

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
 294 WASHINGTON STREET, BOSTON, MA 02108

AREA E2	FORM NO. 24-5
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Belmont  
 296 Concord Avenue  
 Historic Name Old Washington Street School

Present residence  
 Original

DESCRIPTION:  
 pre 1859

Source Belmont Historical Society  
 Newsletter, September 1979.

Style transitional Greek Revival/Italianate

Architect NA

Exterior wall fabric wood clapboard

Outbuildings garage

Major alterations (with dates)

early 20th century, bay window and front porch.

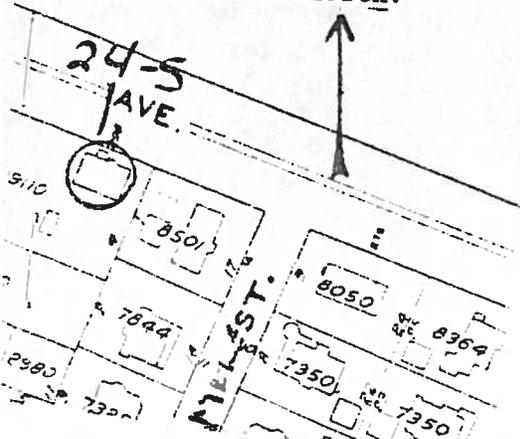
Moved Washington St. to School St. in 1867  
 School St. to Concord Date 1892.

Approx. acreage less than 1/4 acre

Setting Nestled in a well landscaped yard on busy main thoroughfare

**SKETCH MAP**

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Nora Lucas  
 Organization Boston University  
 Date November 1982

(Staple additional sheets here)

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

The Old Washington Street School (BEL-82-17-23), which predates Belmont's incorporation is a rare surviving example of an early 19th-century Greek Revival House. It is also significant for its important role as the first grammar school in Belmont, known as 'South Grammar and Primary.' It was subsequently moved and renovated for further use as a school, and then moved again, and used as a residence and a store.

Now a single family dwelling, the building may look much as it did when built, with the addition of a front porch and bay window early this century.

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

This house was Belmont's first school, and is an early example of the continuing adaptive re-use of an historic building.

At the time of the town's incorporation in 1859, it was located at the corner of Common and Washington Streets, and known as the 'South Grammar and Primary,' but was abandoned in 1865. In 1867 it was moved to the present School Street (about where 30 School Street (Form 24-7) stands today, and was renovated and named the Center Primary.

Shortly thereafter, in 1891, it was sold as surplus town property for \$150.00 to David S. McCabe, who in turn sold it to Mr. T.S. Brown who moved it to its present location at Concord Avenue and Cottage Street. Mr. Brown renovated it for the second time, to a two-family residence, and again in 1897 as a dry goods store.

Early this century it was converted to a single-family dwelling, and sold to the Mead family whose descendants remain there today.

The Old Washington Street School is significant under Criterion A of the National Register as the first school building in Belmont's educational system, therefore illustrating the tremendous changes in American Education that have occurred within the past 150 years. In addition, it represents an early preservation example, as an historic building respected and adapted for new use rather than demolished.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Betts, Richard B., "High School-Centre Primary," Belmont Historical Society Newsletter, September 1979, pp. 1-4.