

FORM A - AREA

112 + 122 Waverley Street

MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street, Boston, MA. 02108

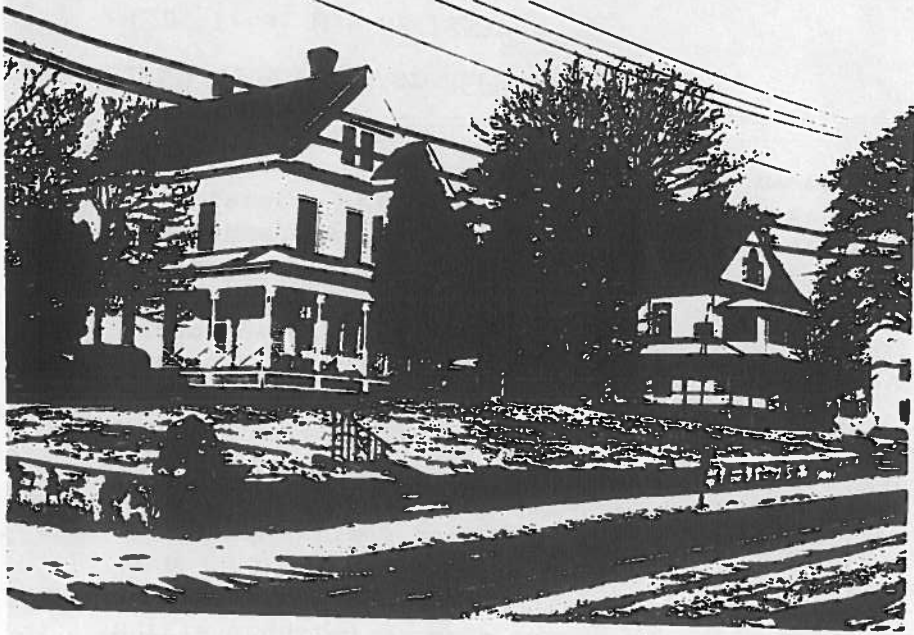
Form numbers in this area

29-2, 3

Area letter

N<sup>2</sup>

112 + 122 Waverley St.



Belmont

area (if any) \_\_\_\_\_

Henry S. Harris Property

date or period 1883 - 1949

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

Recorded by Judy Williams

Organization Boston University

Date November, 1982

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

The two Henry S. Harris estate subdivisions included in this area are typical of early 20th century two-family residential construction in Belmont. The area's earlier settlement by a wealthy Boston businessman is represented, however, by the two residences at 112 and 122 Waverley Street, most likely built in the 1880s, (see area photo). While both have been considerably altered and converted to two-family residences, their form and setting are indicative of an earlier time. Both are set back from Waverley Street on plots of land substantially larger than any other in the area (only one exception, 149 Waverley, was also built in the 1880s). Stylistically, the house at 122 Waverley is built in a grander Queen Anne style, complete with Palladian window and turret. This property also still retains a small Queen Anne clapboarded barn to the rear. The Harris house at 112 Waverley is a large Homestead-type cross gabled farmhouse with less pretension or embellishment.

The remainder of the development dates from about 1908 and consists primarily of two-family Craftsman-influenced house types. Variations in roof and porch type are the

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

This area was originally the northern half of the estate of Henry S. Harris, a wealthy horse trader who most likely first arrived in Belmont in 1883 at the age of 37. The Harris land was eventually subdivided for residential development, following the common pattern from wealthy estate in the later 19th century to middle-class neighborhood of the early 20th century. Both the Town Field and the Kendall School were important contributions to the early development of this area.

Harris acquired a large amount of land in this part of Waverley, becoming one of Belmont's largest land owners. He built his own residence at 112 Waverley Street on a 12-acre piece of land where he also kept his stables. For many years, he sold and rented horses locally, while also operating a large horse exchange on Friend Street in Boston. As he amassed his fortune, he may have also built the large Queen Anne house next door at 122 Waverley Street, a property which the 1898 Belmont Atlas identified as belonging to his estate.

Although the majority of his estate was not sold until after his death, Harris began to develop a portion of this property only a few years after acquiring it. In 1885, with William A. Mason as Surveyor, he laid out Henry and Harris Streets (named for himself), creating 24 generous lots of 15,000 square feet each. This development existed on paper only, however, and was not actually implemented until much later. Portions of this land were eventually purchased by the town for construction of Kendall School in 1914 (Inventory #29-2).

#### BIBLIOGRAPHY and/or REFERENCES

C.J. Frost Map of 1853.

Beer's Atlas of 1875.

Belmont Town Atlas, 1898

Betts, Richard B. The Streets of Belmont. 1974.

Belmont Public Library, Waverley file.

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <i>Belmont</i>	Form No: <i>N<sup>2</sup></i>
Property Name: <i>Henry S. Harris land</i>	

Indicate each item on inventory form which is being continued below.

Architectural Significance (cont.)

major distinguishing features of these houses. Probably the best example of the type and style found so frequently in Belmont is the house at 130 Waverley Street constructed in 1913 by a builder named Larz Anderson (see Inventory form #24-3). The houses on Prince and Pearl Streets were built almost exclusively by the Melanson Brothers, an important local builder which was quite active in Belmont during this period.

Throughout the area are scattered other house types of later periods, including the 1949 development of Waverley Terrace. This, the amount of alterations, and the existing dead-end street pattern contribute the overall lack of visual cohesiveness in this area.

Historical Significance (cont.)

Following Harris' death in 1902, 6.6 acres of his estate were purchased by the Town for the present-day Town Field. The remainder of his estate was sold in various sections in 1904, 1906, and 1910. The area containing the Harris homestead and stables was laid out in 1906, but remained in the Harris estate until 1912. Nearly 80,000 square feet of this land was purchased by Melanson Brothers, who developed the property. The Harris houses and surrounding land were purchased by F. Alexander Chandler, but not developed until 1949 into the present-day Waverley Terrace.

