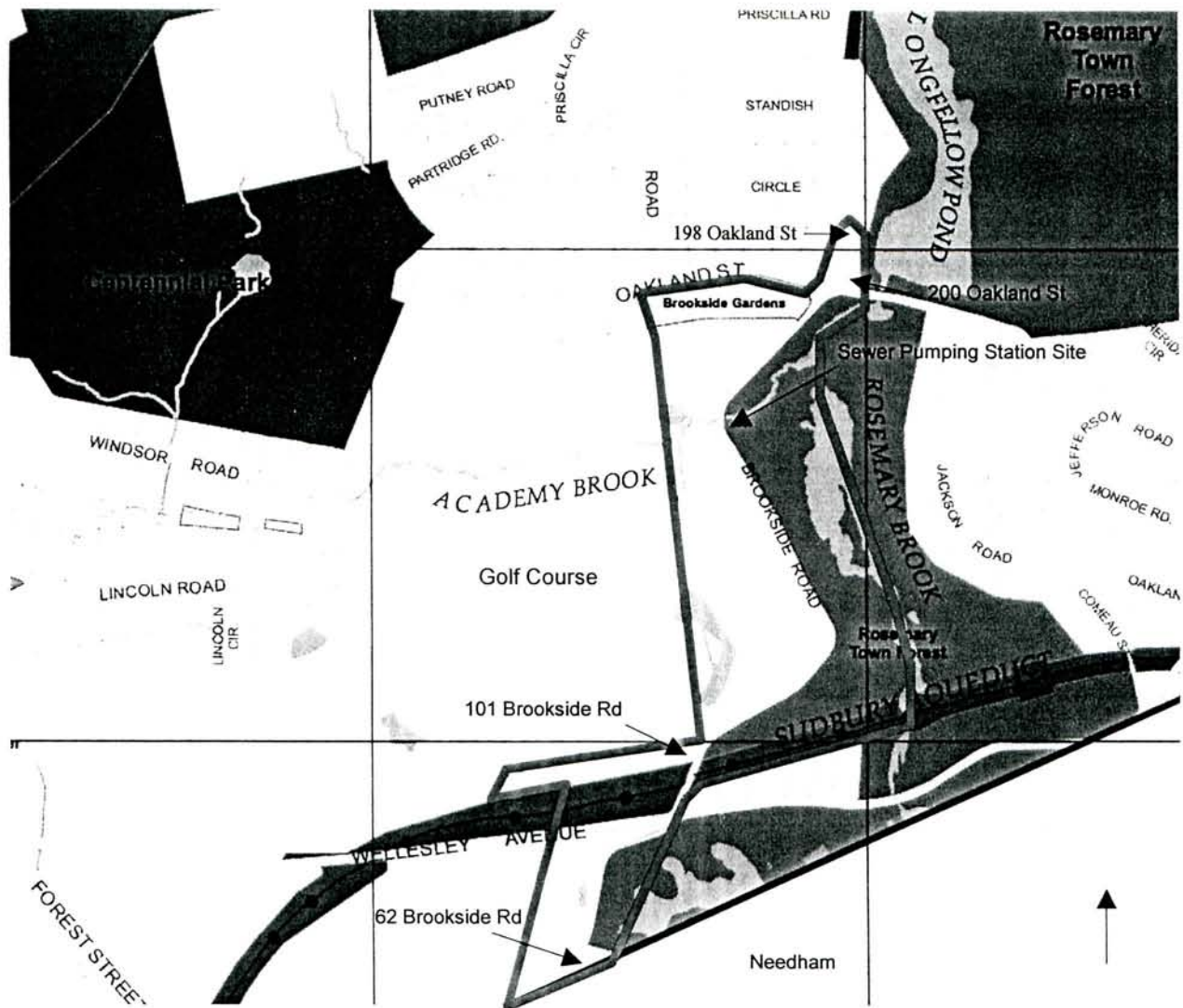
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Brookside Road Area

(Note: boundaries between Oakland Street and Sudbury Aqueduct approximate ca. 1900 property lines)

Source: Town of Wellesley, Government Owned Land (2007, amended)