

FORM B – BUILDING

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

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

33-67	Boston North	AH	BLM.729
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 35 Agassiz Avenue

Historic Name:

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1893

Source: Williams, 1982

Style/Form: Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

date? – siding, new windows and loss of detail
1997 – rear addition replacing old

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 3,657 SF

Setting: mixed residential neighborhood one block from heavily traveled artery

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 AGASSIZ AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AH

BLM.729

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Screened by large pine trees, the house at 35 Agassiz Avenue is an unusual 1 ½-story dwelling which dates to the 1890s. It is sheathed in vinyl siding, rests on a fieldstone foundation and is capped by a gambrel roof. The sidehall entrance is recessed from the east façade and set behind a three-part arch supported by two attenuated columns. To the west of the entrance, the first floor has a three-sided bay window. Windows contain 1/1 replacement sash. A single-story historic wing extends behind the main house block.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In 1891 the former Thayer Estate off Trapelo Road was divided into house lots by Henry F. Campbell, a Watertown inventor and builder. Campbell had purchased the 25 acre estate with its winding drives and beautifully landscaped grounds in 1882. The present street name commemorates the visit of noted Swiss naturalist, Jean Louis Agassiz (1807-1873) to Waverley Oaks.

This property comprises lots 50 & 51 on the 1891 subdivision plan. The houses at 35 and 39 Agassiz Avenue were reportedly built as a pair in 1893 (Williams 1982). The house was built prior to the 1898 map.

The earliest known occupant of 35 Agassiz Avenue was George Allen, a storekeeper at McLean Hospital who was living here in 1907-9. According to the Census, Eugene Hanifan, a hospital supervisor, was renting the house in 1910. William Hubbard was living here in 1912. At the time the property was owned by George and Doriman Bush. George Bush was a salesman. The property was purchased by John M. Hartnett in 1915 (Book 3980, Page 419). John Hartnett worked as a machinist in a meat packing plant. He lived here with his wife Augusta, two daughters and a son, Benjamin. The family was still living here in 1940. The property was later inherited by Benjamin Hartnett and sold by his estate in 1998 to Daniel Lombard (Book 27589, Page 127).

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BOSTON, MASSACHUSETTS 02125

34-112	Boston North	AT	BLM.730
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Town/City: Belmont

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

Photograph



Address: 55 Alexander Avenue

Historic Name: W.H. Locke House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: by 1875

Source: maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: slate, asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1929- front porch

1936-vestibule on front of house

2004-rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 5,897 SF

Setting: mixed residential neighborhood in Belmont Center

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

55 ALEXANDER AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.730

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located just east of the commercial district along Leonard Street, 55 Alexander Avenue is a mid 19th century cottage in the French Second Empire style. The small clapboarded building is capped by a character-defining mansard roof which has seen the application of asphalt shingles to the top roof but retains polychromatic patterned slate shingles with flower designs on the side slopes. The shed dormers have a small, simple bracket at each end of the overhang. A single-story porch spanning the façade was first added to the building in 1929. The present three-bay porch has simple posts with necks and a stick balustrade. The 3 x 2 bay house has a center entrance with projecting vestibule (1936) and glazed door. Windows contain double-hung 2/2 sash. The original chimney has been removed and a modern exterior brick chimney is centered on the east wall. The rear addition was constructed in 2004.

In contrast to its original multi-acre siting, the house occupies a 5,897 square foot lot with driveways extending along both of the side elevations. It is setback slightly from the road with a small area of lawn and modern fieldstone wall extending along the sidewalk.

The house is of interest as a modest, scaled-down example of the French Second Empire style which was utilized in Belmont in a more elaborate fashion for a number of mansions along Pleasant Street and houses in Waverley.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This mid 19th century cottage was built on the farmland of W.H. Locke and was in place by the time of the 1875 map. He had married his wife Sarah in 1869 and it is possible that the house was built at that time. W.H. Locke is also shown as the owner on the 1889 map. William H. Locke died on July 23, 1889 and the 1898 Atlas indicates that the property was still owned by his heirs. In the early 20th century the house was rented out to various tenants. Creighton Logan, a gardener, was living here in 1918.

The extensions of Claflin and Cross Streets south of Alexander Avenue were laid out in 1926 as part of the redevelopment of the Wellington Farms property by the Belmont Trust (see Area form BLM.BS). At this time the land around the cottage was subdivided and new homes built. William I. Locke still owned the house in the 1920s and 1930s; he lived at 67 Leonard Street. Town records indicate that he applied for a building permit in 1929 to build the front "piazza". In 1936 he was granted a building permit to construct a 6' x 2' vestibule on the front of the house and to demolish a rear ell. In the 1920s and 30s 55 Alexander Avenue was the home of Ralph and Florence Packard and their six children. He worked as a market gardener. Sargent and Olive Ricker lived here in the 1940s and 1950s. He was employed as a bookkeeper and paid \$40/month in rent in 1940.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

55 ALEXANDER AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

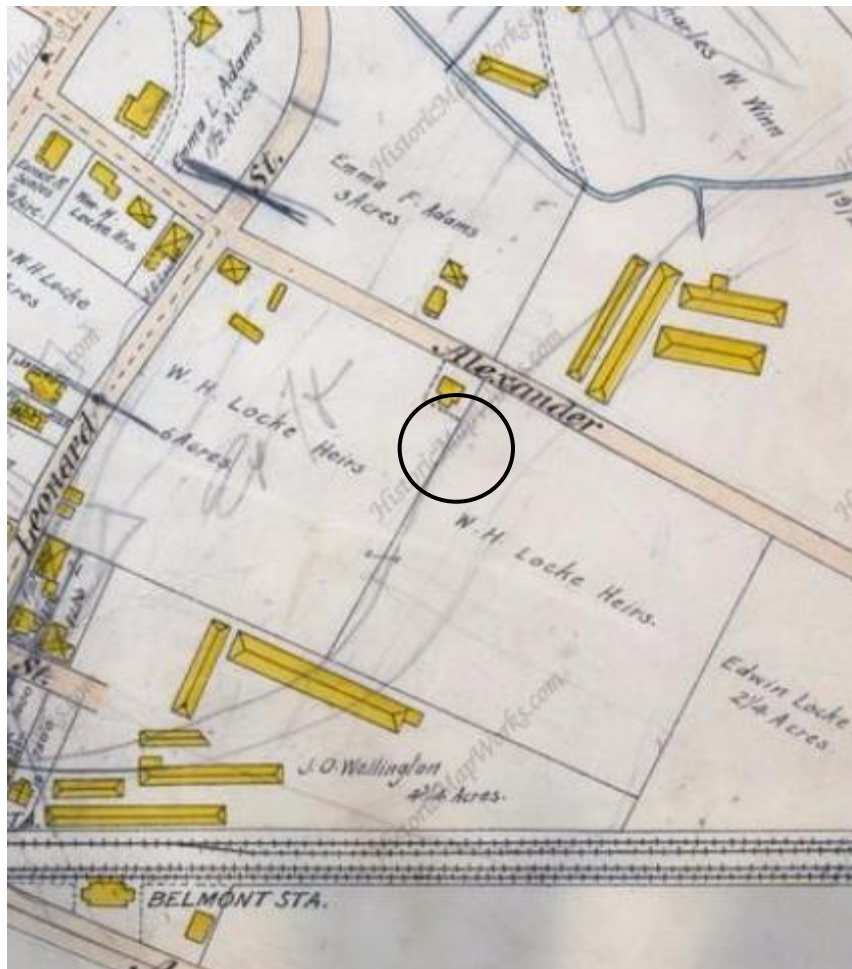
Area(s) Form No.

AT

BLM.730

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1898 Stadley map

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220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

1-105	Boston North	BU	BLM.535
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 185-187 Belmont Street

Historic Name: Rosen's Drug Store

Uses: Present: commercial

Original: commercial

Date of Construction: 1912

Source: building permit

Style/Form: Commercial

Architect/Builder: Charles Greco

Exterior Material:

Foundation: concrete

Wall/Trim: brick/concrete

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1955, 1989, c.2000 – storefronts replaced
ca.2000 – some veneer brick rebuilt on Grove St. elev.

Condition: good

Moved: no yes **Date:**

Acreage: 5,595 SF

Setting: mixed uses along heavily traveled road in densely built southeast corner of town

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

185-187 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BU

BLM.535

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Although altered over the years, the building at 185-187 Belmont Street is a representative example of the small-scaled commercial buildings which were built along the streetcar routes in town to accommodate population growth in the area in the early 20th century. The single-story, wedge-shaped building has its main entrance at its narrow south end facing Belmont Street with two additional storefronts on the west wall facing Grove Street. The east elevation is bordered by Marion Road and has five bays with windows that are now covered.

The building is organized into a series of bays by piers and decorative panels that feature veneer brickwork in various patterns including all headers, all stretchers, common bonds and dentils. Small stone squares decorate the corners of some of the panels and larger rectangular blocks fill the center of some panels and is used in horizontal bands between piers above storefronts. The building has recessed storefronts which were typical of the period although the storefronts themselves have been replaced multiple times (in 1955, 1989 and ca.2000 according to building department records) including new brickwork below the windows. A car crash on the Grove Street side also resulted in rebuilding the brick veneer and replacing windows and doors.

Despite alterations, this is an example of the early 20th century commercial buildings which were constructed throughout Belmont and is a neighborhood landmark which has been owned by the same family for 75 years. It is also notable for its scale which is an important transition between the heavily traveled commercial route and the residential areas behind.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In 1912 the subway to Harvard Square opened, fueling speculative building in the southeast corner of Belmont. According to town building permits, this building was constructed in 1912 for James Honley of Cambridge. The architect was Charles Greco and the builder was J.B. Byrne of Cambridge. No further information has been found concerning Honley. From at least 1915 to 1918 apothecary Chester Hull was the proprietor of the store at 185 Belmont Street. In the late 1920s and early 1930s the drug store was operated by Louis C. Sumberg who lived in Dorchester. In 1936 an employee, William M. Rosen purchased the store which he renamed Rosen's Pharmacy. William Milton Rosen (1906-2003) was born in Odessa, Russia and immigrated to the United States when he was 2 years old. The family settled in Lawrence and after graduating from Lawrence High School, he attended the Massachusetts College of Pharmacy in Boston. He became a registered pharmacist in 1927. William and his wife Celia were among the founding families of Beth El Temple Center in Belmont and he was also active in the Masons and Kiwanis Club. William Rosen retired in the late 1980s and sold the business to his son Robert who later turned it over to his son.

Over the years, the other storefront was occupied by a food store and later by a dry cleaner. The Rosen family still owns the block today. Belmont Medical Supply now occupies the entire space.

The building at 185 Belmont Street was designed by Boston architect Charles R. Greco (1873-1963). Greco graduated from English High School of Boston in 1892 and took engineering courses at Harvard. He worked for the firms of Waite & Cutter and Peabody & Stearns before forming his own practice in 1908. He designed a large number of buildings in the Boston area, primarily schools and municipal buildings. The building at 185 Belmont is one of a handful of known commercial buildings he designed and is an early example of his work.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

185-187 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BU	BLM.535
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BOSTON, MASSACHUSETTS 02125

2-1	Boston North	BU	BLM.538
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 191-203 Belmont Street

Historic Name: Kartun Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1921

Source: building permit

Style/Form: Classical Revival

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: brick, concrete

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1997 – new aluminum doors and storefronts

Condition: good

Moved: no yes **Date:**

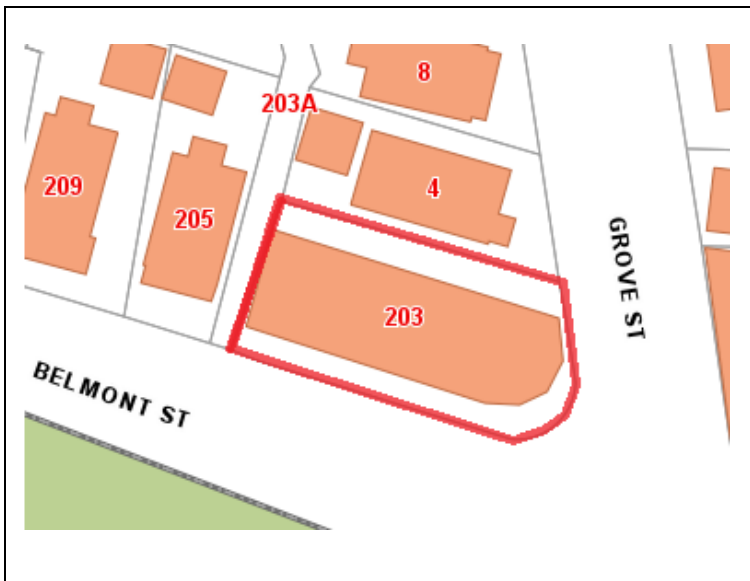
Acreage: 6,014 SF

Setting: commercial block on former streetcar route, amidst neighborhood of two-family homes

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

191-203 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BU

BLM.538

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Belmont and Grove Streets, 191-203 Belmont Street is a single-story block of stores with a rounded corner at the intersection of the two streets. Classical Revival in style, the cast stone front includes paneled pilasters with foliate capitals between the storefronts. Above each storefront there is an entablature band with a block with incised lines over the pilaster. The parapet alternates low gabled projections featuring raised shields and raised circular designs. Along Grove Street the wall is yellow brick. The aluminum-framed storefronts date to 1997 but retain the design of a recessed entrance between angled display windows and fit within the original arrangement of piers.

The block is an example of the typical commercial structure of the early 20th century, often called “taxpayers”. As was often the case the building displays a cast stone or precast concrete façade with Classical details.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The construction of this single-story commercial block is a direct reflection of the impact of the streetcar and the growth of Harvard Lawn. In 1898 the Boston Elevated Streetcar Line was extended from Park Square to Waverley via Belmont Street and Trapelo Road resulting in the construction of countless two- and three-family homes. After the subway to Harvard Square opened in 1912 the area continued to expand and a commercial district developed and flourished on Belmont Street.

In July 1921 Harvey Kartun of Boston applied for a building permit for this group of stores. There is no architect indicated on the building permit. Kartun was born in Lithuania in 1891 and came to this country in 1911. He served with Navy Intelligence in World War I and was with the FBI for many years. He was also active in real estate. Kartun continued to own this property until his death in 1969. In 1983 it was sold by his son Franklin Kartun of Brookline and daughter Doris Baruch of Morristown, New Jersey to Donald Mercier and the Belgrove Realty Trust (Book 14917, Page 561).

As shown on the 1922 Sanborn map, the building as built included six small storefronts along Belmont Street with a larger store at the corner of Grove Street. The 1925 directory lists the following tenants: 191 – Perry & Tutton, confectioners; 193 – Henry Gibbs, baker; 195 – Ginler Co. grocers; 197 – A.G. Merrill – grocer; 199 – Chinese laundry; 201 – Charles Bedig, tailor; 203a – Belmont Upholstering; 203b. – F.W. MacFarland. By 1932 the Grove Spa was located at 191 Belmont. The store, operated by Hagop Demerjian, sold fruit and patent medicines and was still here in 1955.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

191-203 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BU	BLM.538
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Assessor's Number USGS Quad Area(s) Form Number

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220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

3-147	Boston North	C	BLM.22
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 351 Belmont Street

Historic Name: Payson Park Congregational Church

Uses: Present: church

Original: church

Date of Construction: 1915

Source: building permits, church history

Style/Form: Gothic Revival

Architect/Builder: Newhall & Blevins, arch. (1915)
W.H. McLean, parish house arch. (1929)

Exterior Material:

Foundation: granite

Wall/Trim: stone

Roof: slate, rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1929 – construction of parish house to west of original church

Condition: good

Moved: no yes **Date:**

Acreage: 29,928 SF

Setting: well-landscaped lot on heavily travelled road at edge of residential district

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

351 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.22
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Payson Road and Belmont Street, the Payson Park Congregational Church is an early 20th century church in the Gothic Revival style constructed of seam-faced granite and dominated by a square four-story front tower with crenellated top and window openings that are rectangular with diamond panes except for a pointed arch over the entrance filled with lobed tracery. The tower is fronted by a single-story stone vestibule with a label mold and inscription "Love Never Fails" in the stones over the Tudor archway containing double doors. Two-story, flat-roofed stone wings without crenelation flank either side of the tower with gabled entries flanked by decorative stone buttresses. To the rear the sanctuary is capped by a gable roof sheathed in slate shingles with pointed arch window openings.

Attached to the west of the original 1915 church structure is a large parish house addition constructed in a complementary style in 1929. The two-story building is capped by a slate roof and presents a nearly symmetrical façade to Belmont Street with a central gabled entry flanked by two-story gables that project slightly. Fenestration on the parish house includes rectangular openings with multi-paned casements and double-hung units arranged in groups of two and three. Two-story sections extend behind the façade but are not visible from the street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Payson Park Congregational Church was the third Congregational Church established in the town of Belmont – after the First Congregational Church of Waverley in 1865 and the Plymouth Congregational Church in 1899. It was established to serve the rapidly developing Payson Park section of town. Local resident Francis Loring of 7 Oak Avenue began discussions with neighborhood residents in the fall of 1912 and on Easter Sunday March 23, 1913 160 people gathered in the small stone Benton chapel to participate in the first service. Formal recognition of the new congregation was received on June 3, 1913 and there were seventy-two charter members made up of 31 men and 41 women, including many from other denominations.

The cornerstone of the church was laid on July 12, 1915. The architects of the church were Newhall & Blevins - Louis Chappell Newhall (1869-1925) and Albert Blevins (1874-1946) who had started their large and successful practice about 1900. The contractors for the church were Allen & Loomer, builders. Alonzo Allen was a member of the church. The auditorium had a seating capacity of about 280 and by opening the doors of the adjacent Sunday School room, it was increased to 500. The first floor of the Sunday school room had seven classrooms and the balcony the same number. Three large classrooms located in the tower would accommodate 150; two of the classrooms had fireplaces. Windows in chancel were designed/executed by Joseph G. Reynolds (1886-1972), a leader of the Boston Neo-Gothic stained glass movement.

The cornerstone for the parish house was laid on June 9, 1929. The parish house addition was designed by Boston architect William H. McLean (1870-1942). In 1943 a worship center for children was built in the Parish House. It is known as Mabry Chapel.

The original church architects Newhall & Blevins designed schools, churches, hotels and private residences throughout the Boston area and were considered one of the leading architectural offices in the city for more than twenty years. Newhall graduated from MIT and Blevins was a Harvard graduate. Among their ecclesiastical designs were the Faulkner Methodist Church (fieldstone, stucco and half timbering) in Malden (1907); the Lynn Second Congregational Church and Chapel (1909) and the Third Congregational Church in Cambridge, also of granite (1911).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

351 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.22
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INVENTORY FORM B CONTINUATION SHEET

BELMONT

351 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.22
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Sketch for Parish House by W.H. McLean, Architect
Source: Belmont Historical Society



Parish House Addition, 1928

INVENTORY FORM B CONTINUATION SHEET

BELMONT

351 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.22
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Original 1915 church

FORM B – BUILDING

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MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

12-231	Boston North	G	BLM.36
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Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 577 Belmont Street

Historic Name: Samuel Barnard, Jr. House

Uses: Present: residence/school

Original: single family dwelling

Date of Construction: 1837 (rebuilt 1895)

Source: Camilla French, *Belmont Citizen*, 2/7/1974

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: aluminum siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1895 – house rebuilt after fire – Queen Anne details added

ca. 1920 – bay window west side

1971 – two-story addition, rear, NE corner

Condition: fair (due to siding)

Moved: no yes **Date:**

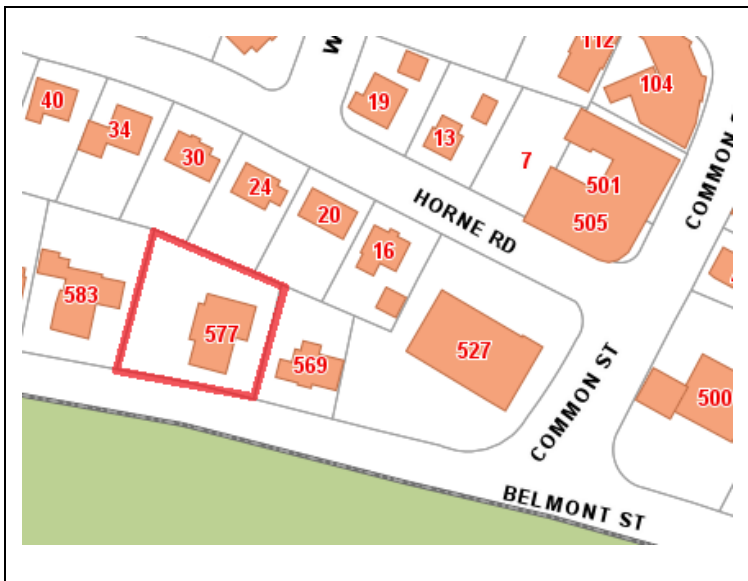
Acreage: 14,902 SF

Setting: residential neighborhood, set back slightly from street with granite posts and hedge along sidewalk

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

577 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G

BLM.36

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 577 Belmont Street is significant as a rare example of a temple-fronted Greek Revival house in Belmont. The house was originally built in 1836 but was substantially rebuilt in 1895 after it was nearly destroyed by fire. Although covered in siding, the house still retains considerable architectural detailing characteristic of the style including a wide frieze. The 2 ½-story pedimented façade is three bays wide with elongated first floor window openings and a sidehall entrance which is framed by full sidelights and transom lights. A single-story colonnade in the Ionic order extends across the façade and east elevation. It originally wrapped around the rear elevation as well. The two-story cross gabled addition to the northeast was added in 1971 and echoes the detailing and columns of the original structure. Most of the windows contain 6/6 sash with small cornerblocks at the corners. Several windows including the Palladian windows in the front and west pediments and the arched sash and bay window on the west wall are Colonial Revival-style embellishments added when the house was rebuilt in 1895 after the fire.

The house is setback slightly from the road with a formal shaped hedge alternating with granite posts along the sidewalk. A parking area is located to the west of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Samuel Barnard, Jr. House is historically significant as the only remaining homestead of the Barnard family, important Belmont market gardeners. It is also of interest for its associations with Anne Whitney and Edward Barnard, two Belmont artists who contributed to Belmont's 19th-early 20th century reputation as an artist's colony.

The house was first built about 1837 for Samuel Barnard, Jr. (1817-1893) when he married Sarah Crafts. Samuel's father, Samuel Barnard, Sr. (d.1847) was quite prosperous – he was a market gardener, a hog breeder, owned part of an ice-cutting business and considerable property. When his father died in 1847, Samuel Jr. (the only son) moved into the family homestead at 603 Belmont (no longer extant) and rented out the smaller house at 577 Belmont. Around 1900 Samuel Jr.'s son Edward built a studio between the two dwellings at what is now 583 Belmont (BEL.37). (Note: The house at 603 Belmont was demolished in 1939).

About 1850 the house at 577 Belmont Street was rented to Nathaniel Ruggles Whitney. His daughter Anne Whitney (1821-1915) became a noted sculptress, one of the few successful American women sculptors of the 19th century. It is said that Samuel Barnard Jr. watched her model a face in the wet sand he was using to root cuttings and encouraged her to study art. Her brother built her a studio shack near her home and in 1860 she opened a studio in Watertown. Among her well known public monuments is a statue of Charles Sumner (1903) in front of Harvard Law School in Cambridge and that of Leif Eriksson (1887) on Commonwealth Avenue in Boston.

The Whitney family left Belmont about 1876 and one of Samuel Jr.'s daughters, Harriet, married Robert Diaz, an importer and wholesale dealer in cutlery and fancy hardware with a shop on Washington Street in Boston. The couple had four children who were born here. In 1890 Diaz, recently widowed, moved to a new house on Centre Avenue.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

577 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G

BLM.36

An article in the *Belmont Citizen* on May 18, 1895 reported that the house had been “completely destroyed” by a fire. The fire had begun in the rear of the house and quickly spread to the main portion. At the time it was owned by Mrs. Mary Horne (Samuel Jr.’s daughter) and rented to J. Eastman Chase and family. According to local historian Camilla French the house was rebuilt using the original timbers. Rebuilt during the Queen Anne period, certain changes were made and embellishments added. These included a new staircase design replacing the original curving staircase and the addition of bay windows and Palladian windows.

From the late 19th century to 1929 the house was rented to Samuel Williston, a prominent lawyer and professor at Harvard Law School. He lived here with his wife Mary. Charles W. Morton was living here in 1932. Mary Barnard Horne died in 1931 and the house left the Barnard-Horne family in 1946 when it was sold by Horne family members to Mae Kendall, a widow (Book 6957, Page 61). Mrs. Kendall started the Kendall Nursery School. In 1958 Mrs. Kendall retired and sold to Joseph Tellier and his wife. John and Ann O’Donnell purchased the property in 1968 and enlarged the school and living space by adding a wing. The building still houses the Kendall Nursery School today.

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FORM B – BUILDING

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

12-230	Boston North	G	BLM.37
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MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 583 Belmont Street

Historic Name: Edward Barnard Studio

Uses: Present: single family dwelling

Original: artist's studio

Date of Construction: ca. 1900

Source: Census, directories, maps

Style/Form: English Revival

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: wood shingle, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

1996 – single story addition to rear/northeast

Condition: good

Moved: no yes **Date:**

Acreage: 0.28

Setting: residential neighborhood, set close to street behind stone wall.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

583 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G

BLM.37

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The English Tudor-derived house at 583 Belmont Street was originally built as a studio, one of a number of such studios built in late nineteenth/early twentieth century Belmont. Set close to the road with a fieldstone wall running along the sidewalk, the 1 ½-story building is sheathed in wood shingles and presents an asymmetrical gable end to the street. The gable has vertical stickwork, overhangs slightly and is supported by exposed rafters. The simple entrance is located in the extension of the front gable. Windows contain multi-paned double-hung sash arranged individually and in groups of three. A greenhouse was added to the rear prior to 1982 with a single-story 20' x 20' gable-roofed addition constructed at the rear, northeast corner in 1996.

To the northwest of the house is a detached, gable-front single car garage, that was moved here from 40 Horne Road in 1934. Like the house, it is clad in wood shingles.

This is one of the few turn-of-the-century buildings constructed as artists' studios to survive in Belmont. Other studio buildings including 92 Somerset Street, BLM.137 and 94 Somerset Street, BLM.315 are no longer extant.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This structure was built about 1900 as a studio for Edward Herbert Barnard (1855-1909) who lived next door in the Barnard homestead at what was then 603 Belmont. The studio is significant for its associations with an important American artist as well as for its connection with the locally prominent Barnard family of market gardeners (see 577 Belmont Street, BLM.36). Edward "Ned" Barnard was the son of Samuel Barnard, Jr. (d.1896), a market gardener, and grew up in the family homestead. The house/studio is not shown on the 1898 Stadley map but was probably built soon after. The Barnard Mansion was torn down in 1939 and stood to the west, near the site of the Lutheran Church.

"Ned" Barnard was a landscape painter whose style ranged from representational to impressionist. He was born in Belmont and studied architecture at the Massachusetts Institute of Technology. He also studied under John B. Johnson and at the Boston Museum School of Fine Arts and was a member of the first class of that school in 1877. From 1885 to 1889 Barnard studied in Paris at the Academie Julian with Gustave Boulanger, Jules Lefebvre, and Raphael Collin along with his friend Charles Hayden. When they returned to this country, Barnard and Hayden shared a Boston studio at the Harcourt Building which they retained until 1899. From 1890 to 1899 Barnard taught at Bradford College in Haverhill. His work was exhibited at the Art Institute of Chicago, Boston Art Club, and National Academy of Design. Edward Herbert Barnard never married and died in April 1909. In the years that followed, the studio was used by several other artists including C. Henry Richert (1912, 1915) and Lewis E. Smith (1918).

The studio was subdivided from the Barnard-Horne property in 1924 and conveyed by Mary Barnard Horne (Edward Barnard's sister) to Anna Horne, wife of her son Harold, a civil engineer. According to building records, the studio was remodeled in 1924. The 1930 Census indicated that Anna Horne was then a 45-year old widow, living here with a 12 year old son, 3 year old daughter and a lodger. In 1934 the single-car garage was moved from 40 Horne Road and relocated here. Mrs. Horne sold the property in 1936 (Book 6051, Page 576).

The current owners have owned the property since 1959.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

583 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G	BLM.37
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FORM B – BUILDING

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

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

12-228-A	Boston North	G	BLM.731
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Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 597 Belmont Street

Historic Name: Christ Lutheran Church

Uses: Present: church

Original: church

Date of Construction: 1949

Source: *Belmont Citizen*, October 12, 1949

Style/Form: Georgian Revival

Architect/Builder: Albert M. Kreider, architect
Bogart Co., builders

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
none

Condition: good

Moved: no yes **Date:**

Acreage: 11,388 SF

Setting: residential neighborhood

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

597 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G

BLM.731

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Christ Lutheran Church is a well-preserved and detailed example of the mid 20th century Georgian Revival style applied to a small church. The single-story brick building is oriented with its gable end to the street and rising from the front of the ridge there is a wooden steeple consisting of a quoined base supporting an octagon drum with arched, louvered openings that is in turn topped by a spire. The single-story building is faced in brick which is laid in a common bond with six courses of stretcher brick to a single course of headers and stretchers. Centered on the façade is a pedimented door surround with quoins and paneled recess. The wooden, paneled door has arched inset lights at the top. The flushboard front pediment has a round window with keystones and a two-part cornice. On either side of the entrance is a small 4/4 window while taller arched multi-light windows punctuate the side walls. Offset to the northwest corner is a small single-story wing.

The church is set on a small lot in a residential neighborhood with concrete sidewalks leading from the sidewalk along the street to the front steps and the west wing. A small signboard is located in the front yard near the sidewalk and east of the church.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Christ Lutheran Church was established in Belmont in 1937, one of a number of new churches which was founded during the period to accommodate the town's growing population. A young seminarian named Fred Feinsinger, supported by two large Lutheran congregations in Boston, led canvass and door knocking efforts in 1937. Initially services were held in the Masonic Apartments in Belmont Center. In 1938 services moved to Payson Hall where the congregation continued to meet until this church building was constructed. The congregation incorporated in 1941 and purchased property at 597 Belmont Street.

According to the plans filed with the State Department of Public Safety Records in 1948, the architect of the building was A.W. Barnard although an article concerning the dedication of the building in 1949 states that the architect was Albert M. Kreider. The land had been owned by the Barnard Family until the early 20th century. There is no known A.W. Barnard who was an architect suggesting Barnard had an influence on the design but was not actually an architect.

The church was dedicated on Sunday, October 16, 1949 with three services. For the morning service the congregation assembled at Payson Hall in Cushing Square, the church's previous place of worship, and walked in a procession to the new church. Leading the procession were the architect, Albert M. Kreider, and a representative of the Bogart Co. who built the church. An article in the *Belmont Citizen* on October 14, 1949 describes the church as follows:

The church, advantageously located atop a knoll overlooking several surrounding towns, is of Colonial Georgian Design with red brick exterior. The spire is 60 feet tall. The first floor houses the church auditorium seating 200, and a wing containing the pastor's study and church office. The lower floor contains facilities for the Sunday School, a larger meeting room, a modern kitchen, the heating unit and storage facilities".

The congregation began a Nursery School in 1950 which is still in operation today. The Church building is also home to other groups and denominations. Currently (2015) the Bulgarian Christian Orthodox Congregation of Sveta Pelka, the Korean Full Gospel Christian Fellowship, and the Bulgarian Christian Saturday School all use the building as well as the Lutheran Church.

The architect of the church, Albert M. Kreider (1890-1966), was a graduate of the Boston Architectural Center. He worked for many well-respected firms including Brainerd & Leeds, and Cram & Ferguson before establishing his own practice in Newtonville in 1935. Other designs by Kreider include the First Church of Christ Scientist at 199 Common Street in Belmont (1965), Franklin School in West Newton, the Day School in Newtonville, and the Post Office in Newton Upper Falls, banks, residences, etc.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

597 BELMONT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G	BLM.731
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FORM B – BUILDING

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

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

25-57	Boston North	AR	BLM.732
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Address: 18 Blake Street

Historic Name: Lloyd B. Hayes House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1914

Source: building permit

Style/Form: English Revival/Arts & Crafts

Architect/Builder: James MacNaughton (house)
H. Thaxter Underwood (garage)

Exterior Material:

Foundation: concrete

Wall/Trim: stucco/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1925)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 10,969 SF

Setting: neighborhood of similar early 20th century historical revival style houses, corner lot

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

18 BLAKE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.732

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Blake and Kilburn Streets, 18 Blake Street is a simple example of the Arts and Crafts/English Revival Style which found some popularity in New England in the early 20th century. The two-story stuccoed house is rectangular in plan and is capped by a jerkinhead (clipped gable) roof with a smaller clipped gable wall dormer centered on the façade over the entrance. The entrance retains its original wooden door with 4 x 2-panes over vertical panels. It is flanked on either side by a 4 x 2-light sidelight aligned with the top of the door. The entrance is sheltered by a door hood set on two large decorative brackets. The mix of multi-light windows on the facade includes a pair of 8/8 above the entrance, an 8/8 bay window with 2/2 sidelights to the east of the entrance and a rectangular bay window to the west.

The house is located on a level corner lot containing 10,969 square feet. A small single car garage is located in the southwest corner of the lot, facing Kilburn Street. Like the main house it is stuccoed and capped by a jerkinhead roof. According to building permits, it was built in 1925. The architect of the garage was H. Thaxter Underwood.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn had died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents included Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The Associates hired landscape architect Loring Underwood to design the subdivision. The lots encompassed about 10,000 square feet and Kilburn and Blake Streets, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This was Lot 15 on the 1909 Plan (Plan Book 180, Plan 39). The original owner was Lloyd Benjamin Hayes who was granted a building permit in 1914. Hayes worked as an executive secretary for the Boston Chamber of Commerce and other organizations. He was born in San Francisco in 1880. By 1935 Lloyd Hayes was living in Washington, D.C. but his ex-wife, Rachel Hayes, continued to live here until 1944 when it was conveyed to Alice and Helen Perkins (Book 5336, Page 196). Arthur and Helen Sherman were living here in the 1960s. Helen Perkins Sherman sold the property in 1975. Arline Willar purchased the property in 1982 from the estate of Jose Harris (Book 14645, Page 119). It was conveyed by Arline Willar to Arline and Leo Davis in 1985 (Book 15981, Page 87). It is still owned by Mrs. Davis today.

The house was apparently an early design by Boston architect James MacNaughton (1886-1961). MacNaughton was born in New Brunswick, Canada in 1886 and moved with his family to the U.S. in 1903. He studied architecture at Syracuse University and after graduation worked for the Boston architectural firm of Shepley, Rutan and Coolidge. When this house was designed MacNaughton was still working in that office. He was living in Belmont in 1915 at 216 Prospect Street. Soon thereafter he apparently moved to Boston or Newton and formed a partnership with architect George Ernest Robinson that lasted at least into the mid 1920s. The firm of MacNaughton and Robinson appears to have specialized in public and religious building designs (Stuart 2013).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

18 BLAKE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.732
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FORM B – BUILDING

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

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

45-87	Boston North	BT	BLM.157
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 291 Brighton Street

Historic Name: Thaddeus Frost House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1827

Source: Betts, p. 255

Style/Form: Federal

Architect/Builder: unknown

Exterior Material:

Foundation: granite, concrete

Wall/Trim: wood clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1946)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 12,486 SF

Setting: former farmland now surrounded by post World War II houses

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

291 BRIGHTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT

BLM.157

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Brighton Street and Arthur Road, 271 Brighton Street is a 2 ½-story, 5 x 2 bay, side-gabled dwelling. The center entrance displays a modest Federal-style entry. The molded surround features a semi-elliptical arch spanning above the front door which is flanked by partial sidelights with small cornerblocks. The house is outlined by simple cornerboards and the eaves display shallow returns on the gable ends. The windows contain double-hung wooden sash in a six-over-six configuration, with molded surrounds and flanked by wooden shutters. Only the east chimney remains on the main block.

Extending behind the east part of the main house block is a two-story ell. There is a secondary entrance toward the rear of the east elevation. It is capped by a ca. 1870 door hood. According to research published by local historian Mrs. Frank French in 1973, the rear ell includes a fireplace with original crane and Dutch oven. A hardwood ice chest, dating from the mid 19th century, and originally used to store produce to be sent to market was located in the kitchen at that time.

The house occupies a level lot with a 20th century picket fence extending along the Brighton Street and Arthur Road frontage. A paved driveway extends along the southeast side of the house, terminating at a two-car, side-gabled garage constructed in 1946.

The Thaddeus Frost House is significant as one of the few surviving examples of Federal-style residential construction in Belmont.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is of interest for its associations with the locally-important Frost family as well as its associations with the market gardening industry active in the Winnbrook section of Belmont from the late 19th century through World War II. The Frost family were early settlers who owned property in what is now Belmont back to the early 1700s. Thaddeus C. Frost (1796-1884) was born in Watertown, the son of Amos Frost and Lydia Bemis. He was also the nephew of Capt. Stephen Frost and the grandson of Capt. Ephraim Frost, both of whom were Revolutionary War heroes. Thaddeus was born in Cambridge and at the age of 11 became a member of the West Cambridge Musical Society.

Thaddeus Frost married Abigail Locke in 1827 and this house was built at that time. He was a farmer. The couple had six daughters and two sons. By the time of the 1880 Census Thaddeus was an 84-year old widower, living here with his son George, daughter Margaret, a nurse and several farm laborers. When Thaddeus Frost died in 1884 ownership of his sixteen acre parcel passed to his son, George A. Frost. After George Frost died in 1890, Varnum Frost purchased the property for \$3,500 at auction.

Cornelius and Isabella Bresnan bought the property in 1899 and continued the farming tradition. In 1910 the Census indicates that the couple was living here with their five children between the ages of 13 and 25, a sister-in-law, and three hired farm laborers. "Boston Market Celery" was cultivated on the site. Mrs. Bresnan died in 1931, followed by Mr. Bresnan in 1941.

Charles Trenholm, a local real estate man (Belmont Hill Trust) purchased the property in 1943. In 1944 Trenholm sold the house and 12,486 SF of land to Richard and Jessie Rablin (Book 6768, Page 405). Richard Rablin worked as a statistician. In 1945 and 1946 the Rablins filed a building permit for the construction of a two car garage to be built by Sam Alcock.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

291 BRIGHTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BT

BLM.157

The remainder of the original Thaddeus Frost farm was subdivided in 1946; Arthur Road was cut through in 1947. The Rablins owned the house at 291 Brighton Street until 1965 when it was purchased by Athena McInnis (Book 10872, Page 170).

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

291 BRIGHTON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT	BLM.157
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Thaddeus Frost House is eligible for listing in the National Register under Criteria A and C on the local level. Under Criterion A, the house is significant for its associations with the locally prominent Frost family as well as its associations with the market gardening active in the Winnbrook section of Belmont from the third quarter of the 19th century through World War II. Under Criterion C, the house is significant as one of the few surviving examples of Federal-style residential construction in Belmont.

FORM B – BUILDING

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

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

27-61	Boston North	AG	BLM.270
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Address: 4 Cambridge Street

Historic Name:

Uses: Present: two family dwelling
Original: single family dwelling

Date of Construction: ca. 1876 (by 1889)

Source: deeds, Walker Atlas

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1922)

Major Alterations (*with dates*):

date? – rear addition
1954- converted to two family
1985/2012 – greenhouse addition to south
2014- new windows

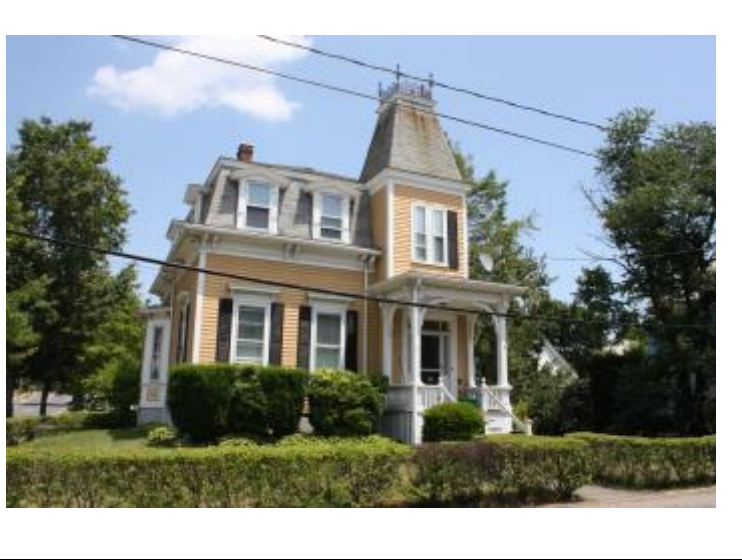
Condition: good

Moved: no yes **Date:**

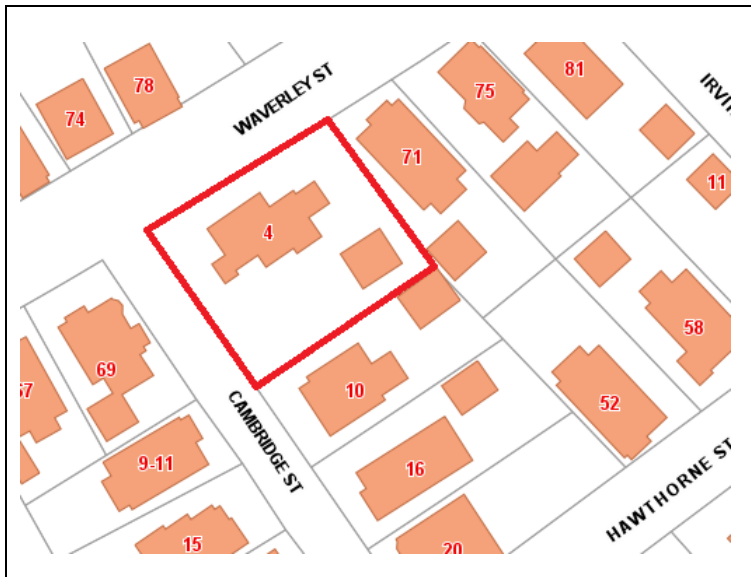
Acreage: 9,845 SF

Setting: older neighborhood in Waverley Square, corner of Waverley Street

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

4 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.270

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Waverley Street and Cambridge Street, 4 Cambridge Street is a well-preserved example of a French Second Empire style cottage. The single-story clapboarded dwelling is capped by a mansard roof with straight sides and gable dormers. The roof is now covered in asphalt shingles replacing the original slate shingles. A two-story off-center tower with a steeply pitched hip roof topped by iron cresting marks the sidehall entrance. The front door is framed by side and transom lights and protected by a single-bay porch supported by chamfered posts and decorated by scroll brackets, arched spans and a bold balustrade. Other character-defining features include paired brackets at the cornice, a bracketed side bay window, entablature lintels with end brackets above the first floor windows, and a pair of narrow arched windows on the second floor of the tower. Previous windows of a 1/1 configuration were replaced in 2014 by more historically appropriate 2/2 sash. The only major alterations to the building are a 2012 greenhouse addition on the south elevation (replaced earlier version with same footprint) and a single-story addition to the rear.

A hedge is located along both the Cambridge Street and Waverley Street frontages. A paved driveway extends from Waverley Street, terminating at a hip-roofed garage (1922) which is clapboarded with vertical beadboard double doors.

The house at 4 Cambridge Street is one of several similar French Second Empire cottages in Waverley – see also 22 Waverley Street (BLM.89) and 40 Waverley Street (BLM.90), suggesting the possibility of a single builder or the use of a pattern book. The house at 4 Cambridge Street is notable for its high level of integrity including the fact that it retains its tower.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 4 Cambridge Street was lot 62 & 63 of Dexter's 1875 subdivision (Middlesex County Registry of Deeds, Plan Book 29, Plan 45). Waverley Street was laid out between Waverley and Belmont Centers in 1873. Cambridge Street was petitioned for, laid out, and accepted in 1876. This house was probably built soon thereafter.

A house is shown on this location at the time of the 1889 Walker map but the name of the owner is not given. The 1898 Belmont Atlas identifies this as the property of D. Lynch. No further information was found concerning Lynch.

By 1907 this was the home of Joseph E. Melanson, a confectioner, who was born in Quebec. In 1920 he was living here with his son, Parker Melanson, and his sister Mary. Joseph Melanson was still living here as late as 1934.

In 1942 the Waverley Cooperative Bank conveyed the property to Salvatore and Lucy Mazzei of Boston (Book 6614, Page 399). Salvatore worked as a drill hand. According to Town Building Department records, the house was converted to a two-family dwelling in 1954. The property was conveyed by Lucy Mazzei to her daughter Theresa Lorden in 1970 and is still owned by her today (Book 11894, Page 570).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

4 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.270

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Garage (1922) facing Waverley Street

FORM B – BUILDING

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

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

18-63	Boston North	O	BLM.374
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill/Waverley

Address: 16 Cedar Road

Historic Name: Mary Dodd House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1912

Source: building permit

Style/Form: Classical/Colonial Revival

Architect/Builder: Allen W. Jackson, architect

Exterior Material:

Foundation: concrete

Wall/Trim: stucco/wood

Roof: slate

Outbuildings/Secondary Structures:
garage (after 1949)

Major Alterations (*with dates*):
2007 – rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 11,240 SF

Setting: neighborhood of similar early 20th century
historical revival style houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

16 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.374

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

16 Cedar Road is a two-story Classical/Colonial Revival structure with a five bay façade. The stuccoed house is capped by a slate-covered hip roof with two tall, interior brick chimneys (originally stuccoed?) and a bold modillioned cornice. The center entrance is sheltered by a shallow portico supported by columns with fluting that does not extend to the capital, echoed by pilasters adjacent to the door. The Doric style, Classically-inspired frieze has triglyph blocks with guttae "drops" and there is an elliptical fanlight with keystone over the door. The facade window openings consist of double-hung 6/9 windows on the first floor with entablature lintels. Smaller 6/6 windows that also have shutters but are lacking lintels are located on the second floor, set above a stuccoed belt course that projects slightly. Fenestration on the lesser elevations and the rear hip-roofed wing (2007) that extends behind the east half of the house is more varied and less traditional.

The house is set close to the street on a quarter acre lot with hedges along the sidewalk. A driveway extends along the east side of the house, terminating at a post 1949 but sympathetic two-car garage. Like the main house it is stuccoed and capped by a hip roof. It was moved slightly to its present location in 1982.

The house at 16 Cedar Road is one of several architect-designed, stucco homes in various styles sited strategically throughout the Walnut Hill neighborhood, reportedly intended to influence the design choices of incoming homebuilders (*Town of Homes*: 34).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Walnut Hill subdivision was laid out in 1910 as a neighborhood of single-family residences that were developed gradually, lot by lot as opposed to the speculative type development that dominated most of Belmont's suburban growth. The property was subdivided by Winthrop L. Chenery, a prominent local resident who was a fruit farmer and also served in various important town positions. It was developed between 1910 and the early 1930s. Chenery placed "suitable, but not burdensome, restrictions" on the lots in the subdivision (Walnut Hill Real Estate Brochure).

The house at 16 Cedar Road was one of the earlier dwellings built in the Walnut Hill area and was constructed in 1912 for Mary Dodd, widow of Henry Ware Dodd, a Boston banker who had died in 1909. According to the 1920, 1930 & 1940 U.S. Census returns, Mrs. Dodd was living here with her daughter Ethel. By 1944 the house was occupied by another daughter, Mary Usher, widow of Kenneth Usher, a noted organist who died in 1943. The couple had married in 1909. Mary Usher continued to own the house until her death in 1980 at the age of 96.

Architect Allen Winchester Jackson (1875-1949) was born in Newton and studied architecture at MIT, graduating in 1897. Typical of the period, he designed residences in a variety of eclectic styles but the Classical/Colonial Revival style used for 16 Cedar Road did not seem to be typical of his work. His own home at 202 Brattle Street in Cambridge (1903) is English Revival in style and in 1912 he authored *The Half-Timber House: Its Origin, Design, Modern Plan and Construction*. In 1914 *House and Garden Magazine* published his article "What Style Shall We choose for the New House?". In addition to designing residences in Cambridge, Newton, Watertown and Long Island, building permit data indicates that he designed several houses in Belmont including the English Revival house at 200 Common Street (1912) and the Colonial Revival dwelling at 171 Marsh Road (1930).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

16 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.374
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FORM B – BUILDING

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

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

18-64	Boston North	O	BLM.48
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill/Waverley

Address: 24 Cedar Road

Historic Name: Emory F. Chaffee House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1913

Source: building permit

Style/Form: Prairie Style

Architect/Builder: Victor Wigglesworth

Exterior Material:

Foundation: fieldstone

Wall/Trim: stucco, wood

Roof: slate

Outbuildings/Secondary Structures:

garage (1913)

Major Alterations (*with dates*):

2003-5 – some window replacements

Condition: good

Moved: no yes **Date:**

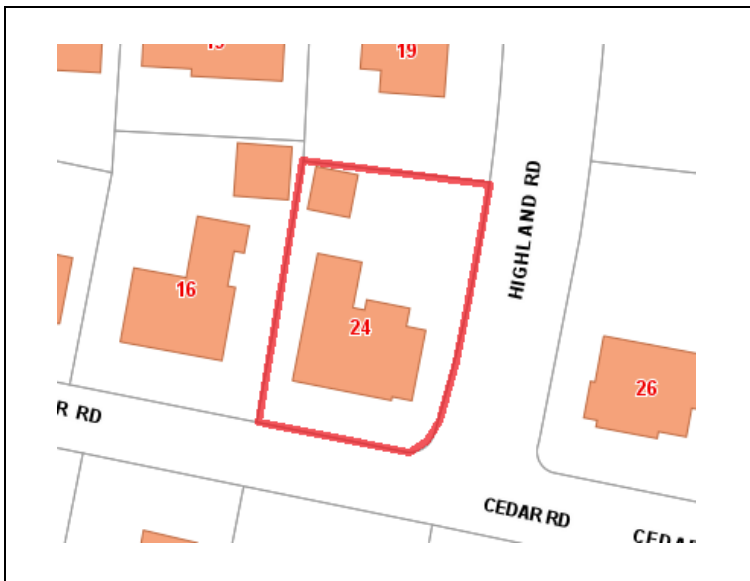
Acreage: 11,492 SF

Setting: neighborhood of distinctive single family dwellings dating to early 20th century, many architect designed.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.48

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1913, the house at 24 Cedar Road is a rare and well-preserved local example of the Prairie Style and was likely inspired by architectural journals/popular magazines of the day. The two-story building is capped by a characteristic low-pitched hip roof with widely overhanging eaves. Roofs on the front and side porches are similarly cantilevered. The exterior of the house is stuccoed with contrasting wood trim emphasizing the upper story and the horizontality of the structure. Additional woodwork trim of a more structural nature is bolted to the masonry piers of the front porch and on the east sunporch to support the overhanging eaves. A pair of low walls/pedestals with contrasting caps front the main entry porch. The groupings of windows include transomed casement windows on the first floor with double-hung 6/6 windows above. A number of the windows were replaced in 2003 and 2005.

The house is set on a level corner lot with a hedge running along both the Cedar Road and Highland Road frontages. A paved driveway extends along the west side of the house, terminating at a flat-roofed, stuccoed garage that is contemporary with the house. A modern overhead garage door faces the street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built in the first phase of the Walnut Hill development which was subdivided by its owner and long-time Belmont resident Winthrop Chenery in 1910. The house at 24 Cedar Road comprises Lot 26 and part of Lot 41 on the 1910 Plan (Plan Book 192, Plan 13). In May 1913 a building permit was issued to Mrs. Emory F. Chaffee of Somerville. The architect was Victor Wigglesworth.

Emory Franklin Chaffee (1856-1923) was a Somerville druggist who also was active in real estate. In 1920 he was living here with his wife Belle, their daughter Lillian, and her husband, Sanford Comery who was a teacher at the high school. A son, Emory Leon Chaffee lived in a house (also designed by Victor Wigglesworth) at 20 Highland Road that was built in 1915.

E.F. Chaffee died in 1923 and Mrs. Chaffee was still living here in 1927 according to the directory of that year. By 1928 the house was owned by George and Edith Beals. He was employed as a broker and was later treasurer of the Vellumoid Company. Later owners included Helen Porter (1944-1962). It has been owned by Louis and Sandra Rosenblum since 1962.

This is the earliest of the houses in Belmont known to have been designed by Victor Hugo Wigglesworth (1885-1958) who was born in Hyde Park in 1885. Nothing is known about his educational background other than the 1940 Census indicates that the highest level of schooling he received was the first year of high school. In 1910 he was living with his mother in Chelsea and the local directory lists him as an architect. He and his brother Charles appear to have briefly formed a partnership and are credited with the design of several Colonial Revival buildings in Chelsea including buildings on Bellingham Square and the Chelsea Day Nursery. He married Mary Winthrop Shackford on May 25, 1916 and they lived in a house he designed at 4 Colonial Terrace in Belmont that year.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.48
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Other buildings designed by Wigglesworth in Belmont include 20 Highland Road (1915), a house for his own use at 214 Common Street (1922, no longer extant), another across the street (217 Common Street, no longer extant) and several houses nearby on Slade Street including 223-225 Slade Street, 234 Slade Street, 256 Slade Street, and another house for himself at 21 Knox Road (no longer extant). Many of the buildings he designed were of concrete, fireproof construction and almost all were Colonial Revival in style. Examples of his work were published in a number of early 20th century journals including *Carpentry and Building*, *The Builder's Journal* and *Concrete*. It appears that Wigglesworth did not always primarily work as an architect. Draft records indicate that in 1917 he was chief draftsman for the John H. Hammond Jr. Cruft factory in Cambridge and at the time of World War II he was an engineer for Fay Spofford and Thorndike in Boston. Wigglesworth was still living in Belmont in 1955 but died in Newburgh, New York in 1958.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

O	BLM.48
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Emory Chaffee House at 24 Cedar Road is eligible locally under Criterion C, Architecture, as a rare and well-preserved local example of the Prairie Style. Constructed in 1913, the house displays a characteristic low-pitched roof with widely overhanging eaves, a stuccoed exterior with contrasting wood trim emphasizing the upper story and horizontality of the structure, low walls flanking the entrance and groupings of windows. The house is also notable as an unusual work of local architect Victor Wigglesworth (1885-1958) who most often favored the Colonial Revival in his local residential designs.

FORM B – BUILDING

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

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

18-65	Boston North	O	BLM.45
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill

Address: 26-28 Cedar Road

Historic Name: Howard Stone House

Uses: Present: single family dwelling

Original: two family dwelling

Date of Construction: 1911

Source: building permit

Style/Form: Craftsman

Architect/Builder: H. Thaxter Underwood

Exterior Material:

Foundation: not visible

Wall/Trim: stucco, wood

Roof: slate

Outbuildings/Secondary Structures:
garage (1919)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

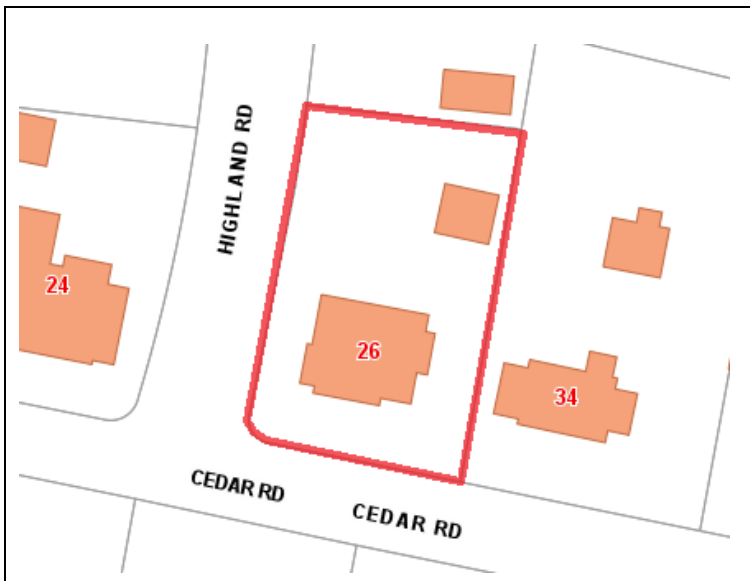
Acreage: 15,164 SF

Setting: neighborhood of distinctive single family dwellings dating to early 20th century, many architect designed.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

26-28 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.45

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1911, the house at 26-28 Cedar Road is an unusual variation on the Craftsman style. The stuccoed 2 ½-story dwelling combines a cross gable plan with additional hip-roofed volumes including wings and dormers giving the house an irregular geometric massing. The roof is clad in slate shingles and displays decorative rakings on the gables and exposed rafter tails on the overhanging eaves. Although designed as a two-family, the entrances are not identical. The main entry is accessed from a sunporch at the southwest corner while the other is located at the east end of the façade and is capped by a shed-roofed hood set on brackets. A longer shed-roofed hood with exposed rafters and brackets shelters a bay window on the first floor gable front and on the rear elevation. Windows include a mix of double-hung 6/1 sash and multi-light casements.

To the north (rear) of the house, facing Highland Road, is a stuccoed garage capped by a hip roof with exposed rafter tails. The garage is fitted with two modern overhead doors. The garage was built several years after the original house but designed by the same architect (Underwood).

This former two-family residence is unusual for being architect-designed. It was featured in the real estate brochure which advertised the Walnut Hill development. Like the other houses in the neighborhood built prior to 1930, it exhibits an original design and has a stuccoed exterior. The other buildings range in style and include examples of the English Manor, Craftsman, Prairie and Colonial Revival.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built in the first phase of Walnut Hill which was developed by prominent local resident Winthrop L. Cheney. The subdivision was uncommon in Belmont in that it was intended to be a gradual, lot by lot development with lots distributed to "desirable purchasers, to maintain the character of the neighborhood". This property comprises Lot 27 and part of lot 31 on the 1910 Plan (Plan Book 192, Plan 13) and was sold by Winthrop Cheney to Howard A. Stone in February 1911 (Book 3583, Page 261). According to the town building permits, the building was constructed in 1911 and designed by local architect H. Thaxter Underwood (d.1949). It was built as a two-family dwelling.

Howard A. Stone was a salesman of undertaking supplies. He appears to have only lived here briefly before moving to Weston. Anna Cora Stone was living here in 1912. In 1918 Mrs. Emily Reed, widow of Edwin, was living at #26 while Miss Anna Cora Stone was at #28. Building department records indicate that in 1919 Mrs. Reed applied for a building permit to erect a garage. It was designed by Thaxter Underwood and built by Samuel Alcock.

In 1920 the property was sold by Howard Stone to Harold Scheibe (Book 4360, Page 520). Scheibe worked as the manager of a glass cutting factory. In 1930 he was awarded a U.S. Patent (1819126) for a glass push plate that prevented doors from getting soiled by fingerprints. The Scheibes occupied part of the house while renting out an apartment. In 1940 the tenant was Bertha Wiener. The property was sold by the Scheibes to Francis and Josephine Curtin in 1957 (Book 8995, Page 365). He was employed as an insurance agent. Francis Curtin died in 2001 and his widow sold the house the following year.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

26-28 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.45
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This house was designed by local architect, H. Thaxter Underwood. Herbert Thaxter Underwood (1872-1950) was the son of Dr. George Underwood and grandson of William Underwood, founder of the food concern. He was born in Boston and was a graduate of Boston English High School. He came to Belmont as a young man. It is not known where Thaxter Underwood received his architectural training but he was in practice by 1904. He maintained an office in Boston but designed a number of buildings in Belmont. Working with his uncle, landscape architect Loring Underwood, Thaxter designed the locker rooms/bathhouse for the Underwood Pool (1911) the same year that the house at 26-28 Cedar Road was built. Other municipal commissions included the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square and a number of local residences including 65 Clark Street, 1 Clover Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years and was a director of the Waverly Cooperative Bank.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

26-28 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.45
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Garage (1919), also designed by H. Thaxter Underwood

FORM B – BUILDING

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

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

18-77	Boston North	O	BLM.44 BLM.733
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill/Waverley

Address: 35 Cedar Road

Historic Name: M. Abbott Frazar House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1890

Source: maps, visual inspection

Style/Form: Queen Anne/Shingle Style

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

carriage house (BLM.733)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 19,982 SF

Setting: older house in neighborhood of distinctive single family dwellings mostly dating to early 20th century, many architect designed.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.44
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 35 Cedar is a good and well-preserved dwelling bearing the imprint of both the Queen Anne and Shingle Styles that found concurrent popularity in the late 19th century. The irregularly massed 2 ½-story house displays typical Queen Anne style features including a complicated roof plan with a variety of roof forms including gables, a polygonal two-story tower with conical roof and gambrel side elevation. Other Queen Anne details include cut-away corners with scroll brackets, porches, chimneys and varied window forms including double-hung sash, small-paned units, an oval window on the front face of the tower and a Palladian window topped by an urn in the front gable. The use of wood shingles above the clapboarded first floor adds texture and unifies and the shingles are cut in a variety of patterns including but not limited to sawtooth, octagon, diamond and more ornate patterns. Changes have been minor and include the enclosure of the front porch and a rear addition.

A driveway extends along the west side of the house terminating at an original carriage house (BLM.733). The side-gabled, two-story building has broad gable wall dormers on the front and rear elevations and a small cupola rising from the ridge. A paneled barn door is centered on the north elevation facing the street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house predates the Walnut Hill development which was developed by prominent local resident Winthrop L. Chenery in 1910. Cedar Road was laid out in 1889 through land then owned and subdivided by Harriet L. Stone. There is no house on this site at the time of the 1889 map. By the time of the 1898 a house and carriage house had been built, labeled on the 1898 map as being owned by "M.A. Frazer". The lot then, like today, contained 19,982 square feet.

Marston Abbott Frazar (1859-1925) was a Boston taxidermist and furrier. He was born in Watertown, the son of George A. Frazar, a shipbuilder and Chinese importer. After several years of extensive travelling all over the world to collect birds, in 1889 he purchased a taxidermist business in Boston at 93 Sudbury Street and opened the M. Abbott Frazar Co., taxidermists and dealers in natural history specimens and supplies. Also, in 1889 he married Helen Morgan and soon thereafter this house was probably built. Mrs. Frazar was a well-known "tourist's agent", arranging or conducting European trips for several thousand persons (*Cambridge Tribune*, May 11, 1907).

In 1910 the Frazars moved to Brookline and Helen Frazar sold the house to Robert and Ann Husband. Robert (1864-1939) was a local contractor and builder. He was born in St. Andrew's, Scotland. He came to Belmont in 1888 and a year later sent for his bride of four years, the former Ann Peddie. He was also a Mason, active in the American Legion and served as the town fence viewer for more than thirty years. After her husband's death Annie Husband sold the house to Leland and Katherine Darrow in 1942 (Book 6620, Page 322). The Darrows continued to own the property until 1991 (Book 21110, Page 514). Renner Wunderlich and Margaret Lazarus purchased the property in 1991 and sold it in 2010 to Christian Abouzeid and Kathleen Crowley (Book 54937, Page 29).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.44
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Carriage House (BLM.733)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.44
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 35 Cedar Road is eligible for the National Register under Criterion C, Architecture, on the local level. The well-preserved late 19th century dwelling displays the influence of both the Queen Anne and Shingle Styles. The Queen Anne style is expressed in the irregularly massing, variety of roof forms, tower, porches and cut-away corners. The house is sheathed in a unifying wood-shingled surface and includes a variety of patterns. The house retains a high level of integrity and is notable for the survival of its period carriage house.

FORM B – BUILDING

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

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

18-76	Boston North	O	BLM.734
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill/Waverley

Address: 41 Cedar Road

Historic Name: Dr. Roger Taft House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1915

Source: deeds

Style/Form: Dutch Colonial

Architect/Builder: Louis Grandgent, architect
(Grandgent & Elwell)

Exterior Material:

Foundation: not visible

Wall/Trim: stucco, wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1915)

Major Alterations (*with dates*):

between 1922 & 1931 – rear (southeast) addition

Condition: good

Moved: no yes **Date:**

Acreage: 14,244 SF

Setting: neighborhood of similar early 20th century historical revival style houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.734

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

41 Cedar Road is a two-story early 20th century dwelling designed in a Dutch Colonial mode with an ubiquitous gambrel roof. The façade and rear elevation are stuccoed with wide wooden clapboards sheathing the remaining elevations as well as the shed dormers extending across the front and rear roof slopes. A painted brick exterior chimney is centered on the west end of the building. The paneled wooden "Dutch" door is highlighted by a delicate surround featuring fluted Ionic pilasters, a plain frieze, dentils and a curved entablature above a rectangular transom. The adjacent windows contain double-hung 12/12 windows with entablature lintels and paneled shutters. The windows in the front shed dormer are smaller 8/8 units and include two pairs flanking a central window emphasized by a pediment surround. The shed dormers originally also had shutters. At the southeast corner is a small cross gambrel addition which was constructed between 1922 and 1931.

The house is set on a level lot measuring less than a half acre with a low rubble retaining wall running along the sidewalk. A driveway extends to the west of the house, terminating at a small one-car, stuccoed garage with a gambrel front which was built at the same time as the house.

The house at 41 Cedar Road is one of several architect-designed, stucco homes in various styles located in the Walnut Hill neighborhood.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Walnut Hill subdivision was laid out in 1910 as a neighborhood of single-family residences that were developed gradually, lot by lot as opposed to the speculative type development that dominated most of Belmont's suburban growth. The property was subdivided by Winthrop L. Chenery, a prominent local resident who was a fruit farmer and also served in various important town positions. It was developed between 1910 and the early 1930s. Chenery placed "suitable, but not burdensome, restrictions" on the lots in the subdivision (Walnut Hill Real Estate Brochure).

The house at 41 Cedar Road was constructed about 1915 for Dr. Roger Taft, a dentist, who lived here with his wife Edna. The land was sold by Arthur and Alice Stone to Edna Taft in 1914 (MCRD Book 3891, Page 585). According to the architects, the design of the house reflects the challenge of designing a small, compact yet attractive house of moderate cost. Photographs and plans of the house were published in three national architectural publications: *House Beautiful* in Feb. 1916, *Architectural Forum* in May 1917 and *Architectural Record* in 1920.

Architect Louis Grandgent (1887-1974) was born in Cambridge, the son of Charles Grandgent who was a noted Harvard professor lecturing on Dante and Romance linguistics. Louis graduated from Harvard in 1909 and continued his studies at MIT, receiving a B.S. in 1912. He opened two offices for the practice of architecture in July 1914 at 44 Bromfield Street in Boston and at 208 Essex Street in Salem, just a day before the beginning of World War I. The Salem office was headed by Stanley B. Elwell, a 1910 graduate of Cornell. By the early 1920s Grandgent had moved to Ohio where he was the architectural director at Antioch College. During the 1930s he worked for the Tennessee Valley Authority on designs for a demountable (prefab) house. Grandgent later moved to Atlanta and died in Frankfort, Kentucky in 1974.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

O	BLM.734
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The Taft family lived at 41 Cedar Road for over thirty years. In 1920 Roger Taft was just 32 and the couple lived here with their two young sons and a maid. By 1930 the couple had four children, ranging in age from an infant to 17. The house at 41 Cedar Road was sold by Dr. Taft's widow, Edna Taft, to John and Laura Miller in 1959 (MCRD Book 9483, Page 553).

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.734
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Second Floor Plan



First Floor Plan

House of Dr. Roger B. Taft, Belmont, Mass. Louis Grandgent, Architect
 Walls of stud construction with siding on ends and stucco on front and rear. Floor area 925 square feet, exclusive of porch
 Cost \$7.00 per square foot

Source: *Architectural Forum*, vol. 26, May 1917

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 CEDAR ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.734
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Source: *Architectural Record*, 1920

HOUSE OF DR. ROGER B. TAFT
BELMONT, MASSACHUSETTS

GRANDGENT AND ELWELL, ARCHITECTS

Plan: 25 feet wide by 37 feet long.
Type: Dutch colonial adaptation.
Number of rooms: Eight rooms and bath.
Material: Outside—Stucco on the north and south sides, clapboards (wide) on the east and west sides. Shingle roof. Interior—Finish all made to special design; hardwood floors throughout.
Attic: Storage space in the attic with convenient ladder arrangement.
Cost: \$5600 without planting or grading.
The problem in this house was to get a small, compact yet attractive house of moderate cost. On the first floor is a good-sized living-room with an open fireplace. From this room, through a double glass door, opens, to the south, the brick-paved living-piazza.
The hall is arranged to give, as much as possible, the feeling of openness with the least loss of space.
The dining-room is lighted by two windows on the north, and a large Whitney Casement on the east. The dining-room is connected with the kitchen through a serving pantry. This serving-room is well supplied with cabinets for china, and with drawers and cupboards below.
The kitchen is not too large, and is conveniently arranged with regard to the closets, ice-

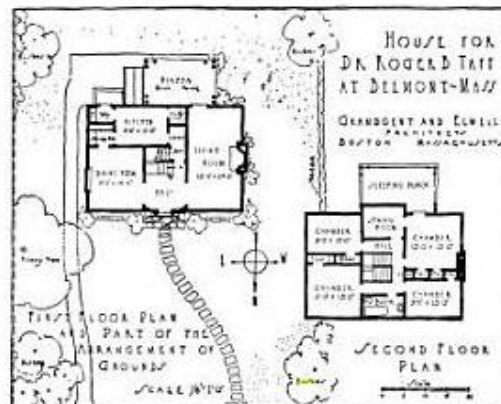


Showing the front door and wooden shutters.

chest, and communication to the front hall and cellar stairs.
On the second floor are five chambers and a bath. The rooms are all square, and except for small closets in the extreme outer corners the walls and ceilings are straight. There is a sleeping-porch over the living-piazza, which connects directly with the owner's chamber. In the winter, when the sun is needed, this porch is open; and in the summer awnings can be used.
In the attic is good storage space, which is much appreciated in the small modern home. Access to this storage space is obtained by a convenient swinging stair, which, when not in use, swings out of sight into the ceiling. These stairs have a hand-rail on either side, and are also designed for the easy handling of trunks, boxes, and other heavy objects.
Closet room has not been forgotten in this house. Each room has a good, ample closet; the owner's room has two, and there is a linen closet with shelves and drawers on the second floor.
The stairway, at the rear of the square hall, ascends at a right angle with the front door so that the lines of the stairs, turning on themselves at a one-step landing, are seen in profile as the photograph shows.



On the left is the charming front of the house. The long horizontal line of the corridors in the second story is happily broken by the peak of the dormer in the middle.
The roof lines in the rear are diversified by the slight extension of the sewing-room on to the sleeping-porch. The balustrade is excellent.



Floor plans and placing of house.



Source: *House Beautiful*, Feb. 1916

FORM B – BUILDING

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

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

28-79	Boston North	AJ	BLM.735
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Photograph



Address: 15 Chandler Street

Historic Name: William Murray House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1900

Source: maps

Style/Form: Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles, clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

2009 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 4,500 SF

Setting: mixed residential neighborhood

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 CHANDLER STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AJ

BLM.735

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The 1 ½-story house at 15 Chandler Street is a modest and well-preserved early 20th century structure displaying elements of the Colonial Revival style. The mix of building materials and textures includes a fieldstone foundation, a first floor sheathed in wood clapboards and a wood-shingled gambrel facing the street. Underneath the gambrel the two-bay recessed porch displays tapered porch posts and a stick balustrade. The sidehall entrance retains an original wooden door with upper glass. A three-sided bay window is located adjacent to the front entry with another on the east wall. Windows were originally double-hung 2/1; a number were replaced in 2009. Shed dormers punctuate the side of the asphalt-shingled roof.

The 4,500 square foot lot has narrow frontage to the street and includes a small front yard with a large oak tree.

The house is a good example of a modest Colonial Revival dwelling found in early 20th century subdivisions throughout town. The house across the street at 20 Chandler Street was built according to the same plan but has been sided.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This is part of a large parcel of land on the west side of Lexington Street that was laid out into lots by Otis E. Hunt and Edmund C. Cutter in 1872 (Middlesex County Registry of Deeds Plan Book 20A, Page 6). Chandler and Burnham Streets are shown on the 1875 map but no houses had yet been built. In 1888 Jacob Wilbur, a land developer, bought the lots on the north side of Chandler Street.

There is no house on this site by the time of the 1898 map. By the time of the 1905 Sanborn map, the house had been constructed as had its twin across the street at 20 Chandler Street. The house at 15 Chandler Street was apparently built as a rental property. In 1907 Adelaide Smart, widow of Ephraim was living here. Walter Whitehill, the manager of a laundry, was the tenant in 1910.

By 1918 the house was owned and occupied by William H. Murray and his wife Mary. He worked as a letter carrier and they raised five children here. William Murray was still living here in 1944. Soon thereafter the house was acquired by Henry and Mary Mulloy who sold it in 1950 to Katherine Hosie (Book 7548, Page 185). Her husband James was an insurance agent. The property was sold by the James Hosie estate in 2009 (Book 53480, Page 449).

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FORM B – BUILDING

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

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

28-75	Boston North	AJ	BLM.736
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Photograph



Address: 33 Chandler Street

Historic Name: Fisher House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1890

Source: maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

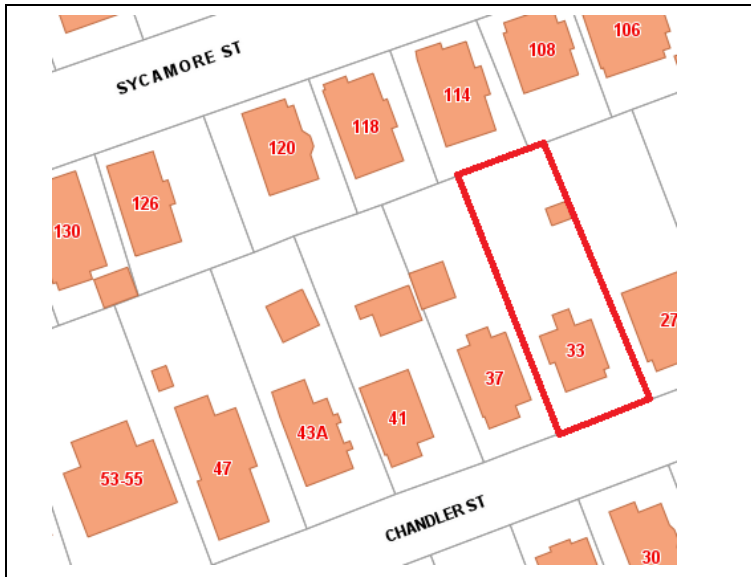
Wall/Trim: vinyl siding

Roof: asphalt shingle

Outbuildings/Secondary Structures:
shed (1988)

Major Alterations (*with dates*):
date unknown – vinyl siding and new windows

Locus Map (north at top)



Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 7,500 SF

Setting: neighborhood of late 19th and early 20th century homes on small informally landscaped lots

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

33 CHANDLER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AJ

BLM.736

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house is one of the earlier houses on Chandler Street and dates to ca. 1890. The two-story, 2 x 2-bay dwelling is a modest example of the Queen Anne style, displaying a cross gable plan. A single-story porch spans the façade and wraps around part of the west side, terminating at the west gable. The porch has turned posts with brackets at the top. The house also retains original double wooden doors with upper glass panels displaying a Queen Anne-style border of rectangular panes. Original windows on the building have been replaced by vinyl 1/1 units and vinyl siding covers the walls. The rear porch was replaced in 2006.

The house is set back slightly on the 7,500 square foot lot screened by overgrown bushes and shrubbery.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This small house served as rental housing for much of its existence. It sits on land that was part of a large parcel of land on the west side of Lexington Street that was laid out into lots by Otis E. Hunt and Edmund C. Cutter in 1872; this was the west half of lot 12 and included 7,500 square feet (Middlesex County Registry of Deeds Plan Book 20A, Page 6). What are now Chandler and Burnham Street are shown on the 1875 map but no houses had yet been built. (In 1888 Jacob Wilbur, a land developer, bought the lots on the north side of Chandler Street.)

By the time of the 1898 map there is a house on this site labeled "H. Fisher". No additional information was found concerning this individual. The house was rented out for some time. Frank Hancock, a plumber, was living here in 1907. George Lever, a stove metal polisher owned the house in 1910. In 1915 he applied for a building permit for a garage.

By 1920 the house was occupied by Charles Beard. He had married Alice Fisher in 1902. He worked as a milk wagon driver and they lived here with their five children. In 1939 the Beards lost the house to Wilbert Ross who held the mortgage and lived on Moraine Street. The property was owned by Wilbert Ross until 1957 when it was conveyed to Harold Wilkins. Wilkins owned it until 1982. Later owners included William and Ann Kyle (1982-1985), Patrick and Jan Kauffmann (1985 to 1991) and Richard and Cornelia Waring (1991-2011).

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FORM B – BUILDING

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

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

6-131	Boston North	D	BLM.737
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 19 Chester Road

Historic Name:

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1916

Source: building permit

Style/Form: Craftsman

Architect/Builder: Howard Clark, builder

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1922)

Major Alterations (*with dates*):

2005 – replaced one of three front windows with door

Condition: good

Moved: no yes **Date:**

Acreage: 5,108 SF

Setting: block of early 20th century one and two-family dwellings

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

19 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D

BLM.737

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

A highly-detailed and well-preserved example of an eclectic early 20th century duplex, 19 Chester Road rests on a rusticated concrete block foundation and is clad in wood shingles. The 2 ½-story gable-fronted two-family was arranged with one unit over the other accessed by a common front door (a second front door was added in 2005). The deep eaves with exposed rafter tails, the prominent front porch with paired columns and trellis inserts and the three-sided bay window are all borrowed from the Craftsman style. The mix of windows include 6/1 double-hung units of various sizes, used individually, paired and in sets of three, as well as small diamond-paned units. A two-story enclosed porch spans the rear elevation.

A paved driveway extends along the east side of the house, terminating at a (1922) concrete two-car garage with parapet front and two modern overhead doors.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In the early 20th century William H. Poole, a piano manufacturer who lived at 386 Common Street, owned land in Belmont south of Washington Street and east of Common Street. In 1904 he purchased an 8.5-acre piece in the Chester Road area from the Whitney Estate. In 1910 he bought an additional 12.5-acre section from Mrs. Mercy Woodin, giving him 21 acres between Washington Street and Payson Park. Poole died in 1915 and in 1916 the land was sold to Francis H. Benson who subdivided it. The tract was quickly developed into modest suburban one and two family homes, many of which were built on speculation. Development was fueled by proximity to the streetcar line and the success of the nearby Payson Park Land Company's ventures.

This particular lot (Lot 5 on the 1916 plan) was purchased by Harold H. Clark of Somerville who was both a general contractor and real estate agent. Clark took out a mortgage of \$5,000 and built the two-family dwelling which he sold in June 1917 to E. Elizabeth Brigham of Brookline (Book 4139, Page 593). In 1919 Brigham sold the property to Ella Cheney, a divorced woman who lived here with her two children while renting out the other unit to Earle Stockman, an auto salesman (1920 Census). The property was owned briefly by Frederick and Laura White of Winthrop before being purchased by William K. Crawford in 1922 (Book 4505, Page 514). Crawford was a stationary engineer who worked for a candy company and lived here with his wife Martha. Their daughter Lily was also living here with her husband Henry Chisholm, also an engineer, and their three children. In 1922 Henry Chisholm was granted a building permit for a concrete block garage. In 1940 the Crawfords shared the house with grandson Robert Chisholm and granddaughter Charlotte Chisholm. In 1946 the property was conveyed by Martha Crawford's estate to Robert Chisholm (Book 6989, Page 330). It was sold by Robert and Wilma Chisholm in 1977 (Book 13163, Page 265).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

19 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.737
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H. H. CLARK
Real Estate and Builder

Land Furnished and Houses for Sale or Built to Suit

Customers on Easy Terms.

10 Dearborn Road, opposite Tufts Station, Somerville, Mass.

Telephone Connection

1915 Somerville Directory

FORM B – BUILDING

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

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

6-121	Boston North	D	BLM.738
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 28 Chester Road

Historic Name: Burns Two-Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1916

Source: building permit

Style/Form: Craftsman

Architect/Builder: Grant R. Joslin, carpenter

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (ca. 1920)

Major Alterations (*with dates*):
date? – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 5,088 SF

Setting: block of early 20th century one and two-family dwellings

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

28 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.738
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 28 Chester Road is a well-preserved example of a Craftsman style duplex. The two-family dwelling is arranged with one unit over the other, with a common front door. It is set on a fieldstone foundation, clad in wood shingles and capped by a hip roof with widely projecting eaves and exposed rafter tails. There are matching hip-roofed dormers and a brick chimney rises along the east wall, cutting through the eaves. A single-story shingled porch spans the facade with one shingled arch marking the sidehall entrance and a wider arch to the right framing the five-part bay window next to the front door. Inset in the wall below the arch is a lattice panel which echoes the diamond pane sidelights framing the main entrance and door above. The front door retains a typical period door with upper glass panes over vertical panels. On the second floor above the main entrance there is a similar doorway which opens onto the porch and another five-part bay window. Most of the windows on the building are modern 1/1 sash. A two-story, three-sided bay window is located on the east elevation. An enclosed, two-story porch spans most of the rear elevation. It was enclosed in 1947.

Next to the granite front steps there is a small area of plantings. A paved driveway extends along the east side of the house, terminating at a ca. 1920 side-gable, two-car garage constructed of rusticated concrete blocks. The building was originally flat-roofed the pitched roof was added in 1998.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In the early 20th century William H. Poole, a piano manufacturer who lived at 386 Common Street, owned land in Belmont south of Washington Street and east of Common Street. In 1904 he purchased an 8.5 acre piece in the Chester Road area from the Whitney Estate. In 1910 he bought an additional 12.5 acre section from Mrs. Mercy Woodin, giving him 21 acres between Washington Street and Payson Park. Poole died in 1915 and in 1916 the land was sold to Francis H. Benson who subdivided it. The tract was quickly developed into modest suburban one and two family homes, many of which were built on speculation. Development was fueled by proximity to the streetcar line and the success of the nearby Payson Park Land Company's ventures. This was lot 27 on the 1916 plan. Town building records indicate that a building permit was granted to Benson & MacLeod in July 1916. Grant R. Joslin who lived at 65 Bay State Avenue in Somerville built the two-family structure.

The first known owner of this house was Joseph Burns, a produce dealer, who was living here at the time of the 1920 Census with his wife Mary, two daughters and a son. Occupying the other apartment in 1920 was Frank Lynch, a 34 old attorney who lived with his wife and infant daughter. Joseph Burns passed away in the 1930s but his widow Mary continued to live here into the late 1940s. The house was later inherited by a daughter, Phyllis Ann O'Neil who sold the property in 1952. Later owners included Joseph and Sarah Wasser (1961-1971) and Francis and Linda French (1971-1990).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

28 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.738
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FORM B – BUILDING

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

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

6-138	Boston North	D	BLM.739
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 45 Chester Road

Historic Name: Desnoyers Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1917

Source: building permit

Style/Form: Craftsman Colonial

Architect/Builder: August Johnson, builder

Exterior Material:

Foundation: concrete

Wall/Trim: asbestos shingles, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1917)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 5,028 SF

Setting: block of early 20th century one and two-family dwellings

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

45 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D

BLM.739

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set amongst a block of similar but varied one and two-story dwellings, 45 Chester Road is a good example of a Craftsman Colonial style duplex dating to the early 20th century. The house rests on a concrete-faced foundation and is clad in asbestos shingles. The two-family dwelling is arranged with one unit over the other, sharing a common sidehall entrance. Characteristic of the style, the house is capped by a hip roof with projecting eaves and exposed rafter tails and there are hipped dormers of the same design. The house originally had a slate roof; it is not known when the slate was replaced with asphalt shingles. A brick chimney punctuates the eaves on the west wall. A two-story, two bay porch spans the façade, supported by paired posts. On the first floor the posts rest on a shingled wall and have a gridded arched trellis panel between the posts. Upstairs there are smaller gridded panels between the posts with a stick balustrade. The fenestration is the same from floor to floor and includes a tripartite set of 6/1 windows on each level of the façade and west elevation. Other windows contain 6/1 or 4/1 sash. An enclosed, two-story porch spans the rear elevation.

The small (5,028 SF) lot has a small area of plantings between the house and the sidewalk. A paved driveway extends along the west side of the house, terminating at a flat roofed, concrete block two-car garage (1917).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In the early 20th century William H. Poole, a piano manufacturer who lived at 386 Common Street, owned land in Belmont south of Washington Street and east of Common Street. In 1904 he purchased an 8.5 acre piece in the Chester Road area from the Whitney Estate. In 1910 he bought an additional 12.5 acre section from Mrs. Mercy Woodin, giving him 21 acres between Washington Street and Payson Park. Poole died in 1915 and in 1916 the land was sold to Francis H. Benson who subdivided it. The tract was quickly developed into modest suburban one and two family homes, many of which were built on speculation. Development was fueled by proximity to the streetcar line and the success of the nearby Payson Park Land Company's ventures.

This particular lot (Lot 12 on the 1916 plan) was one of several sold by Francis Benson to painting contractor and builder August Johnson of Somerville in 1916 (Book 4067, Page 83). Johnson also purchased lots 44 and 45 and 13-16. Johnson was born in Sweden in 1885 and came to this country in 1901. He began his career as a house painter and by the 1930s was a respected contractor of homes with developments in Brookline (Laurel and Woodland Roads) and Belmont (Belmont Hill Village). According to the January 1917 building permit, Fred Meyers of Allston built the house for August Johnson.

In 1917 August Johnson sold the completed duplex including a concrete block garage to Emma Florence Desnoyers, wife of Hector Desnoyers (Book 4158, Page 74). The sale was subject to a \$5,000 mortgage. Hector Desnoyers was born in Canada and immigrated to this country in 1896. He worked as a real estate broker in Boston. His wife was born in Massachusetts. The couple occupied one unit while renting out the other apartment to a variety of professional tenants. In 1959 Belmont Building Department records indicate that the building required repairs after an explosion. The property was sold by Emma Desnoyers' estate in 1961 to Albert Hesselschwerdt (Book 9834, Page 157). He sold the property in 1972 to Margaretta Doty. David Mancini purchased the house in 1988 (Book 19298, Page 531).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

45 CHESTER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.739
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FORM B – BUILDING

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

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

28-134	Boston North	AF	BLM.740
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 12-20 Church Street

Historic Name: Daley Block

Uses: Present: commercial/apartments

Original: commercial/apartments

Date of Construction: 1904

Source: State Building Inspection Records

Style/Form: Queen Anne

Architect/Builder: Edward T.P. Graham, architect

Exterior Material:

Foundation: not visible

Wall/Trim: vinyl siding/wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

date? – siding, new windows

2001- new storefronts

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 6,251 SF

Setting: commercial center

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12-20 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.740

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Despite some loss of integrity due to the application of siding and the removal of architectural details, the Daley Block is one of the oldest remaining buildings in Waverley and a rare local example of an early 20th century large block combining first floor commercial uses with upper story apartments. The façade of the three-story, flat-roofed block is eleven bays wide with three-story, three-sided bays at each end and another three-sided bay on both side elevations. Originally a decorative door hood marked the center entrance leading upstairs and this was flanked by storefronts. The original storefronts have all been removed and replaced by modern interpretations consisting of plate glass windows with transoms and bulkheads, set between pilasters. Upstairs, rectangular window openings contain modern 1/1 sash replacing what were originally 2/1 sash with molded surrounds and an arched lintel above the central second floor windows. Other details such as cornerboards and the wide frieze under projecting eaves are also no longer visible. On the rear elevations exterior staircases front the two end sections, designed to give tenants fresh air and additional access.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The construction of the Daley Block reflects the continued development of a commercial center at Waverley Square and the need to house the growing population after the extension of streetcar service along Trapelo Road in 1898. The Daley Block was constructed opposite the Waverley Depot for Matthew J. Daley (b. 1866) in 1904. The 1910 Census indicates that Matthew Daley was then 44 years old. He was born in Massachusetts to Irish parents and worked as a shipper of machinery. In the early years after the building was constructed, Daley lived in one of the apartments upstairs with his wife Elizabeth and five children. The other apartments on the two upper floors were all occupied by working class families.

The 1905 Sanborn map shows that the first floor tenants then included a dry goods store, a confectionary, a restaurant and a drug store. Pharmacist Burton N. Holmes was an early tenant on the ground floor. In 1908 the drug store at 12 Church Street was taken over by Alexander E. Corbett. Corbett was born in Scotland about 1881 and came to this country in 1888. Other early tenants were D. Butterick, who sold butter, eggs, poultry, tobacco, and confections, and Harry Ripley sold real estate and insurance at 18 Church in 1909. In 1915 J. Henry Kendall was selling dry goods and men's furnishings at 20 Church Street. As late as 1955 Corbett's Drug Store was still at 12 Church Street while Lillian Kendall was at 20 Church. Upstairs there were six apartments.

Corbett's Drug Store operated as a family business here until 1998. Members of the family still own the building today. Part of the building is now used by McLean Hospital for outpatient services (12-16 Church) while the other storefront (#20) remains in retail use. The two upper floors are currently divided into sixteen residential units.

The architect of the block, Edward T.P. (Thomas Patrick) Graham (1872-1964) was a prolific architect who designed buildings throughout Greater Boston. He was born in Cambridge and received a S.B. in 1900 from Lawrence Scientific School at Harvard University. He worked for a short time in the offices of architect Willard Brown and the well known firm of Shepley, Rutan & Coolidge before spending twenty months in Europe on a traveling fellowship. He opened his own practice on his return in 1904 and the design of the Daley Block is one of his earliest known commissions in a long career that lasted into the early 1960s. Graham was often employed by Roman Catholic organizations and designed schools, hospitals, municipal buildings, inns, residences, apartment buildings, churches, rectories, and lodges.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12-20 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.740

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Daley Block, 1914

Source: A E Corbett Drugs, Inc. &
Belmont: Then & Now, p. 28

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12-20 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.740
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Undated postcard – Daley Block at right

Source: A E Corbett Drugs, Inc.

FORM B – BUILDING

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

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

28-136-A	Boston North	AF	BLM.741
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 22-26 Church Street

Historic Name: First National Store

Uses: Present: commercial

Original: commercial

Date of Construction: 1931

Source: building permit

Style/Form: Art Deco

Architect/Builder: F.A. Norcross (Wm. S. Russell)

Exterior Material:

Foundation: concrete

Wall/Trim: brick/concrete

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
1997 – new storefront

Condition: good

Moved: no yes **Date:**

Acreage: 3,318 SF

Setting: commercial center

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

22-26 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.741

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

22-26 Church Street is a one-story commercial building that was constructed in 1931 as a grocery store. The brick and concrete structure is capped by a low parapet alternating brick diamonds with molded concrete panels with raised diamonds. There is a concrete beltcourse above and below the band of diamonds and at each end of the parapet is a stylized Art Deco concrete pinnacle with stepped incised lines. It is set above a brick pier with a concrete base. The current storefront dates to 1997. The center entrance contains double doors that are recessed slightly and flanked by large display windows set on paneled bulkheads. The storefront originally probably had transom lights. It is not clear if these might survive under the reflective glass. Red panels may also cover transom lights or an original sign band.

The building at 22-26 Church Street is a one of the few surviving examples of the small neighborhood grocery stores that were once common in Belmont.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In April 1931 a two-story building that stood on this site was demolished to make way for a new building. According to the building permit, the new structure was owned by Anna Goldman of Brookline and was designed by F.A. Norcross of Boston. William Porter of Watertown was the builder and the cost of the new structure was \$10,000.

The new building served as a First National grocery store, one of eight in Belmont in 1934. The other stores were located at 169, 195, 241, 362, and 484 Trapelo Road as well as 771 Belmont Street. The First National was the largest chain operating in Belmont at the time but there were also grocery stores operated by the Atlantic and Pacific Tea Company, Cloverdale, Economy, S.S. Pierce, and Victory as well as many smaller family-owned stores.

The building was still occupied by First National in 1955. Anna Goldman owned the building until her death about 1970 and it is still owned by relatives today. In 1997 the storefront was replaced. The building was then owned by Ruth Chubanian. The architect for the storefront renovation was Black River Design of Cambridge. The building currently houses a cycling shop (Wheelworks Too).

Designer Fred A. Norcross (1871-1929) worked as a draftsman in Boston from about 1889 until 1894. He began an architectural practice about 1895 and continued as a sole practitioner until his death in 1929. His work focused primarily on apartment buildings and commercial structures. From 1930 to about 1938, William S. Russell, an engineer and architect, conducted business under his name. He had worked in Norcross's office since about 1915 (backbayhouses.org). Constructed after Norcross' death, this commercial structure was undoubtedly actually designed by Russell.

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Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont building permits

<http://backbayhouses.org/frederick-albert-norcross/>

FORM B – BUILDING

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

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

34-90	Boston North	BS	BLM.507
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Town/City: Belmont

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

Address: 84 Claflin Street

Historic Name: Winn Farmhouse

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1830

Source: visual inspection

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (2001)

Major Alterations (*with dates*):
ca. 1875 – moved to present site
pre 1931 – addition to SW

Condition: fair (due to siding)

Moved: no yes **Date:** ca. 1875

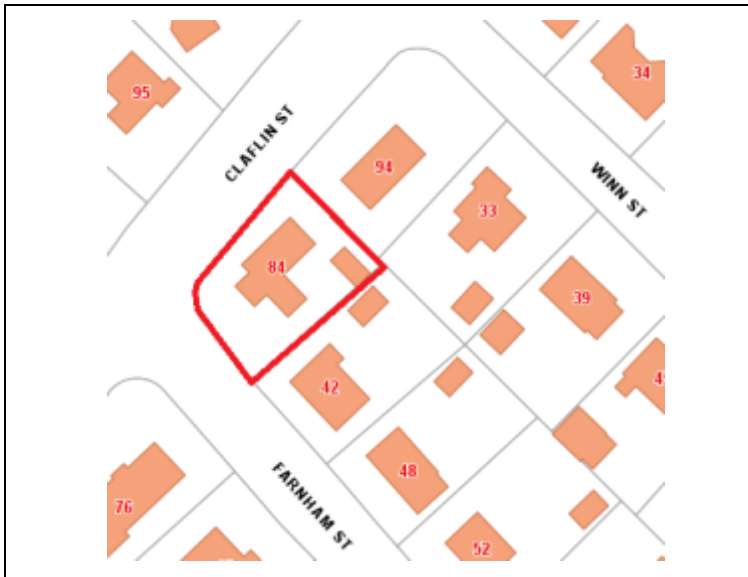
Acreage: 6,897 SF

Setting: early 20th century residential neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

84 CLAFLIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BS

BLM.507

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northeast corner of Claflin and Farnham Streets, the 19th century house at 84 Claflin Street predates all of the other houses in the neighborhood. It was moved to its present site in the 1870s. The two-story, 5 x 2-bay main house retains some characteristics of the Greek Revival style including a pediment end, two-part frieze and a central entrance with four-panel door flanked by full sidelights and paneled pilasters and capped by a peaked lintel. The building is sheathed in siding and the windows are modern replacements but feature a double-hung 6/6 configuration as they would have originally. The first floor façade openings are capped by modern shared lintels. A two-story ell which appears to be historic extends behind the main house, aligned to the west gable end. The single-story addition to the west of the main house was constructed prior to 1931 according to Sanborn maps.

The house is set on a level corner lot containing 6,897 square feet. A trimmed euyonomous hedge runs along the perimeter of the property, supplemented by fence along the front sidewalk. A paved driveway extends along the east side of the house, terminating at a garage that was constructed in 2001, replacing an earlier structure on the same site and of the same dimensions.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is significant for its associations with the locally prominent Winn family of farmers and market gardeners. The structure originally faced Pleasant Street and stood on the site of 524 Pleasant Street (BLM.181).

The early history of the ca. 1830 house is not entirely clear but it was likely owned by the Winn family. It was apparently located next door to the house that Charles Grant Winn (1805-1874) built about 1841 at 536 Pleasant Street (BLM.182). Charles G. Winn had married Ann Wellington in 1837. He died in 1874 although the 1875 Beers Atlas continues to show Charles G. Winn as the owner of two side-by-side houses on Pleasant Street.

Shortly after the 1875 map depiction, Charles G.'s son, Charles Wellington Winn (1844-1914) built a new modern house at 524 Pleasant Street (BLM.181), moving the older house eastward to the rear of the lot, near a large barn. In 1909, Charles W. Winn merged his twenty acres of land with that of his cousin Joseph Oliver Wellington, Jr. forming the Wellington Farm Company which continued the market garden business until 1925. In the early 20th century the older house was occupied by farm workers and their families. Michael and Catherine Keefe, both Irish immigrants were living here in 1910 with their six children. In 1920 the house was rented to Arthur and Margret Baker and their five children. Arthur Baker was born in Canada while his wife had immigrated from Ireland. Both Arthur and a son worked as farm laborers.

In 1925 the Wellington Farm Company sold the 26 acre parcel of land to the Belmont Trust which included Seth Gano, William Underwood and other well known local residents (Book 4865, Page 443). The group pledged to develop the land for the best interests of the town and imposed restrictions on the development for twenty years. The former Winn farmhouse occupies Lot 39 of the Belmont Trust Plan and contains 6,897 square feet. In 1926 the farmhouse was sold to Arthur and Margret Baker (Book 4933, Page 442). The Bakers lived here until the mid 1930s when their mortgage was foreclosed.

Francis and Eileen Deastlov purchased the house in 1941 (Book 6549, Page 41). Directories indicate that he was a defense worker. The property was sold by their son in 1991 (Book 21448, Page 49). The house has had four different owners since that time.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

84 CLAFLIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BS	BLM.507
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- Williams, Judy. Area form for Belmont Center (BLM.AT), 1982.

FORM B – BUILDING

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

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

25-46	Boston North	AR	BLM.742
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 14 Clark Street

Historic Name: All Saints Church Rectory

Uses: Present: single family dwelling

Original: church rectory

Date of Construction: 1920

Source: permit

Style/Form: English Revival

Architect/Builder: H. Thaxter Underwood

Exterior Material:

Foundation: concrete/brick

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
date? – front bay window

Condition: good

Moved: no yes **Date:**

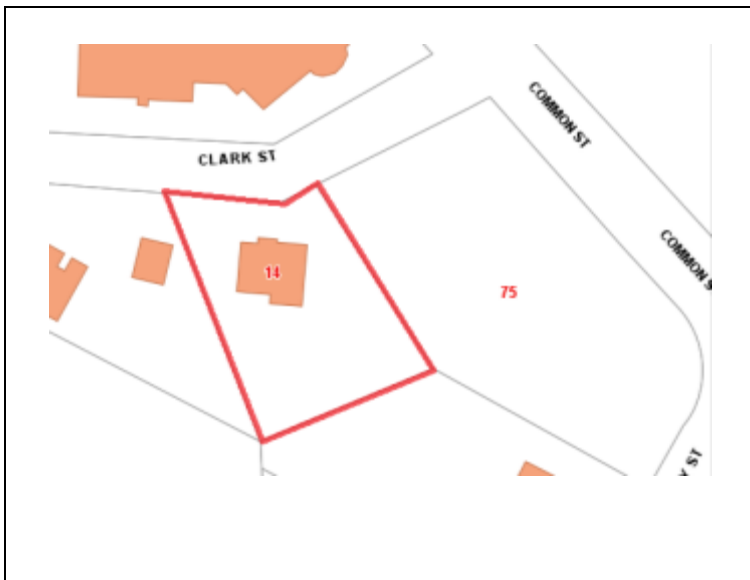
Acreage: 15,450 SF

Setting: opposite All Saints Church

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

14 CLARK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.742

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located across the street from All Saints' Episcopal Church (BLM.118) the house at 14 Clark Street was originally constructed in 1920 as a church rectory but is now a private residence. The 1 ¾-story, side-gabled dwelling is a modest example of the English Revival clad in wood shingles with typical steeply-pitched gables. The entrance is marked by a half-timbered gable with a decorative raking accented by purlins and paired posts resting on brick pedestals. Other than these limited English Revival details, the house is a typical small architect-designed house of the 1920s with a mix of windows including 6/6 doublehung, casements, a bay window, and dormers. The front door has 4 x 2 glass panes over vertical panels and is flanked by partial sidelights.

The house is set on a sloping site with a mortared stone wall running along the front of the lot. A driveway extends to the east of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This rectory was built on a lot of land given to All Saints Parish in 1920 as a memorial by Gilbert R. Payson (Book 4372, Page 355). The Paysons were one of the town's early families. Payson had bought the land from the Underwood family the previous year. The church was issued a building permit in May 1920 for the construction of the house. H. Thaxter Underwood of Belmont was the architect and Samuel Alcock was the builder.

A second rectory at 65 Common Street, adjacent to the church, was purchased in 1961. It had been built in 1922 as a private residence and was also designed by Underwood.

In 2006 the rectory at 14 Clark Street was sold by the church to John and Kathleen Sheehan (Book 47562, Page 61).

BIBLIOGRAPHY and/or REFERENCES

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Ancestry.com

Belmont Directories, various years.

Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.

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FORM B – BUILDING

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

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

25-47

Boston
North

AR

BLM.111

Town/City: Belmont

Place: (*neighborhood or village*):
Waverley/Clark Hill

Address: 30 Clark Street

Historic Name: James Dwight Prindle House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Kelley & Graves

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:

1965 garage (another garage dem. in 1998)

Major Alterations (*with dates*):

2008 – enlarged dormer on side

Condition: good

Moved: no yes **Date:**

Acreage: less than one acre

Setting: residential neighborhood on edge of Clark Hill development

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

30 CLARK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.111

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Designed by the Boston architectural firm of Kelley & Graves in 1910, 30 Clark Street is a distinctive example of the Colonial Revival movement of the early 20th century. The rambling, clapboarded two-story house utilizes the gambrel roof of 17th and 18th century houses but in a new way as a cross gambrel with bracketed cornice. The house freely mixes various Colonial-inspired details including a side-lighted doorway, Palladian window, lunette, double-hung 8/8 sash and multiple dormers. The entrance is recessed behind a latticed screen which continues to enclose the porch to the west. As originally designed, a latticed recess was also located on the west end facing Clover Street but this has been replaced by a window.

The setting includes a terraced front lawn with three sets of staggered stone steps. A modern (1965) gablefront garage with double-wide door is located at the base of the hill, to the west. An additional two-car garage was demolished in 1998.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed at the same time as the nearby Clark Hill was being subdivided by Belmont Associates in 1909 but was not part of that subdivision. The 1898 map shows this as a vacant lot, owned by Sarah G. Clark. The daughter of Peter Clark, Miss Clark died in 1898 at the age of 87. In 1906 her heir, Grace Foss, sold the lot to James D. Prindle (Book 3236, Page 446).

According to the local building permit, this house was built for a man named "Dewight J. Prindell" (sp?) of Cambridge in 1910. James Dwight Prindle (1868-1943) was the son of James Dwight Prindle, a produce merchant who died in 1894. The younger Prindle attended Harvard College and was an authority on Spanish and the Romance languages. He worked in the family provision business from 1894 to 1900 and then retired from business, devoting much of his time to European travels. He used the Clark Street house as a summer residence; during the winter months he lived at the Parker House in Boston.

In 1924 James D. Prindle sold the Belmont house to John O'Riordan of Brookline. The house was purchased in 1930 by Arthur Newhall who owned it until 1941. Later owners included David and Frances Cogan (1941-1976). Dr. David Cogan (1908-1993) was widely recognized as one of the world's leading clinical ophthalmologists and educators and was director of Harvard Medical School's Howe Laboratory for many years. His studies of atomic bomb victims in Hiroshima and Nagasaki led to important findings on cataract development and radiation damage to the eyes.

According to building department records, the house was designed by the Boston architectural firm of Kelley & Graves (James Templeman Kelley and Harold Symmes Graves). James Kelley (1855-1929) trained in the offices of Sturgis and Brigham. Harold Graves (1876-1952) became a draftsman in Kelley's office in the mid 1890s and about 1909 became an architect working with Kelley although there does not appear to have ever been a formal partnership. James T. Kelley worked mainly on his own and was a master of the Revival styles including the Colonial Revival. He designed both town and country residences throughout the Boston area. Other identified Kelley & Graves designs include the Swampscott Library (1917) and the Peter Faneuil School in Boston (1910).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

30 CLARK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.111

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www.backbayhouses.org/Harold-symmes-graves<http://backbayhouses.org/james-templeman-kelley/><http://www.neos-eyes.org/DistinguishedAchievementAward> [information on Dr. David Cogan]

INVENTORY FORM B CONTINUATION SHEET

BELMONT

30 CLARK STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.111
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1965 garage at left

FORM B – BUILDING

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

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

48-3	Boston North	BJ	BLM.153
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Town/City: Belmont

Place: (*neighborhood or village*):
Wellington Hills

Address: 22 Clifton Street

Historic Name: Isaac Locke Jr. House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1879

Source: Camilla French

Style/Form: Queen Anne (altered)

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1976 – aluminum siding, porch removed, first floor bay window added, new front entrance

1994 – two large front additions

date? – siding removed

Condition: good

Moved: no yes **Date:**

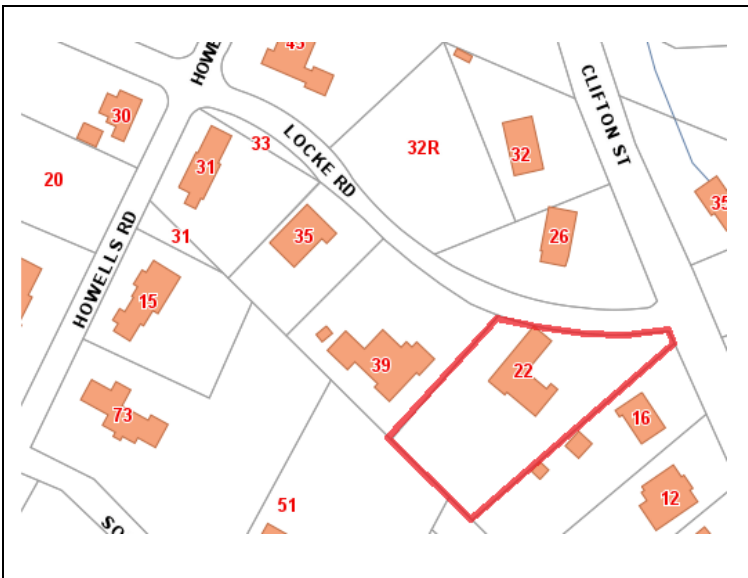
Acreage: 26,576 SF

Setting: set on a hill in treed setting

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

22 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BJ

BLM.153

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set on a hill above the road, 22 Clifton Street is a Queen Anne style dwelling which experienced many alterations in the late 20th century. The asymmetrical, gabled dwelling is clad in wood shingles and wood clapboards and displays the characteristic mix of window types including oriels, dormers and double-hung units. However, the house is lacking its character-defining porch which originally fronted the north and east elevations. A new front entrance was also built, capped by a fanlight. In 1994 a large addition was constructed projecting from the west end of the façade. Due to these cumulative impacts, the building no longer conveys its original design intent.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built in 1879 as a retirement home for Isaac Locke Jr. (1818-1889). When the house was constructed the ten-acre estate extended to the corner of Pleasant and Clifton Streets and the address was 561 Pleasant Street. The Lockes were one of the early Belmont families involved in market gardening. Isaac Locke Jr. and Elizabeth Brown married in 1845 and lived in Charlestown for many years to be near his profitable market garden business at Faneuil Hall.

After his father's death, the house was willed to Isaac H. Locke who carried on the family business with his brother Edwin. Isaac and his wife Mary lived here with their four children and his mother Elizabeth also lived here until her death in 1912. In 1908 Mary B. Locke laid out Locke Road and the property acquired a Clifton Street address. Isaac H. Locke Jr. died in 1930. In 1937 the house was occupied by Frederick Robinson and in 1944 Raymond and Gladys Peterson were living here. The house remained in the Locke family until 1952 when it was purchased by Herschel and Barbara Baker; he was a Harvard professor.

The Bakers made a number of changes to the house during their ownership. The exterior was clad in aluminum siding in 1976. In addition, the single-story porch fronting the east and south elevations was removed, a first floor bay window was added and a new front entrance was built.

The house was sold by Barbara Baker to D. Andrew Hall III and Natalie Olsen in 1994 (Book 1121, Page 166). Two large additions were subsequently constructed at the front of the house.

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FORM B – BUILDING

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

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

47-77	Boston North	AZ	BLM.743
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 95 Clifton Street

Historic Name:

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1820

Source: visual inspection

Style/Form: Federal

Architect/Builder: Hartwell Richardson & Driver
(1916 alterations)

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1916 – interior alterations

1947 – porch enlarged and screened

1986 – rear addition

1993 – barn removed

Condition: good

Moved: no yes ? **Date:** ca. 1870

Acreage: 31,475 SF

Setting: older dwelling in 20th century residential neighborhood of large lots.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

95 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AZ	BLM.743
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 95 Clifton Street is significant as one of the oldest houses on Belmont Hill. The 2 ½-story, 5 x 1-bay dwelling is an example of the Federal style constructed ca. 1820 but likely also bears the imprint of Colonial Revival alterations in the early 20th century. The fact that it is set on a brick foundation seems to substantiate that it was moved (see Historical Narrative below).

Characteristic of the Federal style, the house displays shallow returns on the gable ends and a lunette window lights the south attic. Centered on the façade is a semi-elliptical recessed bay with paneled sidewalls and partial sidelights. Windows contain double-hung 6/6 sash with simple surrounds. Offset to the north of the main house block is a gable-roofed “Beverly jog”. The façade is just a single bay wide; fenestration on the north wall includes a tripartite window. A glazed sun porch fills the space between the main house and the offset jog. Behind the house is a 1 ½-story ell constructed in 1986 and displaying gable wall dormers.

According to Assessors’ records, the barn on the property was demolished in 1993. A low, unmortared stone wall runs along the front sidewalk. A gravel driveway extends in front of the house. The remainder of the property is largely wooded.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The early history of this house is not known at this time. In the late 19th century the house was owned by J. Varnum Fletcher. J. Varnum Fletcher (1812-1899) was one of the original town Selectmen and was also a Library Trustee. He lived at 519 Pleasant Street; this and other houses including 86 Clifton Street (now 1 Fletcher Road; BLM.149) were part of his farm property. Fletcher was in the wholesale beef business in Boston. There is no house shown on this site on the 1875 Beer map which is curious given the fact that stylistically the house dates to the early 19th century. There is a house shown across the street at what is now 86 Clifton Street (1 Fletcher Road). Since that house dates to the 1870s, it is possible that the house at 95 Clifton was moved across the street in the 1870s to make way for the new house. The house at 95 Clifton Street does appear on both the 1889 and 1898 maps as being owned by J.V. Fletcher.

In 1915 Mr. and Mrs. Harold I. Brown were living here according to the Belmont directory. Mrs. Nellie Winnek purchased the house about 1916 and lived here into the 1930s. In 1916 she was granted a building permit by the Town of Belmont for \$5,000 worth of alterations including “general overhauling”, reshingling, the rebuilding of chimneys, two new fireplaces and the enlarging of the dining room and chambers. The architects for the renovations were noted Boston architects Hartwell, Richardson, and Driver.

In 1938 the house was purchased by James D. Dow, Jr. He was a lawyer and lived here with his wife Ruth. The 1940 Census indicates that she was a college secretary. Members of the Dow Family continue to own the house today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

95 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ	BLM.743
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- U.S. Census, various dates.
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FORM B – BUILDING

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

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

52-15	Boston North	AZ	BLM.148
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 184 Clifton Street

Historic Name: Alexander Ellis House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1929

Source: building permit

Style/Form: English Revival

Architect/Builder: Harry Demone, bldr.

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1984 – new greenhouse in front

Condition: good

Moved: no yes **Date:**

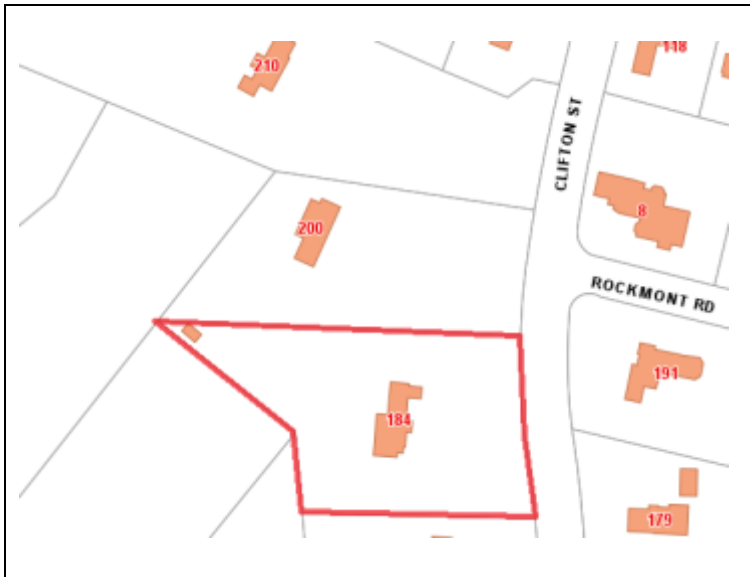
Acreage: 66,664 SF

Setting: set on well landscaped hillside lot, set back from road

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

184 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.148

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 184 Clifton Street is an excellent example of the brick Tudor Revival manor style house which found great popularity on Belmont Hill in the 20th century. It has seen only minimal alterations since its construction in 1929. The rambling two-story house is capped by a slate roof which incorporates gabled, jerkinhead and hip-roofed portions. The house has multiple front gables and brick chimneys. The two-story façade gable is fronted by a crenellated two-story, three-sided bay with stone trim. Extending the line of the gable is a smaller gabled entrance porch. There are multiple groups of multi-paned casement windows and a line of three double-hung windows which descend in a diagonal, echoing the slope of the entrance porch roof below. The greenhouse projecting from the north end of the façade dates to 1983 but replaces an earlier (original) structure. The garage at the south end of the house is also an original feature.

The house is set back from the street with a screen of trees and stone wall along the road. The remainder of the lot is formally landscaped and includes open lawn, hedges and shaped evergreens.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 184 Clifton Street is located within the first phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from $\frac{3}{4}$ to 3 acres, laid out by Loring Underwood, Landscape Designer.

This house was constructed in 1929 on land owned by trustee Charles Trenholm. The builder was Harry W. Demone (d.1976). He was born in Canada about 1900 and moved to the United States with his wife Elsie in 1924. When this house was built, they were living in Somerville. According to Elsie's 2001 obituary she was her husband's designer/architect, interior decorator, banker, payroll clerk and bookkeeper. His career focused on small homes. MACRIS does not have any other buildings constructed by him.

The first known occupant of the house was Alexander Ellis who was living here by the time of the 1930 Census. He and his wife Catherine shared the house with their three children, his sister and two servants. Alexander Ellis was 43 years old and worked in the insurance industry. The value of the house was stated to be \$50,000. By 1943 Alexander was deceased. Mrs. Ellis continued to live here until at least 1955.

The house has been owned by Carolyn Mugar since about 1985.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

184 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.148

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U.S. Census, various years.

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FORM B – BUILDING

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

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

49-14	Boston North	AZ	BLM.744
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 191 Clifton Street

Historic Name: Dr. Varaztad Kazanjian House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1930

Source: building permit

Style/Form: Tudor Revival

Architect/Builder: Stebbins & Watkins

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):
1992 – rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 0.87 acre (38,000 SF)

Setting: well-landscaped, large corner lot on Belmont Hill

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

191 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.744

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Clifton Street and Rockmont Road, 191 Clifton Street is a good example of the Tudor Revival style, with a brick exterior with concrete and stucco trim. It is set on a concrete foundation and capped by a slate-covered gable roof with numerous brick and stuccoed gable wall dormers. The main entrance is framed by a Tudor arch quoin surround and quoin contrasting masonry also frames several tripartite windows. Other details include wooden braces supporting the overhanging eaves below the stuccoed wall dormer, a rounded projection on the façade and the Gothic lantern over the entrance. In addition to the sets of casements, the variety of windows include multi-light casements with stone sills and long narrow windows. The rear addition is sensitive to the original house and was constructed in 1992.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 191 Clifton Street is located within the first phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from $\frac{3}{4}$ to 3 acres, laid out by Loring Underwood, Landscape Designer.

This land (Lot 46A) was sold by trustee Charles E. Trenholm to Dr. Varaztad H. Kazanjian in 1928. At the time of the 1930 Census Dr. Kazanjian was still living at 4 Gorham Road, presumably while the house was being constructed. According to town building permits, the house was designed by Boston architects Stebbins & Watkins. The cost of construction was \$20,000 in 1930.

Dr. Kazanjian lived here with his wife Marian, two daughters, and a son. In 1949 building department records indicate that there was a fire on the second floor and attic of the house. In 1980 it was being used by the Congregation of Armenian Catholic Sisters of Immaculate Conception as a preschool. The house was owned by the family until 1981 when it was sold by Marian's estate.

Born in Armenia, Dr. Kazanjian (1879-1974) immigrated to this country in 1895. He graduated from the Harvard School of Dental Medicine in 1905. Following his work during World War I treating some of the worst injuries suffered in trench warfare, he is considered to be the founder of the modern practice of plastic surgery. He served as professor of oral surgery at Harvard from 1922 to 1939 and was the first to hold the title of Professor of Plastic Surgery at Harvard Medical School. He also co-authored the first concise book on plastic surgery.

The architects of the house were Ralph Gilbert Stebbins (1882-1954) and his maternal uncle, Charles H. Watkins (1870-?), both of whom were born in Ohio. Stebbins graduated from MIT in 1906 and by 1909 the two had formed a partnership. They remained partners until about 1932. From the mid-1920s Stebbins was also vice president of the Frank Irving Cooper Corporation, architects. He became president of the firm in 1933 and remained in that position until about 1941. According to the MACRIS database, Stebbins & Watkins' known commissions include municipal buildings as well as residences. The most comparable design to 191 Clifton Street is a Tudor Revival residence they designed for Hilbert Van Schenck in the Chestnut Hill section of Newton in 1927 (NWT.4597).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

191 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.744

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U.S. Census, various dates.

<http://backbayhouses.org/ralph-gilbert-stebbins/> [Information on Stebbins & Watkins]



View looking east from Clifton Street with garage at right

INVENTORY FORM B CONTINUATION SHEET

BELMONT

191 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ	BLM.744
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Garage

FORM B – BUILDING

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

52-16

Boston
North

AZ

BLM.147

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

Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 200 Clifton Street

Historic Name: Ralph H. Willard House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1921

Source: building permit

Style/Form: Tudor Revival

Architect/Builder: Edward F. Heenan, arch.

Exterior Material:

Foundation: stone

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1962 – rear addition

1968 – rear addition

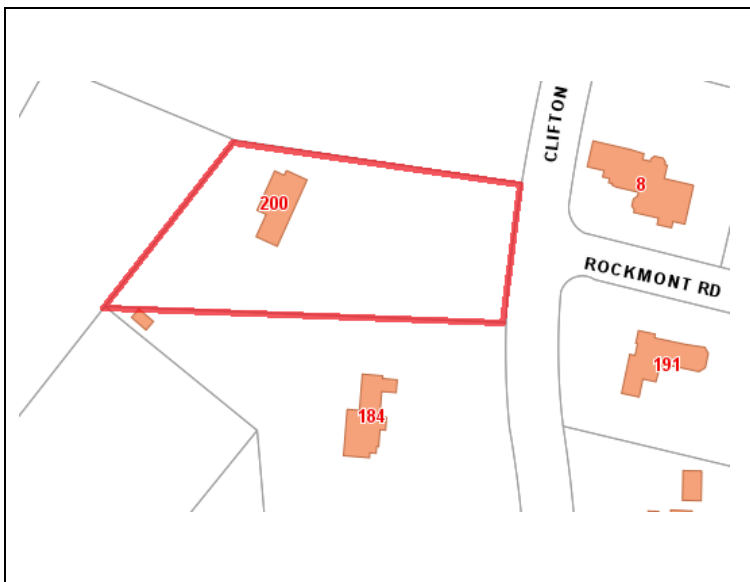
Condition: good

Moved: no yes **Date:**

Acreage: 61,364 SF

Setting: large hilltop estate setback from street

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.147

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Setback from the street and situated on a low hill, the house at 200 Clifton Street is a large brick Tudor Revival style dwelling constructed in 1921. The two-story, hip-roofed structure is accented by multiple gables and projections. An asymmetrical gable marks the modest entrance with stone door surround; adjacent to the doorway is a tall brick exterior brick chimney. There are multiple groups of casement windows and hip roofed dormers. At the north end of the house there is a single-story, two-car garage. Alterations to the house are limited and include two rear additions constructed in 1962 and 1968.

The view of the house is heavily screened from Clifton Street by vegetation. A low stone wall runs along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 200 Clifton Street was constructed as part of the first phase of development of the Belmont Hill Company and was one of the early houses of the phase. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from $\frac{3}{4}$ to 3 acres, laid out by Loring Underwood, Landscape Designer.

This land (Lot 20A) was sold by the Belmont Hill Company to Ralph Willard in 1921. Willard received a building permit the same year for a house and garage. The architect was Edward Heenan (1888-1966) who in 1920 was a young architect living with his Irish-born parents at 9 Slade Street in Belmont. Heenan studied at the Boston Architectural Center and lived in Newton for many years. There is only one property associated with him in the MACRIS database – an apartment building designed in 1923 by the firm of Silverman, Brown and Heenan.

The original owner of the house, Ralph Willard (1885-1955) was a lawyer. The 1930 Census shows he was living here with his wife Mildred, three children and a servant. The value of the house was estimated at \$35,000. The Willards made only minimal changes to the property including the addition of a 20' x 10' playhouse in 1936. After her husband died, Mrs. Willard sold the house in 1956 to James and Catherine Murphy who lived here until 1962. The property was owned by Charles A. Coolidge, Jr. and his wife Jane from 1962 to 1989. Charles Allerton Coolidge Jr. (1923-1999) graduated from Harvard in 1945 and earned a PhD in 1953. He was a pioneer in the electronic components industry, a Town Meeting member and past chairman of the Belmont Conservation Commission. The Coolidges made several additions to the house during their ownership. These included a 14' x 15' laundry room (1962) and a 17' x 21' rear addition designed by Kilham, Hopkins, Greeley and Bridge of Boston (1968). The house was owned by Birger Wernerfelt and Cynthia Montgomery from 1989 to 2009. He is on the faculty at the MIT Sloan School while she is a professor at Harvard Business School. Scott and Anne Miller purchased the house in 2009.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ	BLM.147
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FORM B – BUILDING

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

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

52-17	Boston North	AZ	BLM.146
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 210 Clifton Street

Historic Name: Edward K. Robinson House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1928

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Philip S. Avery, arch.;
Robert D. Donaldson, builder

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
garage (1929)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 116,505 SF

Setting: situated on top of hill on well landscaped lot at end of long, winding driveway

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

210 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.146

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1929, the house at 210 Clifton Street is a representation of Colonial design that is reasonably accurate given its date of construction. The 2 ½-story, side-gabled dwelling has a brick exterior and a characteristic five bay façade with a center entrance. The door surround has pilasters supporting a broken pediment and a semi-circular fan above the six-panel door. The doorway is flanked by 2 x 4-light sidelights that are set into the brick wall (a 20th century touch). Windows contain double-hung 12/12 sash on the first floor of the façade and 8/12 above; all are flanked by shutters with iron hardware. Three gabled dormer with arched double-hung windows rise from the front roof slope. An enclosed porch is offset to the southwest of the main house block and there is a 1 ½-story clapboarded wing to the north. The wing has a less historic appearance than the main house with a group of four windows on the façade and less ornate dormers. The exterior of the house has seen few if any alterations since its construction.

To the northwest of the house is a detached two-car garage constructed in 1929. The side-gabled building has a clapboarded exterior.

The house is set on a large lot measuring over 2 ½ acres. It is setback from the road and screened by vegetation, accessed by a long driveway which it shares with the adjacent property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 210 Clifton Street was constructed as part of the first phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from ¾ to 3 acres, laid out by Loring Underwood, Landscape Designer. This lot was sold by the Trustees in February 1928 to Edward K. Robinson (Book 5209, Page 412). The house was designed by architect Philip S. Avery and constructed by Robert D. Donaldson of Lincoln. The building permit was granted on June 12, 1928 and the estimated value of the house was \$24,000.

Edward Robinson was a publishing executive and in 1930 was living here with his wife Hope, daughter, and a maid. The Robinsons owned the house until 1945 when they sold it to Arthur C. Cope (Book 6831, Page 17). Dr. Arthur Cope (1909-1966) was a Professor of Organic Chemistry at MIT. In 1963 he conveyed the property to Bernice Abbott Cope (Book 10277, Page 58). She sold it to Jerome and Cele Kagan in 1971 (Book 12084, Page 573). The Kagans still live there today (2016). Jerome Kagan is a Professor Emeritus in Psychology at Harvard.

The architect of the home was Philip S. Avery (1888-?). The MACRIS database lists Avery as the architect for approximately ten large dwellings in Boston's fashionable suburbs including Brookline, Newton, and Wellesley between 1919 and 1936. Avery also designed the house at 204 Prospect Street in Belmont for Miss Lucia Peabody in 1913. No additional information was found concerning Avery.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

210 CLIFTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ	BLM.146
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FORM B – BUILDING

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

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

25-53	Boston North	AR	BLM.745
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Address: 1 Clover Street

Historic Name: George & Minnie Armstrong House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: English Revival/Arts & Crafts

Architect/Builder: H. Thaxter Underwood, architect

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
1981 – rear addition

Condition: good

Moved: no yes **Date:**

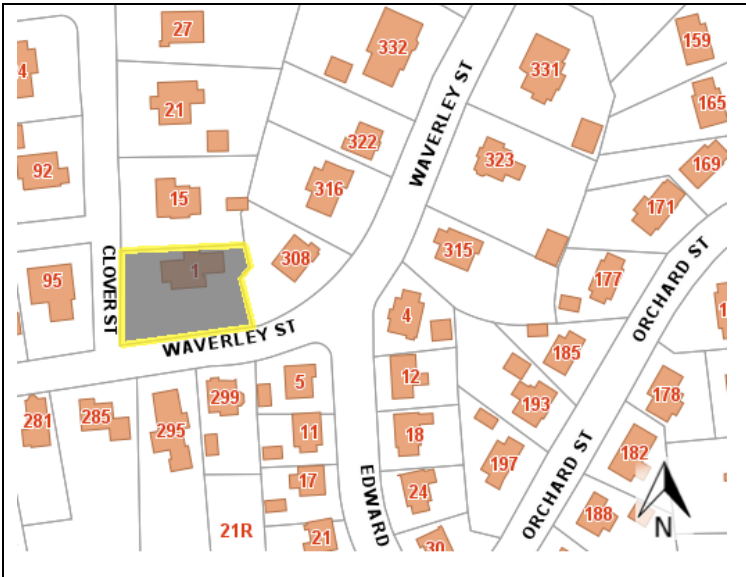
Acreage: 10,779 SF

Setting: neighborhood of similar early 20th century historical revival style houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.745

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 1 Clover Street is one of a handful of Craftsman-influenced, stucco-finished houses in the Clark Hill neighborhood. The cross-gable dwelling displays a symmetrical gable-front a single bay wide facing Clover Street with an asymmetrical gable oriented to Waverley Street. A large rectangular brick chimney rises from the north slope. The overhanging eaves have prominent projecting purlins, rafter tails and rakings. The proto-modern entry is of special interest and features a single squat Tuscan column supporting an overhang with curved rafter tails. The front door has 4 x 2 glass panes over two vertical panels and a sidelight to one side. Varied windows include a large oriel window on the façade, double-hung 1/1 units used individually and in pairs, with a set of three in the attic. A stained glass window lights the front stair hall. The continuous band of double-hung windows at the corner above the front entry appears to enclose what was originally a sleeping porch. There is a two story addition to the rear with lower level garage accessed from Waverley Street.

A low fieldstone retaining wall of recent construction runs along the sidewalk with two balled posts marking the brick sidewalk leading to the house. The property is shaded by a number of mature trees.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents included Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The Associates hired landscape architect Loring Underwood to design the subdivision. The lots encompassed about 10,000 square feet and Kilburn and Blake Streets, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This home is one of the first six houses on the southern half of Clover Street constructed in the new subdivision. The land (Lot 28) was sold by the Associates in September 1910 to Minnie Armstrong, wife of George P. Armstrong (Book 3549, Page 378). George P. Armstrong was granted a building permit in December 1910. The couple previously lived at 27 Orchard Street. George Armstrong was the Belmont Superintendent of Schools from about 1909 until his retirement in 1922. They sold the house in 1921. Other long-term owners included Henry Thornton who owned the house from 1923 until 1941. He was also Superintendent of an Iron Works; it is not clear whether he occupied the house. Dr. J. Gordon Scannell was the owner in 1945. The house was purchased by John Firenze in 1952. He died in 1976 and the house is still owned by family members today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

BLM.745

The house was designed by Belmont architect, H. Thaxter Underwood. Herbert Thaxter Underwood (1872-1950) was the son of Dr. George Underwood, nephew of landscape architect Loring Underwood and grandson of William Underwood, founder of the food concern. He was born in Boston and was a graduate of Boston English High School. He came to Belmont as a young man. It is not known where Thaxter Underwood received his architectural training but he was in practice by 1904. H. Thaxter Underwood maintained an office in Boston and designed a number of municipal buildings in Belmont including the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square and a number of local residences including 26-28 Cedar Road, 65 Clark Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years. He lived at 14 Glendale Road.

BIBLIOGRAPHY and/or REFERENCES

- Belmont: The Architecture and Development of the Town of Homes.* Prepared for the Belmont Historic District Commission, 1984.
- Belmont Citizen*, January 13, 1950 [obituary of H. Thaxter Underwood]
- Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition)*. Belmont: Belmont Historical Society, 2012.
- Massachusetts Historical Commission, MACRIS database.
- Middlesex County Registry of Deeds, Cambridge, MA
- Sanborn Insurance Maps, 1922, 1931, 1949.
- Town of Belmont, Building Department records.
- U.S. Census, various years.
- Williams, Judy. Area form for Clark Hill (BLM.AR), November 1982.

AR	BLM.745
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf

The criteria that are checked in the above sections must be justified here.

The house at 1 Clover Street appears to be eligible for the National Register as a contributing resource in a potential Clark Hill historic district. Constructed in 1910, it is a good example of the Arts and Crafts/English Revival Style that found some popularity in New England during the early 20th century. It was designed by local architect, H. Thaxter Underwood.

Blake Street, Clover Street and Kilburn Road were laid out by the Belmont Associates in 1904 as part of the early twentieth century subdivision of Clark Hill. This subdivision was one of the earliest efforts on the part of local citizens to regulate the density of residential development in town. The architect-designed homes in the neighborhood include Colonial Revival, Craftsman and English Arts and Crafts movement designs.

FORM B – BUILDING

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

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

25-52	Boston North	AR	BLM.450
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Photograph



Address: 15 Clover Street

Historic Name: James Cole House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1911

Source: building permit

Style/Form: Tudor Revival/Arts & Crafts

Architect/Builder: William H. Cox, architect
P.A. Hopkins (1929 alt.)

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood

Roof: slate

Outbuildings/Secondary Structures:

garage (original)

Major Alterations (*with dates*):

1929 – dormer windows and interior alt.

date unknown – enclosure of entrance vestibule with door

2013-2015 – replacement of original windows

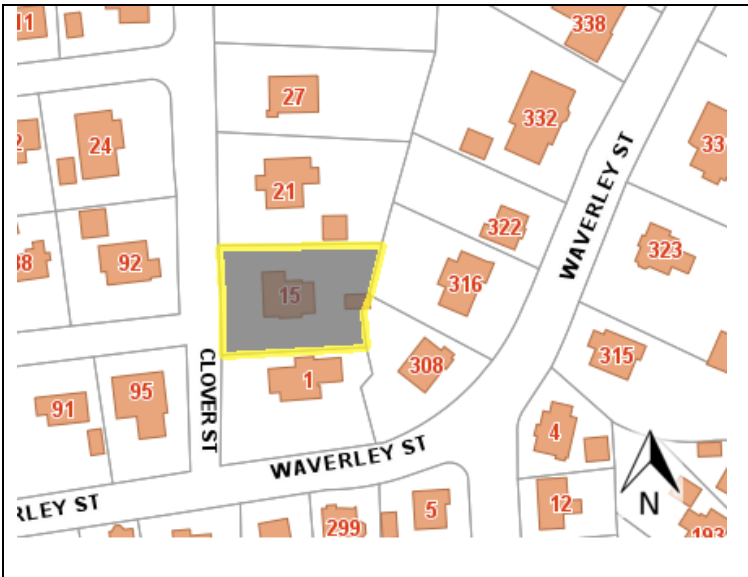
Condition: good

Moved: no yes **Date:**

Acreage: 12,092 SF

Setting: neighborhood of similar early 20th century historical revival style houses

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.450

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 15 Clover Street is one of a handful of architect-designed, stucco-finished houses in the Clark Hill neighborhood. It consists of a 2 ½-story gablefront that is two bays wide with Tudor Revival detailing in the front gable including decorative half timbering, a central finial, exposed beam ends, a wide frieze and a bargeboard with flared ends. To the north of this gablefront, the bargeboard is extended and the sloping roof shelters what was originally an open archway with the main entrance to the house recessed within. At some point this formerly open vestibule was enclosed with a wooden door and sidelight panel. Adding further interest to the design are two dormers on the long north slope – one shed (until 1987 it was hip-roofed) and one gable as well as a two-story projecting gable on the south elevation. Windows on the house are varied and include paired double-hung 6/1 units, a large bay window on the façade, casements on the dormer and sets of three windows on the two-story projecting gable on the south side. Most of the windows were replaced in 2013-2015. Originally many of the double-hung windows were fitted with shutters. The house is notable for retaining a slate roof.

A small gablefront, one car, detached garage is located behind the house. It appears to have been built at the same time as the house (see historical photo on continuation sheet).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover), and Francis Kendall (who lived at 47 Clark). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Street, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This home is one of first six houses on the southern half of Clover Street that were constructed in the new subdivision. The house was clearly one of the finest in the neighborhood and was showcased by the Belmont Associates in a later brochure advertising their next residential subdivision in town, Stone Estates (see continuation sheet).

According to the building permit, the house was built for James Cole. James Cole graduated from MIT in 1903 and was Superintendent of Industries for Men at the Massachusetts Commission for the Blind in Cambridge. By 1920 Cole had moved to Lexington and the house was occupied by Harry Oakes, a bank clerk, who lived here with his wife Emma, 10-year old daughter and a maid. Later owners included Roy Coombs (late 1930s to 1945) and Crawford Sweeley (1945 to 1953).

In 1953 the house was sold to Frank and Camilla French. Mrs. French was a local historian and preservationist who was instrumental in the creation of Belmont's Historic District and the preservation of the Underwood Estate at 90-100 Common Street. She died in 1980 and the house was sold by her husband the following year. Later owners include Ihor and Irena Makarushka (1981-1987), Fred and Martha Lindgren (1987-1997) and George Antoniadis and Diana Chigas (1997-2012).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.450

William H. Cox (1879-1948) was a Boston architect. It is known that he worked with Harvey Bailey Alden in the early 1910s and designed buildings in Chatham including the cottages at the Chatham Bars Inn. Harvey Bailey Alden designed another house in the Clark Hill neighborhood, at 27 Clover Street. Other known works by Cox are a series of cottages for the Connecticut Mills Company in Danielson, Connecticut which were illustrated in various architectural journals about 1918.

BIBLIOGRAPHY and/or REFERENCES

Belmont Citizen, August 7, 1980 [obituary of Camilla French].

Belmont: The Architecture and Development of the Town of Homes. Prepared for the Belmont Historic District Commission, 1984.

Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012. Massachusetts Historical Commission, MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1922, 1931, 1949.

Stone Estates, Belmont. Brochure, c.1912

Town of Belmont, Building Department records.

U.S. Census, various years.

Williams, Judy. Area form for Clark Hill (BLM.AR), November 1982.



ca.1912 photo of 15 Clover Street included in Stone Estates, Belmont Brochure

FORM B – BUILDING

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

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

25-51	Boston North	AR	BLM.746
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Address: 21 Clover Street

Historic Name: Joseph and Sadie Stone House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: English Revival/Arts & Crafts

Architect/Builder: Burgess (Charles Vernon Burgess?)

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1926)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

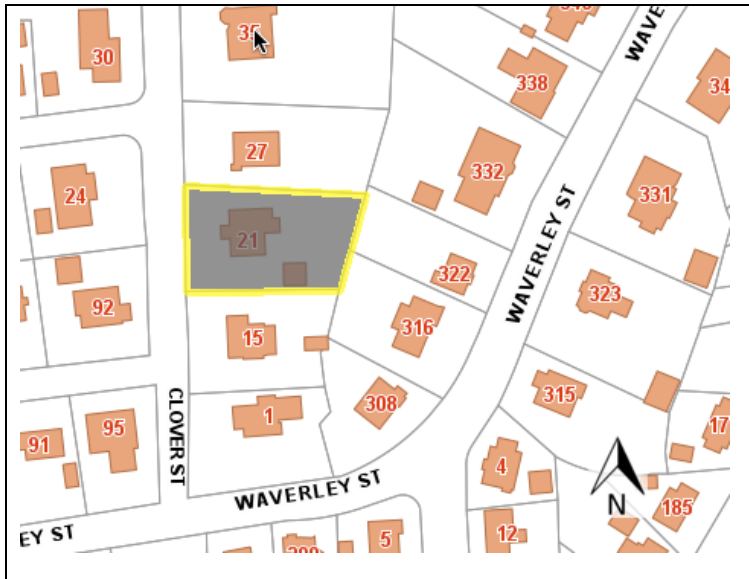
Acreage: 13,380 SF

Setting: neighborhood of similar early 20th century historical revival style houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.746

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 21 Clover Street is an eclectic early 20th century dwelling that displays the influence of the Tudor Revival as well as Craftsman and other modes. The 2 ½-story, side-gabled dwelling presents a three bay façade but is otherwise quite asymmetrical and untraditional. The house is capped by a gable roof with exposed rafter tails and a wood-shingled shed dormer centered on the front roof slope. A two-story, half-timbered projection occupies the northernmost bay of the facade. To the south the remainder of the building is stuccoed and is fronted by a single-story, rounded porch that wraps around the south end as well. The porch is supported by pairs of wooden posts that are set on a low stuccoed wall with each post connected to its mate by three smaller horizontal boards. The mix of windows includes double-hung 6/1 and 4/1 sash as well as an arched window at the center of the second story façade.

The house is set on a level lot with a tall hedge along the street and a driveway along the south side of the house, terminating at a gablefront garage constructed in 1926.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Street, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This home is one of the first six houses on the southern half of Clover Street that were constructed in the new subdivision. The land (Lot 26) was sold by the Associates in September 1910 to Sadie Stone, wife of Joseph Everett Stone of Swampscott (Book 3550, Page 80). The building permit lists the architect's name as Burgess. This would appear to be Charles Vernon Burgess (1873-d. after 1945) who designed a number of public buildings and a chapel in the Lynn/Swampscott area as early as 1908 and into the 1920s and lived in Swampscott. Joseph Stone was the treasurer of a rubber manufacturing company. In 1920 Joseph Stone was 45 years old and was living here with his wife, four children between the ages of 10 and 19 and a maid.

The Stones sold the property in 1926 to Llewelyn and Helena Hughes (Book 4988, Page 399). At the time of the 1930 Census Mrs. Hughes was living here with her two grown sons – Norman, an accountant, and Morris, an engineer. The 1940 Census shows Llewelyn Hughes living here, his occupation is listed as sugar grower. Also residing in the house are his wife Eleanor, son Morris, and a maid. The house remained in the Hughes family until 1962. It was purchased by James and Lenora Cronin in 1962 and is still owned by the family today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR	BLM.746
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Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012. Massachusetts Historical Commission, MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1922, 1931, 1949.

Town of Belmont, Building Department records.

U.S. Census, various years.

Williams, Judy. Area form for Clark Hill (BLM.AR), November 1982.

FORM B – BUILDING

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

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

25-54	Boston North	AR	BLM.747
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Photograph



Address: 24 Clover Street

Historic Name: Robert Kelso House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Craftsman

Architect/Builder: Gay & Proctor

Exterior Material:

Foundation: fieldstone

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (ca. 1920/2001)

Major Alterations (*with dates*):

1921 – addition of sunporch and balcony

1963 – attached garage

Condition: good

Moved: no yes **Date:**

Acreage: 10,908 SF

Setting: corner lot in neighborhood of similar early 20th century historical revival style houses

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.747

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Like many houses in the neighborhood, 24 Clover Street displays the influence of the Craftsman style which is apparent in its stuccoed exterior, low hip roof with projecting eaves and exposed rafter tails and the sense of horizontality that is emphasized by the multi-light windows grouped into horizontal bands. The main entrance is located at the northeast corner, sheltered by a pergola-like front porch supported by a Doric column. The mix of windows includes double-hung 6/1 sash in various groupings, small arched openings and multi-light casements. Several of the openings are capped by shed hoods on brackets.

To the rear (west) of the house there is a single car detached garage constructed of concrete blocks and capped by a hip roof with exposed rafter tails. It was originally constructed ca. 1920 but was remodeled in 2001 after being damaged by an ice storm.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Street, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This home is one of first six houses on the southern half of Clover Street that were constructed in the new subdivision. The land (Lot 12) was sold by the Associates in 1910 to Robert and Susie Kelso. Robert Kelso was granted a building permit in August 1910. The house was built soon after as the Kelsos were living here at the time of the 1912 directory. Robert Wilson Kelso was born in Washington, Illinois in 1880 and attended Harvard College. He worked for the State Board of Charity/Commission of Public Welfare in Boston. In 1920 the couple was living here with their four daughters. They left Belmont in 1929 for St. Louis where Kelso directed the St. Louis Community Fund and Council. They later moved to Michigan.

Max and Louise Keller purchased the house in 1945 (Book 6921, Page 248). During their ownership a two car garage was attached to the rear of the house in 1963. They continued to own the property until 1965. Andrew and Nancy Casner owned the house from 1965 to 1983; Andrew and Francesca Gutowski purchased it in 1983 and sold it in 2001 to the present owners.

The architects of the house were Gay & Proctor of Boston who also designed 30 Clover Street the same year. Joseph Bates Gay and William Proctor, Jr. both attended MIT in the 1880s. Gay lived in Brookline and Proctor lived in Arlington and the architects designed a number of structures in both communities. Gay's own residence at 153 St. Paul Street in Brookline is a stuccoed Craftsman Colonial built in 1914 (BKL.504).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.747
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Belmont: The Architecture and Development of the Town of Homes. Prepared for the Belmont Historic District Commission, 1984.

Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.

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Robbins, Samuel Dowse. *Who's Who in Belmont.* Belmont: 1972, p. 214.

Sanborn Insurance Maps, 1922, 1931, 1949.

Town of Belmont, Building Department records.

U.S. Census, various years.

Williams, Judy. Area form for Clark Hill (BLM.AR), November 1982.

AR	BLM.747
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 24 Clover Street appears to be eligible for the National Register under Criteria A and C as a contributing resource in a potential Clark Hill historic district. Under Criterion C, the house is a good example of the Craftsman Style that was locally popular during the period. The house was designed in 1910 by the Boston architectural firm of Gay & Proctor who also designed 30 Clover Street the same year.

The neighborhood is also significant under Criterion A, Community Planning. Blake Street, Clover Street and Kilburn Road were laid out by the Belmont Associates in 1904 as part of the early twentieth century subdivision of Clark Hill. This subdivision was one of the earliest efforts on the part of local citizens to regulate the density of residential development in town. The architect-designed homes in the neighborhood include Colonial Revival, Craftsman and English Arts and Crafts movement designs.

FORM B – BUILDING

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

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

25-50	Boston North	AR	BLM.748
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Photograph



Address: 27 Clover Street

Historic Name: Herbert & Adaline Sherman House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1908

Source: building permit

Style/Form: English Revival/Arts & Crafts

Architect/Builder: Harvey Bailey Alden

Exterior Material:

Foundation: not visible

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2005 – rear addition, second façade entrance, new windows added to façade.

Condition: good

Moved: no yes **Date:**

Acreage: 14,576 SF

Setting: neighborhood of similar early 20th century historical revival style houses

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

27 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.748

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 27 Clover Street is one of a grouping of stuccoed dwellings constructed in the Clark Hill neighborhood in the early 20th century. It shows the influence of various styles of the period including Queen Anne, Tudor Revival and Craftsman. The 2 ½-story dwelling has a dominant asymmetrical gable front behind which there is a hip-roofed core with cross gable projecting to the south. False half timbering decorates the entrance at the southwest corner and the south cross gable. Other Craftsman details include the projecting vergeboard, decorative rafter tails, exposed beam ends and finials. Original windows on the facade include the elongated multi-pane window next to the entrance and the 6/6 in the attic. The entrance porch at the north end of the facade is a recent addition as are the remaining facade windows. Windows on the lesser elevations include a mix of individual and paired double-hung units and a large bay window on the south side.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn had died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Street, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This home is one of the earliest houses constructed in the new subdivision. The land (Lot 3) was sold by the Associates to Herbert L. Sherman who was granted a building permit in April 1908. He was a chemist and lived here with his wife Adaline and two children. He graduated from MIT in 1902 and was employed briefly as assistant chemist for the Massachusetts State Board of Health. Sherman opened a lab in Boston in 1904 in consulting and analytical chemistry and made a specialty of the testing and inspection of structural materials, especially cement and concrete. By 1916 he had become recognized as the leading authority on tests and inspection of materials in New England. His company was responsible for nearly all the cement tests for the State of Massachusetts and was consulting chemist for the Boston & Albany Railroad (Bacon 1916). As a member of the American Concrete Institute, it was not surprising that he chose stucco for the exterior of his house. The Shermans lived here until 1938 when they moved to 37 Hillside Terrace.

The house at 27 Clover was owned by James Parkhill, Jr. and his wife Mary from 1938 until 1966. In 1940 James was 33 and worked as a district representative for a laundry. He lived here with his wife Mary, two young children, father, and a servant. The house was purchased by James and Margaret Hodder in 1966 and they continued to own the house until 2005 when it was purchased by the present owners.

The house was designed by Boston architect Harvey Bailey Alden whose other known works include several buildings in Chatham – the Brick Block (CHA.217), a 1 ½-story English Revival structure as well as the Chatham Bars Inn (CHA.215). He also designed a Masonic Building in Roslindale, the Masonic Apartments in Boston and houses on Irving Street in Cambridge.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

27 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.748

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Undated (ca.1910?) Photo of 27 Clover Street from Clark Hill Promotional Brochure

Source: Belmont Historical Society

FORM A - AREA

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

18-1 thru 5	Boston North	R	
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Town/City: Belmont

Place (*neighborhood or village*):
Belmont Park

Name of Area: Colonial Terrace

Present Use: residential

Construction Dates or Period: 1916

Overall Condition: good

Major Intrusions and Alterations:
aluminum/vinyl siding

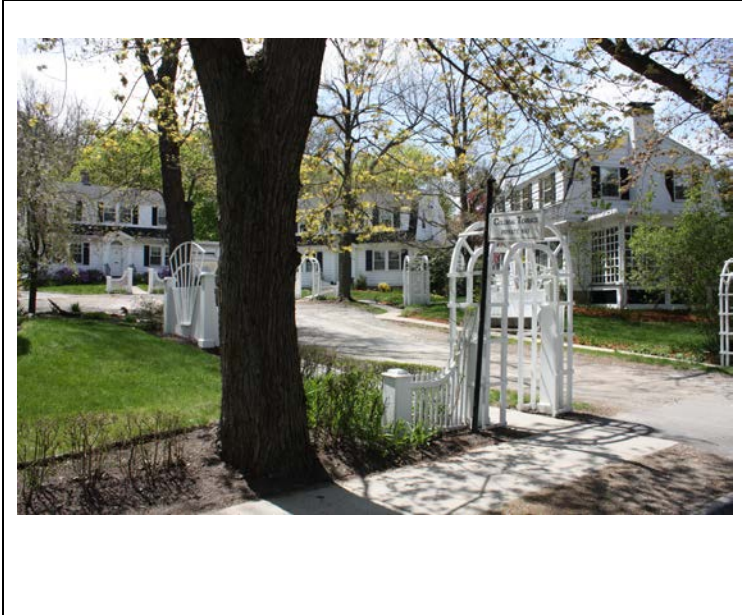
Acreage: 27,362 SF

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Comm.

Date (*month/year*): May 2014

Photograph



Locus Map (north at top)



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

BELMONT

COLONIAL TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

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

Colonial Terrace consists of five identical two-story Dutch Colonial houses arranged around a small cul-de-sac accessed from the south side of Orchard Street. The houses were originally clad in wide clapboards although several are now covered in vinyl siding. Each is capped by a gambrel roof with front and rear shed dormers. Centered on the five-bay facade of each house, the front door features a Colonial Revival surround with pilasters supporting a broken pediment containing a semicircular fanlight. Windows contain double-hung 6/6 windows and originally had wooden shutters. Attached to one end of each house is a single-story porch with Doric columns; several have been enclosed. The houses have seen varying degrees of minor alteration including additions and attached garages. The house at 3 Colonial Terrace has a detached concrete block garage.

The small development retains much of its original site design. Colonial Terrace remains a gravel road and a concrete sidewalk extends around the cul-de-sac with two wooden arbor arches at Orchard Street and matching arches in front of each house. The current arbors are modern replacements. The circular space at the center of the cul-de-sac is common space and contains a stone well with hip roof. Two original wooden benches with trellises are located on concrete pads near Orchard Street. Each of the five lots contains between 3,800 and 6,300 square feet.

HISTORICAL NARRATIVE

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

This early 20th century subdivision was laid out in 1915 on what had been three sixty-foot lots (lots 59, 60 and 61) in William Lowe's 1894 Belmont Park subdivision (Plan Book 87, Plan 7). The three lots were combined and subdivided into five smaller lots arranged around a circle at the end of a short street extending from Orchard Street (Plan Book 236, Plan 47). In 1916 the Board of Survey approved Colonial Terrace. Photographs of the development of five houses by architect Victor Wigglesworth appeared in the national publication, *The Builder's Journal*, in 1920 and was touted as "a good example of development upon a small inside plot".

At the time of the 1920 Census, three of the five houses were owner-occupied. Wigglesworth himself lived at 4 Colonial Terrace while Congregational Church minister, Rev. Edwin Pressey, owned and occupied #3. The owner and resident of 5 Colonial Terrace was Ralph Leroy Harlow, who worked in the dye industry. Winthrop Jameson, an auto salesman, rented #1, and #2 was rented to Robert Campbell, a paint manufacturer. In 1939 the houses were occupied by William Taggart, chemist (#1); Hunter McKay, engineer (#2); Roland Rand, solicitor (#3); Rudolph Toll, merchant (#4) and Marion Steurerwald, high school teacher (#5).

The designer of the subdivision, Victor Hugo Wigglesworth (1885-1958), was born in Hyde Park, Massachusetts in 1885. Nothing is known about his educational background other than the 1940 Census indicates that the highest level of schooling he received was the first year of high school. In 1910 he was living with his mother in Chelsea and the local directory lists him as an architect. He and his brother Charles appear to have briefly formed a partnership and are credited with the design of several Colonial Revival buildings in Chelsea including buildings on Bellingham Square and the Chelsea Day Nursery.

INVENTORY FORM A CONTINUATION SHEET

BELMONT

COLONIAL TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Victor Wigglesworth married Mary Winthrop Shackford on May 25, 1916 and the houses on Colonial Terrace were constructed that same year. He and his wife lived at #4 Colonial Terrace for several years. In addition to Colonial Terrace, Wigglesworth also designed other dwellings in Belmont including 24 Cedar Road (1913), a Prairie Style dwelling, 20 Highland Road (1915), a house for his own use at 214 Common Street (1922, no longer extant), another across the street (217 Common Street, no longer extant) and several houses nearby on Slade Street including 223-225 Slade Street, 234 Slade Street, 256 Slade Street, and another house for himself at 21 Knox Road (no longer extant). Many of the buildings he designed were of concrete, fireproof construction. Examples of his work were published in a number of early 20th century journals including *Carpentry and Building*, *The Builder's Journal* and *Concrete*. In 1929 Wigglesworth was awarded a patent for a tie for binding spaced walls together. The Common and Slade Street houses are credited to Bates & Wigglesworth, Architects and Engineers. Nothing is known about his partner, Bates.

It appears that Wigglesworth did not always primarily work as an architect. Draft records indicate that in 1917 he was chief draftsman for the John H. Hammond Jr. Cruft Laboratory in Cambridge and at the time of World War II he was an engineer for Fay Spofford and Thorndike in Boston. Wigglesworth was still living in Belmont in 1955 but died in Newburgh, New York in 1958.

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"A Suburban Small Group Building Project", *The Builder's Journal*, vol. 1, 1920.

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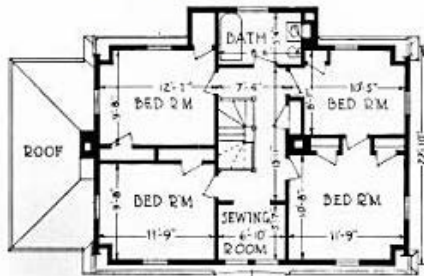
R

A Suburban Small Group Building Project

Economy in land and building cost gained that offsets present difficulties



This group of five houses is located in Belmont, Mass., and is a good example of development upon a small inside plot. A general view and plot plan are opposite Victor Wigglesworth, Architect



Source: *The Builder's Journal*, 1920

INVENTORY FORM A CONTINUATION SHEET

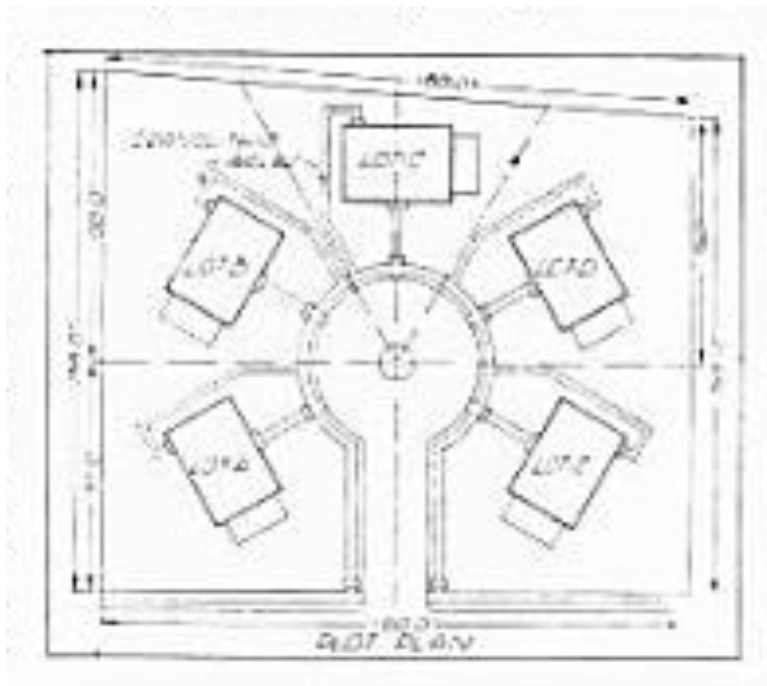
BELMONT

COLONIAL TERRACE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

R	
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Source: *The Builder's Journal*, 1920

INVENTORY FORM A CONTINUATION SHEET

BELMONT

COLONIAL TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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4 & 5 Colonial Terrace



5 Colonial Terrace

INVENTORY FORM A CONTINUATION SHEET

BELMONT

COLONIAL TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Bench in front of 1 Colonial Terrace



Wishing Well in front of 5 Colonial Terrace

INVENTORY FORM A CONTINUATION SHEET

BELMONT

COLONIAL TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

Colonial Terrace is eligible for the National Register under Criterion C, Architecture, as a locally significant district. Constructed in 1916 according to designs by local architect Victor Wigglesworth, it is a fairly unique example of early 20th century suburban residential design, consisting of five identical Dutch Colonial houses arranged around a small cul-de-sac, accented by wooden arbor arches, wooden benches and a wishing well. It reflects the early 20th century interest in small, economical homes and appeared in a national publication, *The Builder's Journal*, in 1920.

FORM B – BUILDING

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

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

31-38	Boston North	AR	BLM.118, BLM.313
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 69 Common Street (aka 15 Clark St.)

Historic Name: All Saints' Episcopal Church

Uses: Present: religious

Original: religious

Date of Construction: 1897

Source: church history

Style/Form: Shingle Style

Architect/Builder: Rev. H.G. Wood , arch.; John Dodge, bldr. (1897); McLaughlin & Burr, arch.; Samuel Alcock, bldr. (1941); Francis Durfee Johnson, arch.; Donald Tait, bldr.(1954); Samuel Crabtree, arch.; Hans Tobiason, bldr. (1959)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, stone, stucco

Roof: slate

Outbuildings/Secondary Structures:

Rectory (65 Common Street, 1922, BLM.313)

Major Alterations (*with dates*):

1941 – parish house (Brewster Hall)

1954 – addition to north doubles nave

1959 – Bramhall add. & Sunday School Rooms

Condition: good

Moved: no yes **Date:**

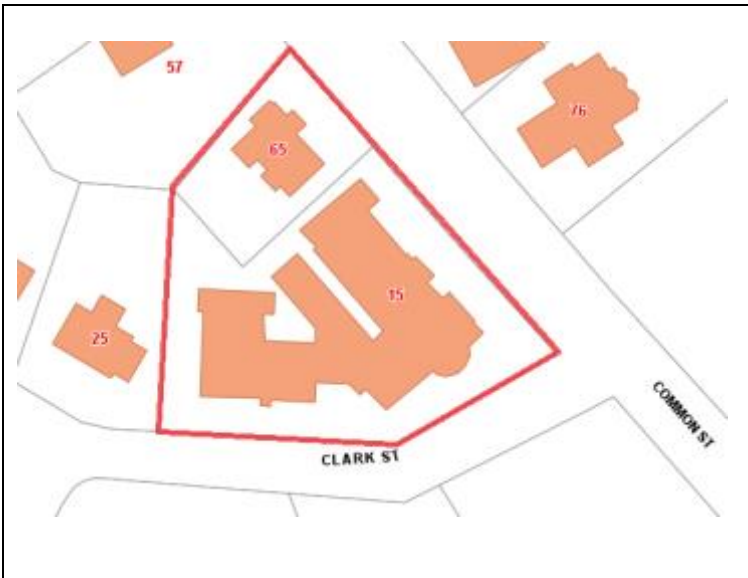
Acreeage: 29,380 SF

Setting: large corner lot on busy street, opposite the Underwood Estate

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.118

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Common Street and Clark Street, All Saints' Episcopal Church is a good example of late 19th century Shingle Style ecclesiastical architecture which was subsequently expanded in the mid-20th century to meet the needs of a growing congregation. The original church displays wood shingled walls above a high foundation of rough-faced granite ashlar blocks. The church is capped by a steeply pitched slate roof. The pointed arch windows are capped by hood molds and contain leaded glass. The original church extends from the polygonal apse at the south (Clark Street) end to the crenelated stone tower to the north. The main entrance was historically located at the base of the tower but this was later converted to a window.

The section to the north of the tower was added in 1954 and doubled the size of the building in a very sensitive way, repeating the design vocabulary of the original including wood shingled walls, a slate roof, stone foundation and pointed arch windows. At the north end of the addition there is a Gothic Revival gabled entrance vestibule with a pointed arch surround containing double doors topped by a leaded glass transom. The gable is filled with ornate wooden tracery and framed by crockets.

A parish house was constructed west of the church in 1941. It is single-story in height, sheathed in wood shingles with board and batten filling the gable facing Clark Street. The 1941 addition is also set on a stone foundation and is capped by an asphalt-shingled roof with a brick chimney. The gabled English Revival-inspired entrance vestibule has chamfered posts above a shingled base. Windows consist of 8/8 and 6/6 double-hung units. In 1959 a two-story, flat-roofed addition was constructed between the parish hall and the single-story section west of the sanctuary. The 1959 addition is sheathed in wood shingles above a concrete foundation and has tripartite modern windows.

To the north of the church, the rectory at 65 Common Street (BLM.313) is a 1 ½-story Cape Cod dwelling constructed in 1922 as a private dwelling. It is sheathed in wood shingles above a concrete foundation with a one-car garage underneath. There are three hip-roofed dormers on the front roof slope, double-hung windows and a pedimented entrance porch with Doric columns and sidelights flanking the door. Across the street at 14 Clark Street (see BLM.742) is another former rectory that was built for the church in 1920 according to designs by H. Thaxter Underwood. It was sold by the church in 2006.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

All Saints' Episcopal Church was the first church of this denomination to be established in Belmont. A group of local residents first gathered in the home of H.A. Scranton at 37 Burnham Street on Good Friday in 1886 for a service led by Rev. Edward Rand of the Church of the Good Shepherd in Watertown. For the first few years, services were held in the homes of local residents and as the number of participants grew, in the Town Hall and other larger halls. The members officially organized on April 13, 1891 and Rev. Rand became the rector. By November 17, 1893 the parish had purchased a lot of land on the corner of Common and Clark Streets from Sarah G. Clark.

The church was designed by Rev. Hermon Gaylord Wood (1831-1913) rector of the Episcopal Church at Beachmont, Winthrop. By this time Rev. Wood had designed a number of Episcopal churches according to the same basic design. These include St. John's Church in Winthrop (1889), St. John's Church in Athol (ATH.112, 1890), St. Andrew's Church in Ayer (AYE.202, 1892), Emmanuel Church in West Roxbury (BOS.10723, 1893), and St. Peter's Church in Jamaica Plain (1894). Rev. Wood also designed a series of smaller fieldstone church buildings in the Gothic style including St. Anne's in Billerica (1889), St. Mark's in Foxboro (FOX.101, 1893), St. George's in Maynard (1895), Trinity Church in Canton (CAN.86, 1897), and St. Paul's Church in

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.118

Hopkinton (HPK.595, 1898). He had no formal architectural training however this was a time of great expansion within the diocese.

The cornerstone for the church was laid on October 2, 1896 and the first service was held on April 27, 1897. In 1941 a large parish hall was added behind the church, on Clark Street. It was designed by G. Houston Burr of the firm of McLaughlin and Burr and constructed by local builder and parishioner Samuel Alcock. The cost of construction was \$27,000 and it was named Brewster hall in honor of Rev. William Brewster, rector from 1939 to 1942. The building included seating for 300, a smaller hall, Sunday School rooms, a kitchen and parish office and it was connected to the church by a covered passageway. Architects James McLaughlin and G. Houston Burr had formed their partnership in 1920 and remained active into the 1950s. Other Belmont buildings built according to their designs include Wellington High School (1917), Chenery Middle School (1924) and the house at 259 Somerset Street (1935).

In 1954 the church was doubled in size, increasing its capacity from 250 to 450 persons. The addition was designed by architect and Belmont resident Francis Durfee Johnson (1899-1958) who was also a parishioner. The Donald S. Tait Company served as contractor for the \$42,000 project. As part of the project the former entrance at the base of the stone tower was converted to a window and a new entrance porch was constructed at the north end of the addition. In the mid-1950s the church was given a 75-car parking lot across Clark Street from the church by the Davis-Underwood family.

In 1959 another addition to the west of the original church added Sunday School rooms and connected the church to the parish house. Parishioner Samuel Crabtree was the architect (Crabtree and Young) and Hans Tobiason was the contractor for the \$58,000 addition.

In 1961 the church purchased the house next door at 65 Common Street for use as a rectory. It had been built in 1922 as a single family dwelling for Francis and Lilly Kendall. H. Thaxter Underwood was the original architect. The rectory at 14 Clark Street (BLM.742) was sold by the church in 2006.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.118
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Aerial view looking north showing Parish Hall Addition at left, 1959 Classroom addition and church to right. Rectory is building in upper left corner.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.118
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1954 Addition (extension of nave)



1941 Parish Hall Addition

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.118
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Rectory at 65 Common Street (BLM.313)

FORM B – BUILDING

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

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

24-1	Boston North		BLM.228 BLM.749 BLM.750
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Town/City: Belmont

Place: (*neighborhood or village*):

Address: 160 Common Street

Historic Name: St. Joseph's Roman Catholic Church

Uses: Present: religious

Original: religious

Date of Construction: 1912

Source: building permit

Style/Form: Gothic Revival

Architect/Builder: T. Edward Sheehan, architect;
McGahey & O'Connor, builders

Exterior Material:

Foundation: stone

Wall/Trim: brick, stone, stucco

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Convent (1951 – Whelan and Westman) BLM.749
School (1950 – Whelan and Westman) BLM.750

Major Alterations (*with dates*):

1988 – demolition of part of school and construction of new parish house

Condition: good

Moved: no yes **Date:**

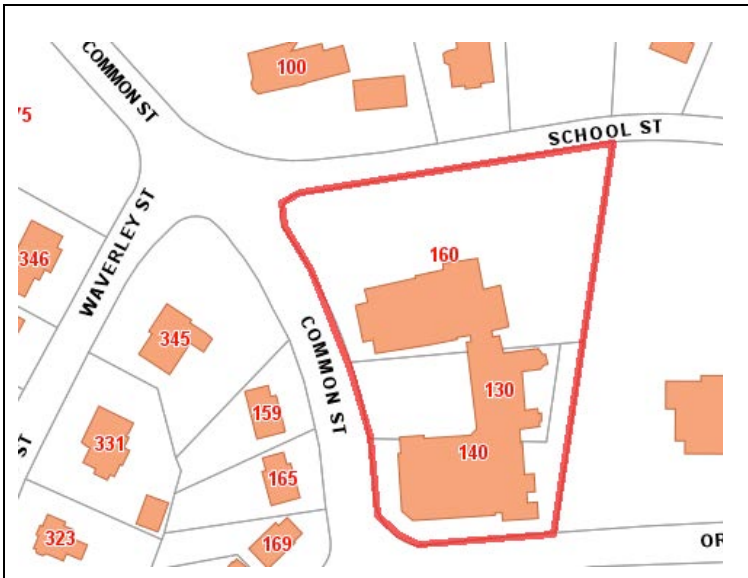
Acreage: 15,500 SF

Setting: corner lot on well-traveled route, adjacent to Wellington School

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

160 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.228
	BLM.749,
	BLM.750

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1912 St. Joseph's Church is a Gothic Revival structure constructed of a combination of Weymouth broken ashlar, and buff brick with lighter stone trim. The church is oriented with its partial gable to the street flanked by taller square battlements on either side. The church is fronted by a single-story entrance portico containing three segmental arched entrances with quined edges. A statue of St. Joseph is located above the center entrance while the other two portals are topped by gables with crosses. There are buttresses at the corners of the building and between the bays. The side elevations which are brick, consist of single story aisles with gabled transepts. Window openings on the building take the form of segmental rather than pointed arches and rectangular openings. The tracery incorporates simple trefoil tracery and leaded glass. Some of the windows on the side elevations are capped by label molds. Entrances on the lesser elevations are capped by simple door hoods set on braces with half-timbered gables. The rear elevation of the church is red brick.

Extending to the south from the church is a three-story, utilitarian Convent building (130 Common Street, BLM.749) constructed in 1951. The flat-roofed buff brick building has simple rectangular window openings. A single-story enclosed porch spans the west elevation and faces the courtyard between the Church, convent and school (now parish house).

To the south of the former convent is a single-story Parish Hall (140 Common Street, BLM.750) constructed in 1988 and which incorporates the first floor of the former 1950 school. A contemporary metal gridded vestibule marks the entrance from Common Street. The remainder of the building is buff brick with large rectangular gridded windows and concrete beltcourses. A second floor projections with a wall of windows on the north side brings in additional light.

A large paved parking lot is located to the north of the church. A grassy courtyard fills the space between the three buildings and is landscaped with concrete paths, benches and granite posts interspersed with bushes along the street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

St. Joseph's parish began in 1888 as a mission church of St. Malachy's (later St. Agnes) Parish in Arlington. Originally meetings were held in the Belmont Town Hall. Construction of a small wooden church was started in September 1887. This Stick Style church was built on the site of the present church. The cellar was dug by men of the Parish in the evenings after their regular day's work. The church was completed in June 1888 at a cost of \$9,000. The first Mass was celebrated at that time although the church was not formally dedicated until March 1889. In 1900 St. Joseph's Parish was formally established; the first pastor was Rev. Nicholas Murphy. Within a few years the wooden church became too small for the congregation. It was moved around the corner to School Street and used as a Parish Center for some time before being demolished in July 1935.

The present brick church was constructed in 1912. It was designed by architect T. Edward Sheehan (1866-1933) of Dorchester. Sheehan was active from about the late 1890s until about 1930. The MACRIS database includes 44 properties that are linked to him including churches, convents, three-deckers and two-family houses. These include structures for Roman Catholic churches in Boston, Everett, Lawrence, Lowell, Newton, Somerville and Westford. The church was constructed by McGahey & O'Connor.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

160 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	BLM.228
	BLM.749,
	BLM.750

In the years that followed the parish continued to grow and was divided three times – St. Luke’s in Waverley, Our Lady of Mercy in Payson Park, and St. Jerome’s on the Arlington line. The parish also owned other buildings in addition to the church including a rectory at 116 Common (demolished 1940), a house and barn at 136 Common (demolished in 1933), the old church on School Street (demolished 1935) and a house at 7 School Street (demolished 1947). In 1939 the residence across the street at 345 Waverley Street was acquired and renovated for use as a rectory according to designs by Edward T.P. Graham (see individual inventory form for 345 Waverley). (This building was subsequently sold by the Church in 2016.)

St. Joseph’s School was constructed at the corner of Common and Orchard Streets in 1950. The steel and concrete building with brick exterior was designed by architects Whelan and Westman; the cost of the building was \$350,000. Leo Whelan (b. 1899) and Frederick W. Westman (b.1903) were partners from 1945 to 1967. Whelan was educated at MIT, the Boston Architectural Center and the Harvard Graduate School of Design. He worked as chief architect for the FHA from 1936 to 1945. He served as chairman of the Belmont School Building Committee from 1960 to 1965 and lived at 33 Fletcher Road. Westman was born in Dorchester and received his B.S. and M.A. degrees from MIT in 1925. He worked for Coolidge, Shepley, Bulfinch and Abbott from 1928 to 1932 and in the office of Edward T.P. Graham from 1932 to 1936.

Whelan and Westman were also the architects for St. Joseph’s Convent, constructed between the church and school in 1951. The steel and brick structure included ten rooms on the first floor, 15 on the second and 15 on the third. In 1983 the building was renovated for use by the Protestant Guild for the Blind.

In 1988 extensive modifications were made to the existing school, reducing it from three stories to one for use as a parish hall. The architects for the new parish hall were Peirce Pierce & Kramer of Cambridge.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

160 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.228
	BLM.749,
	BLM.750



Sanctuary of St. Joseph's Church

Source: *Images of America: Belmont*, p. 69

INVENTORY FORM B CONTINUATION SHEET

BELMONT

160 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.228
	BLM.749,
	BLM.750



Left to right: Convent (BLM.749) and Former School now Parish Hall (BLM.750)



Church with Parish Hall to right

INVENTORY FORM B CONTINUATION SHEET

BELMONT

160 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.228
	BLM.749,
	BLM.750



North elevation of Church



Rear of Convent and Church

FORM B – BUILDING

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

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

17-30-A	Boston North		BLM.751
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 199 Common Street

Historic Name: First Church of Christ Scientist

Uses: Present: church

Original: church

Date of Construction: 1965

Source: *Belmont Citizen*, April 23, 1965

Style/Form: Colonial Revival

Architect/Builder: Albert M. Kreider, architect;
Donald S. Tait, Inc., contractors

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
none

Condition: good

Moved: no yes **Date:**

Acreage: 27,034 SF

Setting: residential neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

199 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.751

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southwest corner of Common Street and Winthrop Road, the First Church of Christ Scientist is a mid 20th century Colonial Revival structure constructed of brick with wood trim including a pediment front with a distyle in antis (two columns between two piers) motif at the center as well as end pilasters supporting a full entablature with wide frieze. The flushboard pediment is pierced by a lunette window. The recessed entrance contains double paneled doors capped by a semicircular fanlight. The windows include double-hung 12/12 windows and a bowed picture window toward the front of the building with brick-framed panels above each. To the rear, lighting the sanctuary, there are taller, arched multi-light sash with rectangular basement windows visible on the north wall. Rising near the front of the asphalt-shingled gable, the steeple is set on a square base. Above this the lantern level is also square in plan with an arched multi-light window on each face and a surrounding balustrade with pinnacles and urns at the corners of the roof. The octagonal spire is set on an octagonal base punctuated by louvered rectangular openings.

The area in front of the church and to the north is heavily landscaped with a stone retaining wall running along the sidewalk. A driveway extends along the south of the building leading to a paved parking area.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Belmont Christian Scientist Society was organized in 1956 and prior to the construction of this church held services and testimony meetings in the Masonic Apartments at Belmont Center. The lot at the corner of Common Street and Winthrop Road was purchased in 1958 from the heirs of George Giles who had lived at 209 Common Street. The Colonial Revival Church was designed by Albert M. Kreider of Newton and Donald S. Tait, Inc. served as general contractors. Ground was broken in 1964. The church was in the process of construction for nearly a year and was dedicated on April 25, 1965. It seats approximately 200; the overall cost was about \$200,000.

Albert M. Kreider (1890-1966) was a graduate of the Boston Architectural Center. He worked for many well-respected firms including Brainerd & Leeds, and Cram & Ferguson before establishing his own practice in Newtonville in 1935. Other designs by Kreider include the Christ Lutheran Church at 597 Belmont Street in Belmont (BLM.731, 1949), Franklin School in West Newton, the Day School in Newtonville, and the Post Office in Newton Upper Falls, banks, residences, etc. This was one of his last commissions as Kreider died in 1966.

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FORM B – BUILDING

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

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

18-61	Boston North	O	BLM.47
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 200 Common Street

Historic Name: Ticknor-Farnham House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1912

Source: building permit

Style/Form: English Revival

Architect/Builder: Allen W. Jackson, arch.

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (ca.1912)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

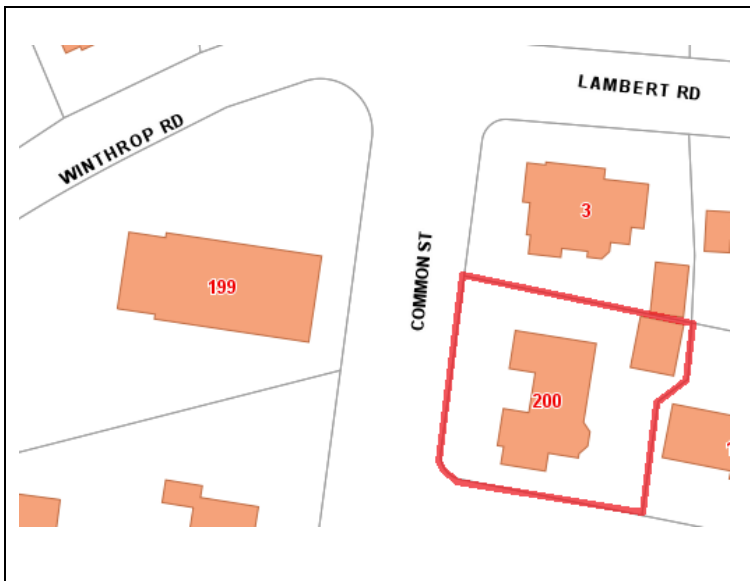
Acreage: 10,520 SF

Setting: set on busy through street with other imposing early 20th century residences

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.47

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northeast corner of Common and Cedar Streets, 200 Common Street is a good (and fairly early) example of the English Revival style, constructed in 1912. Inspired loosely by English cottages, the two-story stuccoed house is nearly symmetrical with a central bay (half-timbered on the second story) flanked by projecting gable-front wings forming a U-shaped plan. The gabled wings have second stories that overhang the first and decorative vergeboards that are flared at the ends with pendants and purlins with braces. This effect is repeated on a smaller scale on the vergeboard on the entry porch. There are two brick chimneys including a tall exterior brick chimney on the side of the north front gable. Multiple gables, dormers and pents rise from the steeply-pitched gable roof. Windows are a mix of double-hung 6/6 sash flanked by rustic wooden shutters with cutout designs, casement windows with small panes of glass and small windows with three vertical glass panes. There is a single-story porch on the south elevation, enclosed in 1965 and a two-story, three-sided bay on the rear elevation.

A hip-roofed stuccoed garage, early if not original to the house, is accessed from Cedar Road and is located behind the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Walnut Hill subdivision was laid out in 1910 as a neighborhood of single-family residences that were developed gradually, lot by lot as opposed to the speculative type development that dominated most of Belmont's suburban growth. The property was subdivided by Winthrop L. and Ruth Chenery. He was a prominent local resident who was a fruit farmer and also served in various important town positions. The subdivision was laid out in 1910 by Joseph H. Curtis and this was Lot 23 of the subdivision (Plan Book 192, Page 13). Curtis (1841-1928) studied at Brown University until 1861 and was a self-taught designer who called himself a "landscape gardener". Walnut Hill was developed between 1910 and the early 1930s. The Chenerys placed "suitable, but not burdensome, restrictions" on the lots in the subdivision (Walnut Hill Real Estate Brochure).

The house at 200 Common Street was one of the earlier dwellings built in the Walnut Hill area. In June 1911 Ruth B. Chenery sold the lot to Florence Ticknor, George Mifflin and Thomas B. Ticknor, trustees of the will of Edward Harris of Boston (Book 3614, Page 358). In January 1912 Thomas Ticknor was granted a building permit; the architect of the house was Allen Jackson. The house was apparently built soon thereafter as Ticknor is listed as living at 200 Common Street in the 1912 directory. His occupation is stated as publisher of the Riverside Press in Cambridge. In 1894, Ticknor married Mrs. Florence Harris.

In January 1917 the Ticknors and George Mifflin quitclaimed the property at 200 Common Street to Edwin Farnham (Book 4110, Page 590). Edwin Farnham was married Florence Chenery (daughter of David Chenery). At the time of the 1920 Census Edwin and Florence were living here with their four children, a cook and a servant. By 1927 Edwin Farnham was the president of the Waverley Trust Company. The house remained in the Farnham family until 1963 when it was sold by the executors of the two estates to Philip and Rosemary Quinn (Book 10432, Page 219). The Quinns owned the property until 1970. Later owners include Domenic Mazzola (1971-1975), Charles and Judith Laverty (1975-1981), Laurence and Nancy Lee Watson (1981-1994) and Christopher Donnelly and Caroly Bitetti (1994-2012).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.47

Architect Allen Winchester Jackson (1875-1949) was born in Newton and studied architecture at MIT, graduating in 1897. Typical of the period, he designed residences in a variety of eclectic styles but clearly favored the English Revival. His own home at 202 Brattle Street in Cambridge (1903) is English Revival in style. In January 1910 his article "The Case for the Half-timber House" was published in *House and Garden Magazine* and in 1912 he authored a book, *The Half-Timber House: Its Origin, Design, Modern Plan and Construction*. In 1914 *House and Garden Magazine* published his article "What Style Shall We choose for the New House?". In addition to designing residences in Cambridge, Newton, Watertown, Wellesley, and Long Island, building permit data indicates that he designed several houses in Belmont including the Craftsman Colonial at 16 Cedar Road (1912) and the Colonial Revival dwelling at 171 Marsh Street (1930).

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FORM B – BUILDING

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

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

17-118	Boston North	M	BLM.752
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 315 Common Street

Historic Name: Bernard Costello House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1967

Source: building permit

Style/Form: Contemporary

Architect/Builder: *Better Homes & Gardens* plan (based on Earl Flansburgh design); Kurt Fuchs, bldr.

Exterior Material:

Foundation: concrete

Wall/Trim: wood

Roof: tar & gravel

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 11,583 SF

Setting: mixed residential neighborhood along busy local street

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

315 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.752

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 315 Common Street is a distinctive Contemporary-style residence based on a design by prominent Boston architect Earl Flansburgh. The single-story, flat-roofed dwelling displays a symmetrical H-shaped plan with a central courtyard. The roof has overhanging eaves and a large brick chimney emerges from the southern part of the roof. The house is set close to the street with minimal vegetation screening. The Common Street elevation is sheathed in vertical tongue-and-groove siding and is without openings other than the plain, central front door. The wall adjacent to the door way is recessed slightly from the two adjacent walls and is sheathed in a board and batten siding. On the side elevations large windows alternate with nearly full-height "lancets" or projecting plywood boxes painted yellow that are ten inches deep and are built between two studs. These boxes contain ventilation fins that facilitate the movement of air through the house. Inside the house, floor-to-ceiling windows and sliding doors face the interior courtyard.

A low fieldstone retaining wall runs along the sidewalk and a driveway extends along the north side of the house. A wooden vertical board fence extends to the south of the house, screening the south elevation.

The house at 315 Common Street shares numerous similarities to the house that architect Earl Flansburgh built for his own family in Lincoln in 1963 including plan, windows, and exterior finishes. The biggest difference between the two is setting - the Flansburgh home occupies a much larger parcel of land and is set on a level terrace carved from a hillside rather than close to a well-traveled road as is the case with 315 Common Street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is built on land that was subdivided from the adjacent Christopher Grant House property at 325 Common Street, a 1760 Georgian farmhouse. In September 1967 Bernard S. Costello Jr. was granted a building permit. He lived here with his wife Mary. According to the Town Resident Listing in 1971 Bernard was then a 33-year old agent. The couple was still living here in 1973. Channing and Deborah Russell had acquired the house by 1993 and still own the house today.

According to Polly Flansburgh, widow of Earl Flansburgh, her husband was never involved in the actual design or construction of the house. The original owner purchased the plans from *Better Homes and Gardens*. The house design appeared in the November 1966 issue of the magazine; readers could purchase copies of the plan for \$15.00. The builder of the house was Kurt Fuchs.

The architect, Earl R. Flansburgh (1931-2009), graduated from Cornell in 1953 and received his master's degree from MIT in 1957. He spent some time in the United Kingdom on a Fulbright Scholarship. He worked several years with The Architects Collaborative (TAC) before forming his own architectural firm in Boston in 1963. The firm was especially well known for educational commissions. Flansburgh lived in Lincoln where he designed his own home in 1963, during the first year of his architectural practice. The design appeared on the cover of *Architectural Record* in September 1965 and in *Better Homes and Gardens* in November 1966. Flansburgh also designed two other homes in Lincoln at 4 Hawk Hill Road (1970) and 11 Laurel Drive (1964).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

315 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.752

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House designed by Earl Flansburgh and built by Kurt Fuchs

Source: *Better Homes and Gardens*, November 1966

INVENTORY FORM B CONTINUATION SHEET

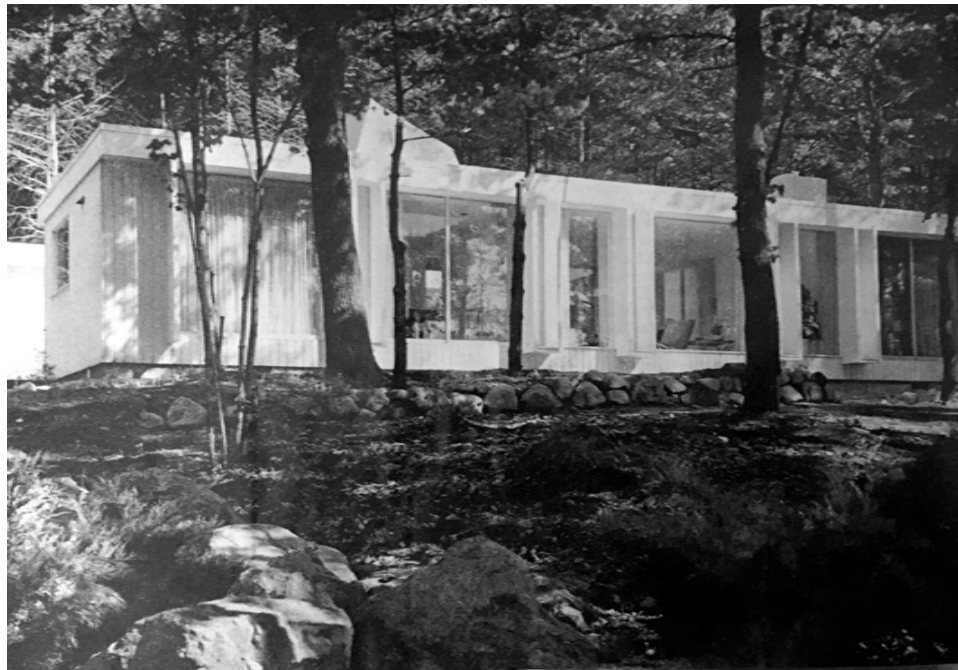
BELMONT

315 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.752
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House designed by Earl Flansburgh and built by Kurt Fuchs

Source: *Better Homes and Gardens*, November 1966

INVENTORY FORM B CONTINUATION SHEET

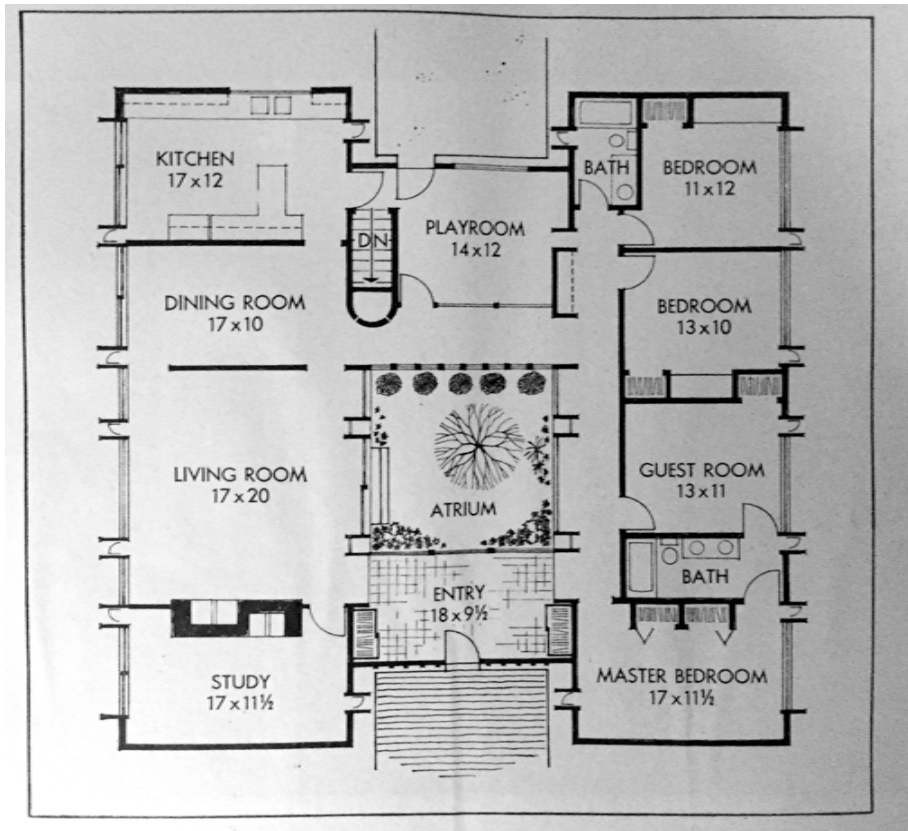
BELMONT

315 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

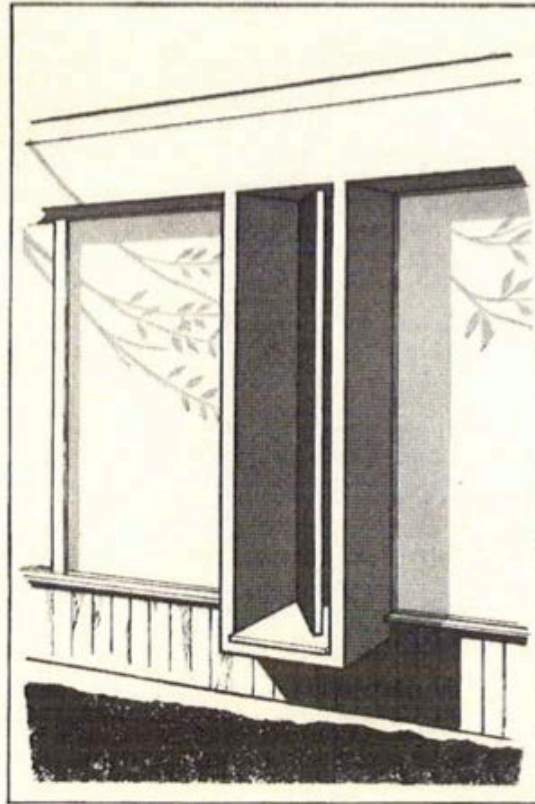
Area(s) Form No.

BLM.752



House designed by Earl Flansburgh and built by Kurt Fuchs
Plans available for purchase from *Better Homes and Gardens Magazine*

Source: *Better Homes and Gardens*, November 1966



Above: Each of the unusual ventilating "fins" is basically a wooden casement that can be opened to scoop in breezes. A 10-inch-deep plywood box was built between two studs, then hung with a door that swings out from the interior. In summer, screens attach to the outside.

BETTER HOMES AND GARDENS, NOVEMBER, 1966

Detail of ventilating fins on house

Source: *Better Homes and Gardens*, November 1966

FORM B – BUILDING

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

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

17-117	Boston North	M	BLM.40
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 325 Common Street

Historic Name: Col. Christopher Grant House
(Grant-Chenery House)

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1760 (wing may be earlier)

Source: deeds, visual inspection

Style/Form: Georgian

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1939)

Major Alterations (*with dates*):
late 19th c. – front porch
1935 – rear porch

Condition: good

Moved: no yes **Date:**

Acreage: 11,109 SF

Setting: busy thoroughfare, surrounded by early 20th century development

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

325 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

M

BLM.40

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Christopher Grant House at 325 Common Street is significant as one of Belmont's earliest surviving homes and for its relatively unaltered status. The "main" house displays a five bay façade with center entrance, large central brick chimney and gable saltbox profile with close eaves. The simple front porch with tapered posts was added in the late 19th century. The three-story, shed roofed wing to the north may predate the section to the south. It has three unevenly spaced bays and a sidehall entrance.

The window openings on both sections contain double-hung 6/6 sash and all but the second floor windows on the main block are capped by entablature lintels. The windows also display footed sills. The third story windows on the wing are slightly smaller.

The house is set close to the road with a small informally landscaped front yard. Behind the house there is a hip-roofed garage constructed in 1939.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed ca. 1760 although it may incorporate an earlier building which was shown on this location on the old 1720 map of Watertown. The property was purchased by Christopher Grant about 1760. He married Sarah Watson of Cambridge on August 4, 1763 so the house was likely completed by then. Christopher Grant became a Sargent in Captain Samuel Barnard's Watertown Company in 1775. By the end of the Revolutionary War he had reached the rank of Colonel. After the war he returned to farming and is known to have had apple orchards. Col. Grant served as a Watertown Selectman from 1781-1794. He died in 1818 and his widow died in 1821. At the time of his death Col. Grant owned 96 acres in Belmont, then Watertown. The 1875 map shows the property as being owned by "C. Grant".

In 1882 the property was purchased by David Chenery Jr. and his wife Flora Pierce Chenery. The Chenery family also owned two other houses to the north, on the west side of Common Street, and another on the east side of Common Street, north of Washington Street. David and his father, who lived next door at 271 Common Street (no longer extant), farmed the land and specialized in fruits, successfully experimenting with modern farming methods. It was known for its apple orchards, fruit and currants. One of Belmont's Civil War heroes and Belmont's first constable, David Chenery Jr. (1838-1921) lived here until his death in 1921 at the age of 83. His widow Flora was still living here in 1934 with her children, Franklin W. Chenery (1875-1956) and Nella Chenery (1870-1944).

In 1937-8 Franklin Chenery petitioned to subdivide the Chenery property on the west side of Common Street into house lots (this area includes what is now Pierce Road, Hastings Road and Brettwood Road). Franklin Chenery kept the house at 325 Common Street and lived here until his death in 1956. The other Chenery house at 271 Common Street was torn down in 1939. That same year a two-car garage was constructed behind 325 Common Street.

The house was purchased by Robert and Mary Peretti in the 1960s. It is still owned by family members today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

325 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

M

BLM.40

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Wing to north (seen at right) may predate the main house block.

FORM B – BUILDING

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

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

6-76	Boston North	D	BLM. 31
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 368-370 Common Street

Historic Name: Poole Two-Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1917

Source: building permit

Style/Form: Craftsman Colonial

Architect/Builder: J.W. Beal, architect

Exterior Material:

Foundation: not visible

Wall/Trim: stucco, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2004 – demolition of garage to south of house and subdivision of lot for new construction

Condition: good

Moved: no yes **Date:**

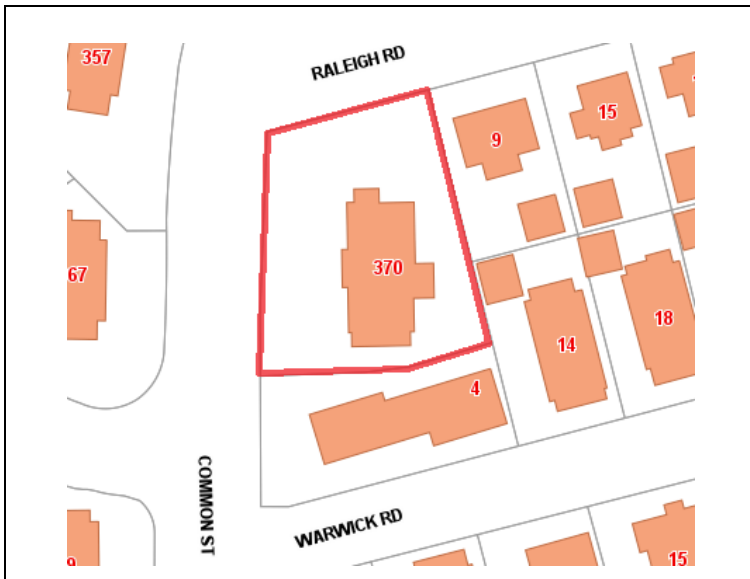
Acreage: less than ½ acre

Setting: setback from street by stone wall topped by overgrown hedges

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

368-370 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.31
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This elegant two-family house was originally sited on a generous ½ acre lot that occupied all of Common Street between Raleigh and Warwick Roads. In 2004-5 the garage to the rear was removed and the lot was subdivided, reducing the size of the lot and removing the southern portion of the lot. Despite this, the house remains a good example of the Craftsman Colonial mode. The two-story stuccoed two-family house is nearly symmetrical and displays a broad façade capped by a hip roof with flared eaves, exposed rafter tails, twin chimneys and a long front dormer. There are single-story sunporches on either end of the structure and the recessed double entry features columns “in antis”. Windows contain double-hung sash with 8/8 sash and paneled shutters.

The Common Street frontage features a low stone wall topped by overgrown hedges.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This two-family house was erected in 1917 for the heirs of William Poole, piano manufacturer, who died in 1915. At the time of Poole's death, the estate extended along Common Street from Washington Street to almost Payson Road and most of the acreage consisted of orchards of pear and apple trees. The remainder of the estate was sold in 1916 to Francis H. Benson who subdivided it, but the ½ acre lot on the east side of Common Street between Raleigh Road and Warwick Road was reserved by the Poole family. In June 1917, William's widow, Fanny Poole was given a building permit for the present two-family dwelling. Half of the house was to be occupied by Mrs. Poole with the other half for her son, Ava Poole. The architect of the building was J.W. Beal; the builder was August Johnson.

In 1922 directories list Fanny Poole as living at 384 Common Street; she died the following year. In the late 1920s and early 1930s Charles McHugh, a piano manufacturer, was living at #370 while #368 was rented to George Crittenden in 1925 and Wallace Taylor in 1932. Josiah Benton, a bank clerk, bought the property in 1936 and owned it until 1948. He lived at #368 with his wife Eleanor and rented out the other unit. The property was purchased by Louis Hueber in 1948 and members of the family continued to own it until 1979. Louis Hueber was a portrait artist. Later owners included John and Marjorie Kerrigan (1979-1991) and Lynda Diamond (1995-2004). In 2004 the property was sold and the garage to the south was demolished to make way for new construction in the form of two condominiums at 2-4 Warwick Road. At the same time 368-370 Common Street was also converted into two condominiums.

The architect of 368-370 Common Street, John Williams Beal (1855-1919) was trained at MIT and worked in the office of McKim, Mead, and White before setting out on his own. This was one of his later commissions. The firm continued after his death as J. Williams Beal and Sons.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

368-370 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.31
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FORM B – BUILDING

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

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

16-6	Boston North		BLM.753
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 389 Common Street

Historic Name: Cushing Gate House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1870

Source: visual inspection

Style/Form: Victorian Eclectic

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: aluminum siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1920)

Major Alterations (*with dates*):

ca. 1915 – front porch

ca. 1925 – addition to rear

1927 – sun porch

date unknown – siding, front dormers

Condition: fair (due to siding)

Moved: no yes **Date:** 1893

Acreage: 5,888 SF

Setting: level, irregularly-shaped lot with stonewall along sidewalk

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

389 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.753
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This modest 1 ½-story cottage with jerkinhead roof was originally located on the Cushing-Payson Estate and served as housing for a servant or hired help. It is clad in a wide aluminum siding. Historic photos show a simpler structure, clad in clapboards, with 6/6 windows with shutters on either side of a central entrance capped by a flat door hood on brackets. The present front porch with its matching jerkinhead roof and glazed walls was added between 1915 and 1922 (Sanborn maps). A single-story, flat-roofed sunporch addition with roof balustrade is located to the south and was added in 1927 according to building permits. It is not known when the dormers were added to the front roof slope; a brick chimney rises from the ridge.

To the northwest of the house is a one-car garage capped by a jerkinhead roof. According to building permits, it was built in 1920 by A. J. Peterson who lived on Beech Street. A mortared stone wall runs along the front sidewalk.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building was originally the gate house on the Cushing-Payson estate. Samuel Payson purchased J.P. Cushing's estate "Bellmont" after Cushing's death in 1862. He subsequently sold the property to the Payson Park Land Company in 1886.

According to historian Richard Betts, the gate house was moved from Belmont Street by Thomas L. Creeley to its present location in 1893 (Betts 2012: 179). Creeley lived in a house at 375 Common Street (no longer extant) and was a prominent market gardener. Based on building permits it appears that Harriet Cummings owned the house by 1920. In 1951 Mildred Langley deeded a half interest to Roscoe Cummings. The property was sold by Rita Cummings in 1988. Later owners included Joseph Rizzo and Nancy Waters. Mary Connelly bought the house in 1991 and sold it to Donna Goolkasian, the present owner, in 1995.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

389 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.753
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Undated photograph of house in original location

Source: *Belmont: The Architecture and Development of the Town of Homes*, p. 72

INVENTORY FORM B CONTINUATION SHEET

BELMONT

404 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.754

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The architectural significance of this property is largely the late 19th century barn that survives to the rear of the ca. 1925 house. The barn is a remnant of the 19th century neighborhood before the 20th century land use pattern was imposed. The 1 1/2 story barn was originally part of the property next door at 410 Common Street but when the land was subdivided in 1923, became part of 404 Common Street. The principal elevation faces Payson Road to the south. The first floor level is clad in wood clapboards with wood shingles above. Gable wall dormers break through the eaves on both the north and south sides. Windows include six light sash. According to building permits, a 2' x 16' addition was constructed to the front of the garage in 1932.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The barn was originally part of the property next door (the present 410 Common Street). It was constructed between 1889 and 1898 according to historic maps and the original owner was Henry Ellison, a farmer, who owned the house and land that extended south to Payson Road. After the death of Ellison's widow, the land was subdivided into separate lots, with the Ellison family retaining the ownership of the house parcel.

The Colonial Revival house to the west of the barn was built in 1926 for S. Robert and Hanna Train. It was owned by Vannevar and Phoebe Bush from 1927 until 1942, although the Buses moved to Washington, D.C. prior to 1940 and rented the house out. Dr. Vannevar Bush (1890-1974) was a professor at MIT and did seminal work on analog computing and was a cofounder of Raytheon. He is best known for his role in Washington, D.C. during World War II where, as President Roosevelt's advisor, he organized the Manhattan Project and oversaw the work of 6,000 civilian scientists designing new weapons. Later owners included Barbara Schmitt (1942-1957), James and Eileen Burns (1957-1964), Alexander and Janet O'Hanley 1964-1986, Janet O'Hanley (1986 and 1992). The present owners, Shih Huei Wang and Show Ling Wang, purchased the property in 1992 from Janet O'Hanley.

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FORM B – BUILDING

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

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

6-172	Boston North	B	BLM.755
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 410 Common Street

Historic Name: Henry Ellison House

Uses: Present: two family dwelling
Original: single family dwelling

Date of Construction: ca. 1890

Source: maps

Style/Form: Queen Anne

Architect/Builder: original unknown
1940 alt. – Arland Dirlam, architect

Exterior Material:

Foundation: stone

Wall/Trim: aluminum siding

Roof: slate

Outbuildings/Secondary Structures:
garage (1927)

Major Alterations (*with dates*):
1940 – remodeled into a two family dwelling

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 11,062 SF

Setting: late 19th century dwelling set in early 20th century neighborhood

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

410 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.755
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 410 Common Street is a Queen Anne style dwelling which is one of the earlier homes in the Payson Park neighborhood. True to the style, the 2 ½-story dwelling displays an asymmetrical profile with a profusion of projecting bays, gables, porches, and dormers and a circular tower at the southwest corner, capped by an ogee roof with copper finial. The house retains its slate roof but the walls were covered many years ago with aluminum siding. An historic photograph (attached) suggests that decorative trim including paneling details, a bracketed cornice and window shutters were covered or removed at that time. Fenestration consists primarily of double-hung 1/1 replacement sash. Notable surviving details include the front door and distinctive twisted front porch posts.

The house is setback from the street with a small area of level lawn in front of the house. The informally landscaped level lot has a low mortared stone retaining wall along the sidewalk and two granite posts with pyramidal caps, which mark the front sidewalk. A paved driveway extends to the north of the house, terminating at a hip-roofed two car garage constructed in 1927.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This Queen Anne style dwelling was built after the 1889 Walker map but before 1898 when it is shown on the Stadley map of Belmont. The home was featured on the front of the Payson Park Land Company's 1898 brochure, predates many homes in the neighborhood, and is also notable for being owned by the same family for over 100 years. The first known owners were Henry and Harriet Ellison. Henry Malcolm Ellison, a farmer, was born in Vermont in 1834 and married Harriet Harlow in Charlestown, New Hampshire in 1859. Henry Ellison died in 1898 and was buried in Mount Auburn Cemetery. His widow continued to live here until her death in 1922. In 1910 she was living here with her son William, also a farmer, his wife Phoebe and a servant. After Phoebe's death, William remarried. His second wife Alice was a schoolteacher. In 1930 the house was occupied by William, Alice, and their son Malcolm. William Ellison died in 1931 and in 1940 Mrs. Ellison remodeled the single family residence into a two-family dwelling. The architect for the project was Arland Dirlam; the builder was Harold Johnson. Alice Ellison continued to live here into the 1950s with her son Malcolm and his wife Jean. Malcolm Ellison (1915-2010) was a graduate of Babson College and worked in Boston for Cole-Hersee, manufacturer of electrical switches and connectors, for many years. Malcolm Ellison died in 2010 and is also buried at Mount Auburn. The house was sold by his estate in 2013 (Book 61723, Page 29).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

410 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.755
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- Massachusetts Historical Commission, MACRIS database.
- Middlesex County Registry of Deeds, Cambridge, MA
- Payson Park Land Company brochure, no date.
- Sanborn Insurance Maps, 1922, 1931, 1949.
- Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.
- Town of Belmont, Building Department files.
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Payson Park Land Company brochure

FORM B – BUILDING

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

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

16-1-Z

Boston
North

C, H

BLM.27

Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 421 Common Street

Historic Name: Belmont Methodist Church

Uses: Present: church

Original: church

Date of Construction: 1922-1939 (see text)

Source: building permits, church history

Style/Form: Gothic Revival

Architect/Builder: Woodbury & Stuart (1921);
Arland A. Dirlam (1938)

Exterior Material:

Foundation: concrete

Wall/Trim: fieldstone, wood

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1922- first floor social hall built

1926- first floor of church built

1938- upper stories built, structure finally completed

Condition: good

Moved: no yes **Date:**

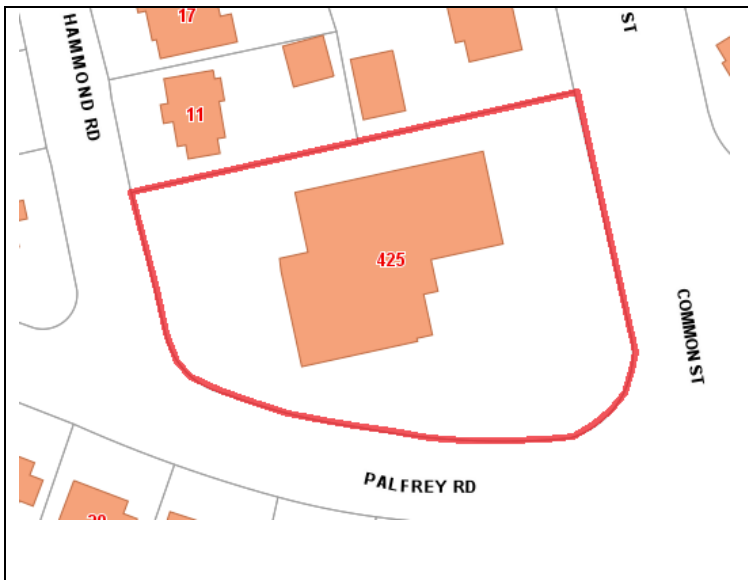
Acreage: 11,388 SF

Setting: residential neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

421 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C,H

BLM.27

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Common and Palfrey Streets, the Belmont Methodist Church is an impressive early 20th century Gothic Revival style church constructed of ashlar stone with stone trim including beltcourses and bold label molds capping the pointed arch and rectangular openings. Other typical details of the style include buttresses with stone weatherings and crenellation. The church's gabled east façade is dominated by a large pointed arch opening filled with stained glass and intersecting, curvilinear tracery and flanked by stone buttresses. The principal entrance consists of a pair of oak doors with iron strapwork at the base of the square tower which is located midway on the church's south elevation, facing the street and fronting the three-story education building that is attached and offset to the southwest. Like the church this building is also constructed of stone except for the rear elevation which is brick.

The church is set above the level of the road with a mortared fieldstone wall along the sidewalk and stone steps with bronze railings. The church also owns Imler House, next door at 417 Common Street. The 2 ½-story, side-gabled Colonial Revival brick-veneered dwelling was constructed ca. 1925 and displays a five bay façade with arched first floor openings and a two-story pedimented central portico.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Belmont Methodist Episcopal Church was officially organized on May 1, 1921 under the leadership of Rev. D. Joseph Imler. In June 1921 the Church purchased a parcel of land that had been part of the Palfrey Estate for the construction of a church. The land comprised 32,397 square feet with a frontage of 118' on Common Street and Hammond Street and 173' frontage on Palfrey Road. The land included the Palfrey mansion. General John C. Palfrey (1833-1906), a military engineer in the Civil War and a textile manufacturer, had constructed the 18-room mansion as a summer home in 1880. He resided in Cambridge for most of the year but died in Belmont in 1906.

Boston architects Woodbury & Stuart (Daniel Howard Woodbury & George P. Stuart) were hired and plans were drawn for the church which was to be built in several stages. Ground was broken on October 1, 1922 for a 50' x 105' in-ground structure that was basically an auditorium with a seating capacity of 450. This original structure is today the church's social hall. The structure was dedicated on March 4, 1923 with Bishop E.H. Hughes of Washington, D.C. officiating.

The next portion of the building to be built housed the religious school and a fundraising campaign raised \$58,000 for that purpose. Work on the excavation and foundation began in 1926 while the plans were completed. As it turned out the building could not be completed with the money raised so only the first floor was constructed. For more than ten years, the church held its services in the one-story, largely underground, flat-topped building that was intended to be the lower floor and foundation of the proposed church.

It was not until 1938 that funds were raised to complete the church above the 1921 and 1926 sections. The cornerstone was laid on June 19, 1938. The completed church was dedicated on February 5, 1939. Arland A. Dirlam (1905-1979) is listed as the architect for the 1938 construction; it is not clear if he developed new plans or if the original 1921 design was utilized. Dirlam studied civil engineering at Tufts and obtained a master's degree from Harvard University's Graduate School of Design in 1929. He was best known as an ecclesiastical architect and designed dozens of churches throughout New England.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

421 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C,H	BLM.27
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In 1964 the church purchased the adjacent house at 417 Common Street for related church activity purposes. It was named "Imler House" after the church's founding and 38-year minister, Rev. D. Joseph Imler, who left the church in 1959 for a new post. Imler died in 1962. The house was originally constructed ca. 1925 for Daniel F. Duris, who worked in the real estate field in Boston.

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FORM B – BUILDING

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

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

12-134	Boston North	C	BLM.756
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Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 441-449 Common Street

Historic Name: Wolek & Yarros (McLaughlin) Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1924

Source: building permit

Style/Form: Classical Revival

Architect/Builder: Maltzman & Moffie, arch.;
Wolek & Yarros. contractors

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stone

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1934 – #447 and 449 combined
various dates – alterations to storefronts,
add. to rear

Condition: good

Moved: no yes **Date:**

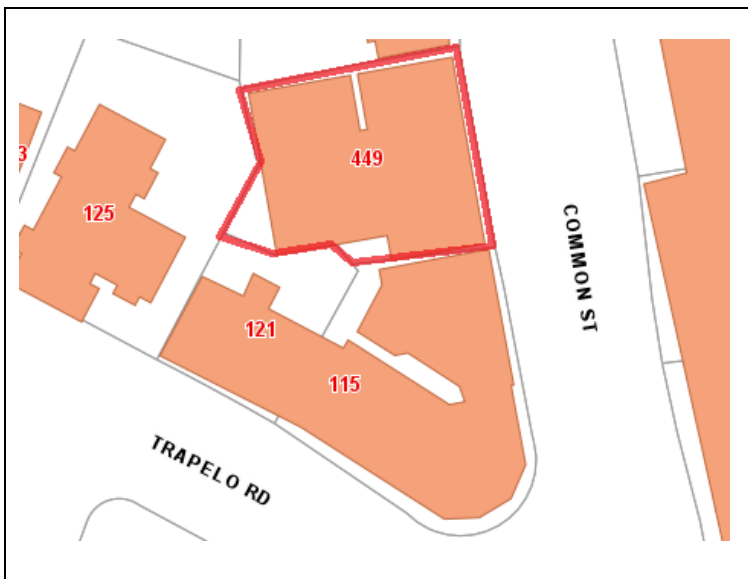
Acreage: 9,450 SF

Setting: Located in commercial area with a mixture of 1-3 story commercial blocks dating to the early 20th century.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

441-449 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.756
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The block of stores at 441-449 Common Street is one of the more interesting examples of the single-story "taxpayer" commercial blocks built in Belmont during the early decades of the 20th century. Constructed of brick and cast stone, paneled pilasters separate the storefronts and a wide frieze runs above, capped by an entablature. The building is crowned by a stepped central parapet decorated by Classical motifs including shields with scrollwork, torches, ribbons and incised blocks with guttae below. In addition to the center parapet obelisks cap five of the pilasters. The storefronts for 447 and 449 were combined in 1934 and remain combined today. All of the storefronts have been altered multiple times over the years but retain recessed entries and still give an idea of the original designs with large plate glass windows and brick bulkheads below.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This land was part of a larger parcel owned by the Palfrey Estate and subdivided in 1920. Barnet Wolek of Revere and Harry Yarros of Boston purchased this land from Ursula Ryan in December 1923. Wolek & Yarros, with offices at 73 Cornhill Street in Boston, were developers who erected a number of single story "taxpayer" commercial blocks in the Boston suburbs during this period. (See also Wolek Block, 161-169 Mt. Auburn Street, Watertown, WAT.372, 1925).

According to the November 1923 building permit, the building was designed by Maltzman & Moffie who had offices at 51 Cornhill Street. Saul E. Moffie (1898-1993) was a prolific designer of commercial blocks, apartment buildings and single family dwellings in the Boston area. He graduated from Tufts University School of Engineering in 1921. Most of his identified work is in Brookline and Newton but he also designed structures in Cambridge, Boston, Beverly, Chelsea, and Watertown (including the Wolek Block cited above).

The block originally incorporated six stores of equal size and was valued at \$23,000. Soon after construction, in June 1925, the block was sold to Fred L. and Frances McLaughlin of Cambridge. Fred McLaughlin worked in the insurance industry. The building remained in the McLaughlin family until 1956 when it was sold by Philip McLaughlin of New York to Almando and Carmella Manganello (Book 8699, Page 485). The Manganellos continued to own the property until 1975. It has had numerous owners since that time.

In 1925 the occupants of the block included a Chinese Laundry (443); the tailor shop of Louis Schneiderman (445); the Belmont Provision Co. (447); and Cloverdale Grocers (449). In 1934 #447 and 449 were combined to form a First National Store with Samuel Schein serving as architect for an addition and alterations. The First National grocery store was still here into the 1950s. The other shops contained a number of small businesses which changed with some frequency.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

441-449 COMMON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.756
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Boston Globe, Feb. 16, 1993 [obituary of Saul Moffie]

Massachusetts Historical Commission, MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files.

FORM B – BUILDING

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

21-103-A

Boston
North

CD

BLM.174

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

Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 2 Concord Avenue

Historic Name: Beth El Temple Center

Uses: Present: religious

Original: religious

Date of Construction: 1954

Source: temple history, building permit

Style/Form: Contemporary

Architect/Builder: Israel Nigrosh, David J. Abrahams & Assoc., Arch.; Lilly Construction Company, bldrs.

Exterior Material:

Foundation: concrete

Wall/Trim: brick, fieldstone, granite

Roof: tar and gravel

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

ca. 1990 – stained glass windows by Lyn Hovey
2009 – sanctuary renovation
2011 – new windows

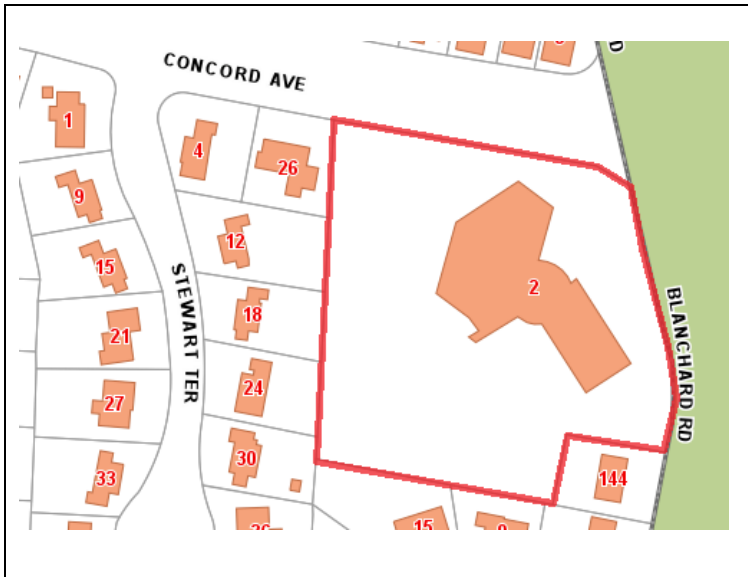
Condition: good

Moved: no yes **Date:**

Acreage: 134,045 SF

Setting: large landscaped corner lot off major commercial thoroughfare at Cambridge border

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

2 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CD

BLM.72

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southwest corner of Concord Avenue and Blanchard Road, on the Belmont-Cambridge line, the Beth El Temple Center is a Contemporary brick and stone structure constructed in 1954. The attached complex of flat-roofed buildings includes the sanctuary at the north end, set closest to Concord Avenue. Consisting of an elongated hexagon in plan, the sanctuary is constructed entirely of brick with a stone/concrete rectangular sculptural panel on the north end (a ca. 2010 addition) identifying the structure. The walls of the sanctuary display long rectangular stained glass panels installed ca. 1990. To the east the main entrance is faced with ashlar stone and features a curved portico supported by oversized stone-faced posts. The entrances consist of aluminum framed doors topped by transoms consisting of rectangular panes of colored glass arranged in vertical rows. Extending to the southeast of the entrance is a single-story brick office structure that connects to a two-story brick school building with overhanging eaves and bands of fixed single-pane windows with hoppers below. A colored glass transom also caps the set of metal double doors at the south end of the main school elevation.

A curving driveway extends in front of the entrance. There is a landscaped lawn area in front of the building and paved parking lots to the west and south.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This property is of interest historically as the site of a late 18th century inn and in the 20th century for its associations with Belmont's Jewish population.

This parcel of land was originally the homestead of Richard Richardson who was a major investor in the Concord Turnpike and built an inn here in the late 18th century. The property was sold to Archibald Johnson between 1875 and 1898. When Concord Avenue was widened in 1934 the house was moved back on the lot. It was later demolished in 1954 when Temple Beth El purchased the property.

The Jewish Community Center of Belmont and Watertown was formed in the fall of 1931 by a handful of local residents. The first meeting was held in a room over the fire station in East Watertown. Early in 1932 thirty-eight children gathered for Sunday School in Payson Hall, located over the Winters Hardware Block in Cushing Square. The group which still had no building of its own had ninety members by 1938. The Sunday School also used the American Legion building in Watertown and part of Grant School in Watertown.

In October 1945 a private residence at the corner of Lexington and Belmont Streets (220 Lexington Street) was purchased. An auditorium was added to the building in 1947 which allowed for the congregation to hold High Holiday services in their own building. In 1951 Rabbi Earl Grollman became the leader of the congregation, a position that he held for thirty-seven years until his retirement.

In 1953 following a major fundraising effort this parcel of land was acquired and ground was broken for the temple center in June 1954. The temple was constructed at an approximate cost of \$400,000 and served 300 families. It was dedicated in 1955 and on May 9, 1955 an open house was held for the community, attended by more than 4,000 persons.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

2 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CD

BLM.72

The temple was designed by local architect Israel Nigrosh of the Boston firm of David J. Abrahams & Associates. Israel Nigrosh (1911-1982) was born in Boston and graduated from MIT in 1934. He designed homes, commercial and public buildings as well as houses of worship – others include Temple Beth El in Newton and Temple Emmanuel in Worcester. Nigrosh lived at 90 Brighton Street in Belmont with his wife Frances. He designed the house in the early 1940s and lived there the remainder of his life. Israel Nigrosh served many years on the Belmont Planning Board and the Park Commission and was also a trustee of Temple Beth El.

In the 1990s twelve stained glass windows, created by artist Lyn Hovey, were installed. The panels depict the history of the Jewish people. In November 1995 the final window, a memorial to the Holocaust, was dedicated. A new accessible entrance was added to the building in 1999. Soon thereafter various spaces within the building including classrooms, the library, the main entrance and the Rabbi's study were renovated. In 2009 the sanctuary was renovated according to plans by architect Robert Luchetti of Somerville. The sanctuary was rededicated on September 13, 2009. In 2011 new windows were installed in the non-sanctuary portions of the building.

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Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, 1970.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

2 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CD	BLM.72
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Main entrance



Stained glass windows

INVENTORY FORM B CONTINUATION SHEET

BELMONT

2 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CD	BLM.72
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Classroom wing

FORM B – BUILDING

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

20-2	Boston North		BLM.757
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MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (neighborhood or village):

Photograph



Address: 106 Concord Avenue

Historic Name: Dr. Norman Nesbitt Dental Office

Uses: Present: office

Original: office

Date of Construction: 1930

Source: building permit

Style/Form: Georgian Revival

Architect/Builder: H. Thaxter Underwood, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stone

Roof: tar & gravel, rubber

Outbuildings/Secondary Structures:
none

Major Alterations (with dates):
1992 – front addition

Condition: good

Moved: no yes **Date:**

Acreage: 6,008 SF

Setting: mixed uses along busy thoroughfare

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month/year): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

106 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.757

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Behind the box-like 1992 addition that fronts the sidewalk, 106 Concord Avenue is an unusual example of a brick Georgian Revival office designed by local architect H. Thaxter Underwood in 1930. The original single-story, flat-roofed structure incorporates a number of Colonial features including a molded watertable and a semi-elliptical arched and recessed entrance at the center of the five bay west façade. The rectangular window openings contain wooden, double-hung 12/12 sash with brick lintels and stone sills and are topped by horizontal stone/concrete panels. A molded stone cornice wraps around the entire building and above this is a brick parapet. Iron anchors mounted to the parapet above the main entrance suggest that there was originally some type of canopy sheltering the doorway. On the street façade the parapet incorporates a stone band that at one time may have been contained an inscription. The remainder of the north façade is no longer visible due to the later addition and its original appearance is not known.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building was constructed in 1930 as an office for Dr. Norman Beverly Nesbett (1877-?), a dentist. Dr. Nesbett, who lived at 35 Stone Road in Belmont, was educated at Harvard and was well published in various dental journals. Today, at Harvard Dental School, the Dr. Norman B. Nesbett Medal is given to the graduate student who has shown excellence in the field of clinical dentistry.

Dr. Nesbett purchased the land in 1930 from John F. Dolan. It was Lot 76 on the 1925 Plan of the Bright and Richardson Lands and until that time was farmland. The original Colonial Revival building measured 42' x 51' and was designed by local architect H. Thaxter Underwood. The cost of the building was \$25,000 which, given the fact that the building was constructed shortly after the Great Depression, was a sizable amount. Samuel Alcord was the builder.

In 1949 Dr. Nesbett sold the property to Richard D. Brew of Natick who operated an optical laboratory here although directories indicate that Dr. Nesbett was still practicing dentistry here also. In 1954 Kenneth A. Dawson (1903-1989) purchased the building. The Kenneth A. Dawson Company specialized in microscopes and audiovisual equipment.

The present owners purchased the property in 1992 and the front addition was constructed at that time. The building currently houses an insurance agency.

BIBLIOGRAPHY and/or REFERENCES

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Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition)*. Belmont: Belmont Historical Society, 2012.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont building permits.

U.S. Census, various dates.

FORM B – BUILDING

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

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

24-58-A	Boston North		BLM.758 BLM.939
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Town/City: Belmont

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

Address: 380 Concord Avenue

Historic Name: First Armenian Church

Uses: Present: church

Original: church

Date of Construction: 1958

Source: Church History

Style/Form: Georgian Revival

Architect/Builder: Arland Dirlam

Exterior Material:

Foundation: not visible

Wall/Trim: brick, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Armenian Genocide Monument (BLM.939)

Major Alterations (*with dates*):

1963- addition of social hall to east

Condition: good

Moved: no yes **Date:**

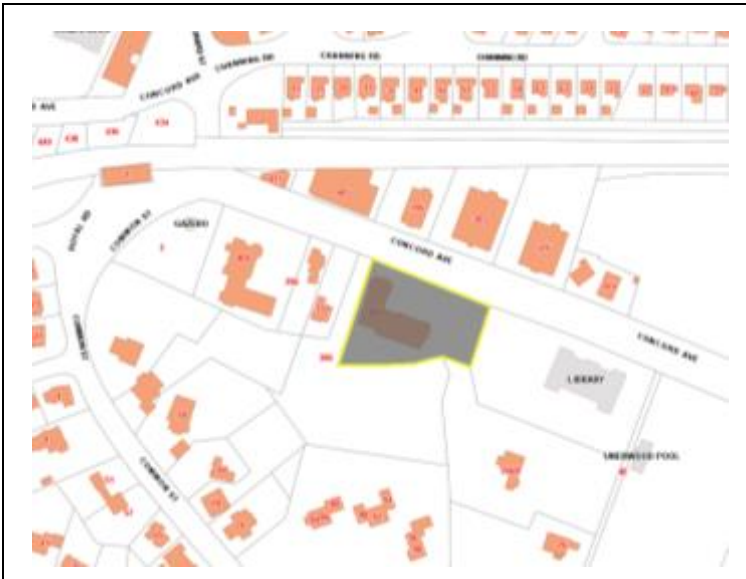
Acreage: 55,597 SF

Setting: mixed use, institutional neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

380 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.758
	BLM.939

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Facing the south side of Concord Avenue just west of the Belmont Public Library, the First Armenian Church is a brick Georgian Revival structure dating to 1958. The church is rectangular in plan with an extended pedimented pavilion projecting from the front gable of the church toward the street. The pavilion displays corner pilasters supporting a full entablature with frieze with an additional pair of pilasters framing a central rectangular stained glass window with a border of small rectangular panes of glass and a row of raised panels below the window. The pediment has a blue background with raised foliate ornament and a central medallion with chalice and a cross above. On either side of the central pavilion are lower hip-roofed entrance vestibules with six-panel doors and round windows. The main body of the church has elongated, multi-light windows with flat arch brick lintels and stone sills. Rising from the front of the church roof is an octagonal cupola with arched louvered openings set on a square, brick base and capped by a gilded dome with cross. Four small urns marking the corners of the base have been removed.

A single-story, flat-roofed connector links the church to the social hall which is set at right angles to the east, forming a L-shaped plan. The connector is accessed through double doors flanked by sidelights and sheltered by a porch supported by two pairs of Doric columns. The hall is a single story with basement below and presents a five-bay side elevation to the street with rectangular 9/6 windows with stone sills. A simple stone belt course separates the two levels.

In front of the church there is a Monument to the victims of the 1915 Armenian Genocide. The rectangular slab of tufa stone (a type of limestone) was imported from Armenia. Varoujan Artzrounian carved the Khachkar, a traditional Armenian cross surmounting a rosette or solar disk. The monument includes extensive and intricate interlace designs.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The history of this church begins outside the bounds of the town of Belmont in 1891-2 when a small group of Armenian immigrants began holding worship services in Boston. At the time there were about 500 Armenians in Boston who had sought freedom from Turkish persecution. Services were initially held at Pilgrim Hall on Park Street until 1929 when the Armenian congregation purchased its own church building at Porter Square in Cambridge. Services continued to be held here until 1954 when Hurricane Carol toppled the church steeple and partially destroyed the church. A little more than a week later, on September 8, 1954, Hurricane Edna completed the destruction of the church interior. For the next four years services were held in the neighboring Masonic Temple and Cilician Armenian Memorial Church until a new church was completed in Belmont.

The Trustees of the First Armenian Evangelical Church of Boston purchased land on Concord Avenue in Belmont from the Henry O. Underwood Estate in October 1955. The deed specified that the style and design of the church was to be approved by the grantors prior to construction. In 1957 it was decided to build a Colonial style church and Arland A. Dirlam (1905-1979) was chosen as architect. The Martin W. Manzelli Company was awarded the construction contract. On January 5, 1958 ground breaking ceremonies were held and eight months later, on September 14, 1958, the first worship services were held in the new church. The church was formally dedicated on December 7, 1958.

In 1962 the church began fundraising to construct the Fellowship and Education Hall which had been part of the original plan but not constructed. Ground was broken on August 1, 1962. Among the major donors was Dr. Stephen Mugar, president of the Star Market Company and a friend and benefactor of the church. The hall was completed in 1964.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

380 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.758
	BLM.939

Architect Arland Augustus Dirlam was born in Somerville in 1905. He received a civil engineering degree from Tufts in 1926 and a Masters degree from Harvard University's Graduate School of Design in 1929. He opened an architectural office in Malden in 1932 and specialized in the design of ecclesiastical buildings and designed dozens of churches throughout New England as well as lesser numbers of public buildings and residences. In Belmont, he designed the First Baptist Church in Waverley in 1935. Dirlam was the architect for a number of buildings at Tufts University and earned an honorary doctorate from the institution in 1953. He retired from practice in 1967.

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http://www.armenian-genocide.org/Memorial.123/current_category.75/memorials_detail.html

INVENTORY FORM B CONTINUATION SHEET

BELMONT

380 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.758
	BLM.939



Monument to Victims of Armenian Genocide (BLM.939)

FORM B – BUILDING

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

24-59-A

Boston
North

AC

BLM.223

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

Town/City: Belmont

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

Address: 404 Concord Avenue

Historic Name: First Unitarian Church

Uses: Present: religious

Original: religious

Date of Construction: 1890

Source: church history

Style/Form: Richardsonian Romanesque

Architect/Builder: Hartwell & Richardson

Exterior Material:

Foundation: stone

Wall/Trim: fieldstone, stucco, brick

Roof: slate, asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

2004 – new parish hall and classrooms replaces previous
1924 addition

Condition: good

Moved: no yes **Date:**

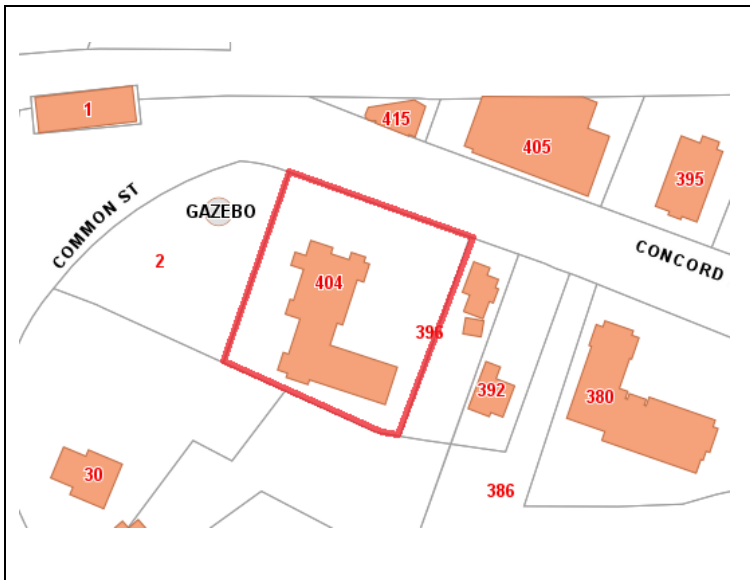
Acreage: 47,801 SF

Setting: corner of Common Street, busy intersection,
adjacent to common

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

404 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AC

BLM.223

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1890 according to designs by prominent architects Hartwell and Richardson, the First Church Belmont is an excellent example of the Romanesque Revival style. The rough fieldstone base incorporates several arched openings which are hallmarks of the style. The upper level of the asymmetrical structure is covered in cement and includes sections of varying heights capped by gable, hip and conical red slate roofs. The focal point of the design is the tall square corner tower which rises from the northwest corner and houses the town clock. The tower is capped by a pyramid roof with projecting eaves supported by pairs of brackets and the walls are punctuated by long arched vent openings. On the rest of the church the cement walls are punctuated by small, deeply recessed windows often arranged in groups. Installed in the east wall of the church is a large semicircular leaded glass "Pilgrim" window designed by Will H. Low of Tiffany studios.

Extending at right angles to the rear of the church is a two-story parish hall and classroom addition constructed in 2004 on the site of the previous 1924 parish hall. The contemporary structure is simple and does not compete with or detract from the historic church. Facing the parking lot, the north façade displays a recessed concrete portico on the first floor with a second floor that is wood shingled with casement windows aligned with the bays below. The steeply-pitched roof is punctuated by four large glazed gable dormers.

To the west of the church is a large grassy common and the historic Wellington Hill Station.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The First Church Belmont was formed in 1856 and is significant as the first religious congregation in Belmont and also for its role in Belmont's incorporation as a town. In 1856 Samuel O. Mead, David Mack, and Samuel P. Hammat organized the parish committee of the Belmont Congregational Society which met for a year above Adams General Store with services led by visiting ministers. The first church building, a wood-framed meeting house with spire, was completed in 1857 and was located near the site of the present Post Office (405 Concord Avenue). The building was dedicated on October 28, 1857, predating the founding of the town in 1859. The first town meeting was held in the vestry as were others until the Town Hall-High School was built in 1867.

The first meeting house proved structurally unsound and was in frequent need of repairs. Its location next to the increasingly busy Railroad was also less than ideal. In 1888 it was decided to build a new church across the road. Land was purchased from J. Varnum Fletcher and the architectural firm of Hartwell and Richardson was hired. The prominent Boston firm was already known to the town - Henry W. Hartwell had previously designed the Belmont Town Hall (BLM.178) in 1881 and the firm had also designed the nearby Henry Underwood House, 100 Common Street (BLM.64) in 1885. In 1889 the Selectmen voted to place a clock in the new church and an E. Howard Watch and Company clock was installed in 1890. Ironically, the old church was destroyed by fire in 1890 and services were held in the Town Hall until the new church was completed later that year. The new church was dedicated on April 9, 1890. The church incorporates a memorial window by Will H. Low of the Tiffany Studio, dedicated to Elisha Atkins (d. 1888). It was commissioned by Edwin F. Atkins, the chairman of the Parish committee, in memory of his father. The window was dedicated on April 12, 1890.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

404 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AC

BLM.223

In 1924 a parish house was added to accommodate the Sunday School. It was designed by William Cox (this building was removed in 2004 to make way for a new parish house). In 1928 the name of the congregation was changed from the Belmont Congregational Society to The First Church in Belmont. In 1948 the Waverley Unitarian Society closed and merged with First Church. In 2004 a new Parish Hall and Religious Education Wing was constructed replacing the previous 1924 addition. It was designed by the Boston architectural firm of Robert Olson & Associates.

The church was designed by the noted architectural firm of Hartwell and Richardson which was established in 1881. Henry Walker Hartwell (1833-1919) was born in Boston and educated at Lawrence Academy in Groton. He had no formal architectural education but trained under Boston architects Joseph and C.H. Hammatt Billings starting in 1851. By 1856 he had opened his own architectural practice. In 1881 Hartwell joined with William Cummings Richardson (1854-1935) to form Hartwell and Richardson. Richardson was born in Concord, New Hampshire and studied architecture at MIT from 1873-5. The partnership lasted for almost forty years. Richardson was primarily responsible for design while Hartwell oversaw construction. Most of their work was in the greater Boston area and included residential, commercial and institutional buildings in the Queen Anne, Shingle Style, Colonial Revival and Richardsonian Romanesque. The MACRIS database includes over 100 listings associated with Hartwell and Richardson, including eighteen churches. Most of the other churches are stone structures in the Romanesque Revival style. None of them resemble First Church Belmont.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

404 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AC	BLM.223
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North façade of 2004 Parish Hall and Classroom addition



West elevation of 2004 Parish Hall and Classroom addition

FORM B – BUILDING

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

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

57-17	Boston North	AX	BLM.139 BLM.759
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 531 Concord Avenue

Historic Name: William H. & Helen Claflin House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1925

Source: building permit

Style/Form: Georgian Revival

Architect/Builder: R. Clipston Sturgis, arch.
Samuel Alcock, bldr.

Exterior Material:

Foundation: not visible

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:

museum building (1925) BLM.759

garage (1926)

Major Alterations (*with dates*):

1928 – addition to museum

2014 – move garage to new location, now detached

2015 – conservatory addition

Condition: good

Moved: no yes **Date:**

Acreage: 72,169 SF

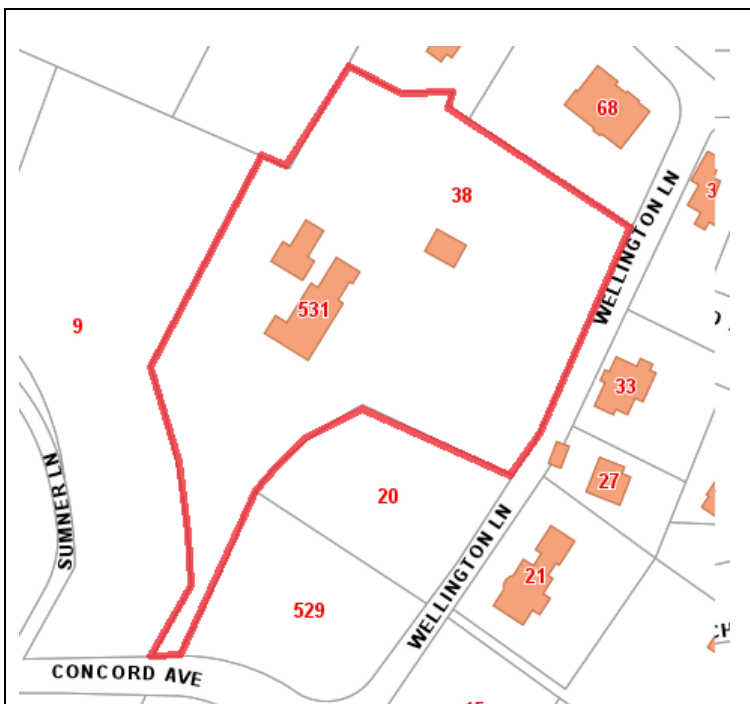
Setting: large estate on brow of Belmont Hill

Photograph



(Assessor's photo)

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

531 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.139
BLM.759

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set atop Belmont Hill, the Claflin House (BLM.139) is an impressive Georgian Revival brick dwelling constructed in 1925. The large 2 ½-story dwelling has a symmetrical façade which is seven bays wide and is capped by a slate-covered gable roof with four brick end chimneys. The center entrance consists of a paneled door capped by a semicircular fanlight and flanked by pilasters with a broken pediment above. The rectangular window openings contain 12/12 sash on the first floor and 8/12 on the second with the exception of the tripartite window above the entrance. The three shed dormer windows contain 6/6 sash. In 1936 the configuration was altered slightly by adding one window to two of the dormers. A two-story, hip-roofed wing extends to the north.

Behind the house, the former Museum building (BLM.759) is a single-story brick building with a T-shaped plan. It achieved its present appearance in 1928. To the east of the house there is a three-car brick garage which was moved slightly to its currently location in 2014. It was constructed in 1926.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This large brick house was constructed on land that Edwin Atkins gave to his daughter Helen Atkins Claflin in November 1920 (Book 4469, Page 33). William Henry Claflin, Jr. and Helen Atkins had married in 1917. In July 1925 William Claflin was granted a building permit to construct a 98' x 35' house with attached museum. The architect of the house was R. Clipston Sturgis and the builder was Samuel Alcock. In October 1926 Claflin applied for an additional permit to demolish the old Griswold House at 531 Concord Avenue. In 1926 a permit was also granted for the construction of a three-car garage, also designed by R.C. Sturgis. A 30' x 18' section was added to the museum in 1928; it was designed by Boston architect John R. Abbot.

William Henry Claflin Jr. (1893-1982) was born in Swampscott and graduated from Harvard College in 1915. In the business world he assumed the presidency of Soledad Sugar Company in Cuba in 1926 upon the death of his father-in-law, Edwin Atkins. He was also a prominent Boston financier and served as treasurer of Harvard University from 1938 to 1948 and was responsible for furthering Harvard's war effort in World War II as contracting officer with various governmental agencies. Claflin also served as president of the Boston Stock Exchange, was a trustee of the Boston Museum of Fine Arts, Mount Auburn Cemetery, the Massachusetts Eye and Ear Infirmary and State Street Bank. In his private life, Claflin was an avid explorer and visited more than 77 countries in his lifetime. He found his first arrowhead at the age of seven and from the 1910s through the late 1930s Claflin collected some 35,000 archeological and ethnographic objects from North and Central America, Europe, and the Mediterranean region. His holdings included 20,000 projectile points. He also collected fine paintings, historic signatures and old letters. He also participated in archaeological digs. Claflin took great care in cataloguing his acquisitions and exhibited and stored his extensive collection in a single-story building behind his house. The museum had wall-to-wall display cases and was modeled after Harvard's Peabody Museum. It was open by appointment and also hosted fifth grade classes from nearby public schools. After his death in 1982, the majority of Claflin's collection was donated to the Peabody.

After Helen Claflin's death the house was sold by her estate in 1991 to Richard Kobus (Book 216639, Page 61). He is a principal of Tsoi/Kobus & Associates, architects. In 2014 the three-car garage was moved slightly and the original parcel of land was subdivided. The house and 72,169 SF lot was sold to Alexis Borisy and Lia Meisinger in 2015. A conservatory was added at the rear of the house in 2015.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

531 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.139
BLM.759

The original architect of the house, R. Clipston Sturgis (1860-1951), graduated from Harvard in 1881. Upon graduation he entered the office of Sturgis and Brigham (his uncle was John Hubbard Sturgis). He partnered with William Robinson Cabot in the firm of Sturgis and Cabot from 1887 until 1895 after which time he continued in practice by himself until 1932. Sturgis was elected president of the American Institute of Architects in 1914. The MACRIS database includes 32 projects credited to R. Clipston Sturgis. The list includes several buildings for Perkins School for the Blind, schools, churches, monuments, and residences. Most similar to the Claflin House is the Dr. Edward Benedict House in Newton (NWT.4612) designed in 1925.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

531 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX	BLM.139 BLM.759
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Aerial view of property

Source: Bingmaps.com

INVENTORY FORM B CONTINUATION SHEET

BELMONT

531 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX	BLM.139 BLM.759
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Main House

Source: *The Belmontian*, 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

531 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX	BLM.139 BLM.759
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Claflin House is primarily eligible for the National Register under Criterion C as a well-preserved example of early 20th century Georgian Revival estate architecture, designed by R. Clipston Sturgis. The property was unusual for incorporating a museum organized by William Henry Claflin Jr. The collection was donated to Harvard's Peabody Museum after Claflin's death in 1982 although the building survives. The property may also have significance under Criteria A and C.

FORM B – BUILDING

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

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

57-31	Boston North	AX	BLM.140
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 560 Concord Avenue

Historic Name: William E. Stowe House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps, visual inspection

Style/Form: Stick Style

Architect/Builder: unknown

Exterior Material:

Foundation:

Wall/Trim: brick, stucco, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:

carriage house (2006)

Major Alterations (*with dates*):

ca. 1925 – two-story addition to south

ca. 1950 – bay windows on east elevation

2006 – carriage house rebuilt

Condition: good

Moved: no yes **Date:**

Acreage: 56,306 SF

Setting: hillside site combining natural and landscaped spaces

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

560 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.140

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Stowe House is significant as an excellent example of the Stick Style and the only example of the style that remains extant on Belmont Hill. The contrasting materials include a brick and clapboarded first floor and stuccoed second and third stories with an overlay of vertical, horizontal and diagonal stickwork. The steeply pitched roof is punctuated by brick chimneys, shingled shed dormers and gables – both conventional and clipped. Additional decorative elements include bay windows, porches, overstated brackets and a perforated bargeboard on the north façade. Windows contain double-hung 6/2 sash. The two-story ca. 1925 addition to the south of the original house includes half timbering with more of a Tudor style. The bay windows on the east elevation were added in the 1950s. Originally a single-story porch spanned the east elevation.

Behind the house is a carriage house/garage that has recently been reconstructed and echoes the materials and complex roofline of the main house. On the east side of the house a stone-walled patio looks over the well-landscaped open lawn and hillside setting.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed after the 1875 Atlas but predates the 1889 map and was the home of William E. Stowe (1839-1907). Stowe was married to the former Agnes Homer (1843-1909) and the house was built to the west of the home (no longer extant) of her parents, William Flagg Homer (d. 1883) and his wife Adeline Homer. When constructed, the property included a detached carriage house to the south of the house. William Stowe was a Boston cotton merchant. The couple lived here with their two children, Griswold (b. 1869) and Florence (b.1875). The house was sold by Florence Stowe in 1913 (Book 3754, Page 563).

From 1923 until 1928 the house was owned by F. Alexander and Ethelynd Chandler. The Chandlers made several changes to the home including the construction of a two-car garage designed by Bates & Wigglesworth, and a two-story addition including a sun porch, designed by Stearns & Brophy.

Campbell and Helen Bosson owned the house from 1928 to 1945. He was educated at Harvard and was a prominent Boston attorney. Dr. Edward Robertson purchased the house in 1945 and owned it until 1953. During his tenure, building department records indicate that 10-foot bay windows were added. Robert and Pauline Watson were the owners from 1953 to 1981. In 1959 an addition was made to the garage, designed by architect John Radford Abbot. The addition contained office space, a workshop and stable. George and Regina Herzlinger purchased the property in 1981 (Book 14237, Page 192).

In 2006 the carriage house was removed and rebuilt; a new roof was installed over the garage.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

560 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.140

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FORM B – BUILDING

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

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

57-21	Boston North	AX	BLM.136
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Town/City: Belmont

Place: (*neighborhood or village*):
Wellington Hills (Belmont Hill)

Address: 567 Concord Avenue

Historic Name: Edwin F. Atkins, Jr. House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1918

Source: building permit

Style/Form: Georgian Revival

Architect/Builder: Henry Richardson Shepley

Exterior Material:

Foundation: not visible

Wall/Trim: brick

Roof: asphalt shingle

Outbuildings/Secondary Structures:
greenhouse, shed, pool

Major Alterations (*with dates*):

1973 – rear addition including attached garage,
demolition of sunporch and greenhouse

1991 – stable demolished

2000 – new windows

2010 – subdivision of land for new houses

Condition: good

Moved: no yes **Date:**

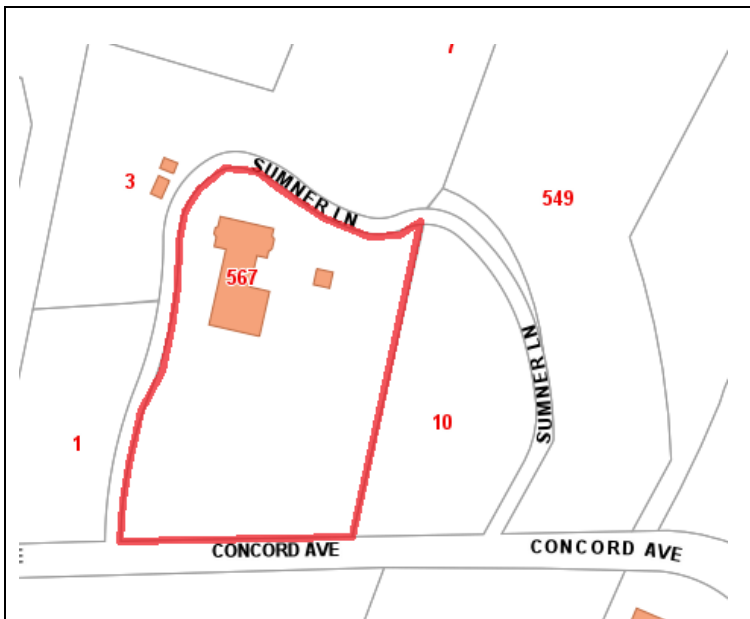
Acreage: 71,967 SF

Setting: setback from road with open lawn and stone
walls along road, new houses adjacent

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

567 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.136

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1918, the Atkins House at 567 Concord Avenue is a significant example of an early 20th century Georgian Revival mansion, designed by Boston architect Henry Richardson Shepley. The 2 ½-story brick house displays a characteristic five bay south façade with brick quoins and a string course. The west elevation is also five bays wide with a second entrance facing the drive. The house is capped by a high hipped, slate-covered roof with rebuilt balustrade, pedimented dormers, double end chimneys and modillions at the eaves. The center entrance is framed by a Classically-inspired surround with Ionic pilasters and pediments. The double-hung 6/6 replacement windows are set into segmental arched openings. The façade is fronted by a balustrade terrace.

The former estate-like presence of the house has recently been diminished by the subdivision of the property for new houses although it retains its open spacious front lawn and granite stone wall along Concord Avenue. A swimming pool (1992) is located to the east of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed on the site of Henry M. Clarke's "Holiday Farm", a mid 19th century Italian villa. The present house was built in 1918 for Edwin F. Atkins, Jr. and his wife, the former Mary Shepley Coolidge. Edwin F. Atkins, Jr. (1892-1923) graduated from Harvard in 1915 and the following year married his wife. The house was built shortly thereafter. Mary Atkins had familial ties to a number of important architects of the day. Her father was Boston architect Charles A. Coolidge, who married the elder sister of his business partner, George Shepley. George Shepley married the daughter of preeminent Boston architect H.H. Richardson. The house at 567 Concord Avenue was designed by George Shepley's son, Henry Richardson Shepley, who was also a grandson of preeminent Boston architect H.H. Richardson. Henry Richardson Shepley (1887-1962) attended Harvard and the Ecole des Beaux Arts in Paris. He later became head of the firm of Shepley, Rutan, and Coolidge, successor firm of H.H. Richardson.

After graduating from Harvard, Edwin F. Atkins, Jr. joined the family business (Atkins Company) of sugar dealers. At the time of the 1920 Census, Edwin and Mary were living at 567 Concord Avenue with two young sons and a servant. On January 13, 1923 Edwin and Mary Atkins and their two sons were on a seaplane flying from Key West to Havana when the plane fell into the Gulf, killing Edwin, the two sons and a governess. Mary Atkins survived along with four others. After the accident, Mrs. Atkins returned to Belmont and continued to live in this house several years. In 1927 she married banker Gordon Rentschler and moved to New York City. The Belmont house was occupied in the 1930s and 1940s by her brother, Charles A. Coolidge and his wife Allison. Coolidge was a lawyer in Boston. In 1956 Allison Coolidge conveyed the house to John and Katharine (Clafin) Weeks (Book 8825, Page 352). (Katherine's mother, Helen, was an Atkins). The house was owned by David and Martha Mugar from 1973 to 1992. In 1973 the house was remodeled, a sunporch and greenhouse were removed and an additional two-car attached garage was constructed, designed by Moreshouse & Chesley architects of Lexington. In 1991 the mid 19th century stable building that remained from Holiday Farm was demolished. Joseph and Paula Crugnale purchased the property in 1992 (Book 22368, Page 54). In 2010 the original property was subdivided by Joseph Crugnale. Summer Lane was laid out and several large new residences were constructed in 2014 on the new lots.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

567 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.136

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Town of Belmont, Building Department files.

U.S. Census, various years.



Driveway Entrance on Concord Avenue

FORM B – BUILDING

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

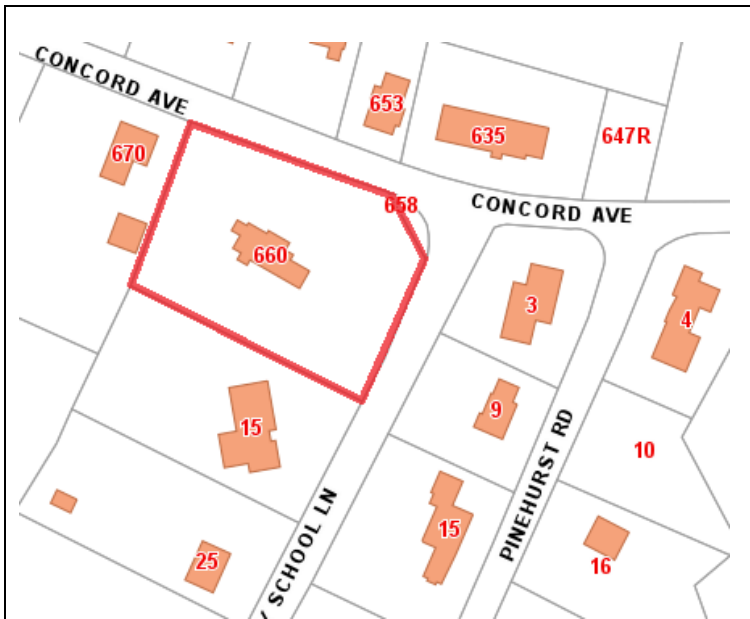
62-37

Boston
North

A,AY

BLM.141

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

Photograph**Locus Map** (north at top)**Town/City:** Belmont**Place:** (*neighborhood or village*):
Wellington Hills (Belmont Hill)**Address:** 660 Concord Avenue**Historic Name:****Uses:** Present: single family dwelling
Original: single family dwelling**Date of Construction:** ca. 1810**Source:** visual inspection**Style/Form:** Federal (altered)**Architect/Builder:** unknown**Exterior Material:**

Foundation: not visible

Wall/Trim: wood clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1996)**Major Alterations** (*with dates*):

1933, 1936 & 1940 - additions

1984 – dormer, greenhouse, screen porch, solar panels

1988 – second story added at rear

1994 – rebuilt front entrance

Condition: good**Moved:** no yes ? **Date:** 1951**Acreage:** 27,819 SF**Setting:** corner lot, screened from road**Recorded by:** Lisa Mausolf**Organization:** Belmont Historic District Commission**Date** (*month / year*): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

660 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AY

BLM.141

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 660 Concord Avenue is an early 19th century dwelling which saw a number of additions and alterations in the late 20th century. The original two-story, three bay "half house" is simple with eaves that overhang slightly. Until 1994 the sidehall entrance was capped by a fanlight and fronted by an archway. The present entrance is sheltered by a hip roof on square posts. Windows contain double-hung 2/2 sash and the tops of the second floor windows extend to the eaves. A two-story wing is offset to the west. It appears on historic maps but may have been rebuilt as the windows appear to be modern. A single-story wing extends to the east and the rear second story addition was added in 1988. Solar panels, a dormer, greenhouse, and screened porch all date to 1984.

The house is set back on a low knoll. A rough stone wall with trees runs along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

[Note: The previous 1982 inventory form refers to this as the W.F. Homer House but that is erroneous.]

The 1807 opening of the Concord Turnpike created a direct link with Cambridge and Boston running in an east-west direction from Cambridge across Pequotset Plain and directly over Highlands to Beaver Brook. This house was likely built shortly after the turnpike opened.

Additional deed research is needed to determine the original owner of the house. In 1862 the property was sold by Joseph O. Wellington (1813-1876), a farmer, to Michael Carney (Book 896, Page 375). Little information was found concerning Michael Carney. The house is barely a speck on the 1889 map and is labelled "Carney". The 1898 map indicates that the property was then owned by the Heirs of Michael Carney. After his death, the house was occupied by his widow Rose and daughter Mary. Rose was born in Ireland in 1845 and immigrated about 1860. In 1900 Mary was working as a dressmaker but by 1910 she was operating a grocery store at 212 Waverly.

In 1926 Mary A. Carney sold the property to Morison Blake of Cambridge (Book 5012, Page 116). At the time Blake was a young mechanical engineer. A few years later he moved to Philadelphia and in 1931 sold the house to William Yandell Elliott of Cambridge (Book 5547, Page 499).

William Yandell Elliott (1896-1979) joined the Harvard Faculty in 1925. Dr. Elliott was a professor of Government and Political Science as well as a governmental adviser and administrator. During World War II he was a consultant for the United States Defense Program and worked on the problems of economic reconstruction in Europe after the war, meeting with numerous heads of state including Josef Stalin (Robbins: 109).

The Elliotts made a number of additions to the house over the years. These included a rear sunporch (1931); a 45' x 24' addition for a playroom (1933); a 20' x 20' two-car garage (1936); and a single-story 10' x 12' addition to the west designed by Nelson Chase, architect (1940). Building Department files also mention Prof. Elliott moving and relocating a house in 1951 although the meaning is not clear. It was also during the Elliotts' ownership that Day School Lane was laid out in 1957. The land behind the house was subdivided into four lots and the size of the original house lot was reduced from over three acres to 0.63 acre (Betts: 279).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

660 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AY	BLM.141
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The property was sold by Elliott in 1973 (Book 12470, Page 728). Wilmot and Joan Hastings were the owners from 1973 to 1988. During their ownership a rear second story was added as well as solar panels, a dormer, greenhouse, and screen porch (1984). The property was owned by Samuel Knight, Jr., an attorney, from 1988 to 2012.

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FORM B – BUILDING

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

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

63-12	Boston North		BLM.760
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 665 Concord Avenue

Historic Name: William and Johanna Harris House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1961

Source: building permit

Style/Form: Contemporary

Architect/Builder: Walter Pierce, architect
Pinerock Corp, (Edward Green), builder
Ed Diehl, architect (1979 addition)

Photograph



Assessor's Photo

Exterior Material:

Foundation: concrete

Wall/Trim: vertical boards, wood

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1969- addition

1979- addition

Condition: good

Moved: no yes **Date:**

Acreage: 0.41 acre

Setting: mixed residential neighborhood near Belmont Hill School

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*):

INVENTORY FORM B CONTINUATION SHEET

BELMONT

665 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.760
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Largely screened by vertical board fences along the road and in front of the house, 665 Concord Avenue is a Contemporary-style dwelling designed by Walter Pierce in 1961. Like his smaller, earlier pioneering homes at Peacock Farms in Lexington, the minimalist house is sheathed in stained vertical boards and capped by asymmetrical, low pitched gable roofs with overhanging eaves and exposed beams, and an open floor plan. Large expanses of glass include fixed windows under the eaves, casement windows and plate glass walls that blur the boundaries between inside and outside. A large paved area fronts the house, with a two-car garage to the west linked by a connector to the house to the east. The area to the rear of the house is wooded and the house is designed to blend into the surrounding landscape.

This is the only known Walter Pierce-designed house in the town of Belmont and one of his few documented designs outside the town of Lexington. It is also important as a representative example of the range of Modernist designs built in Belmont at the mid-20th Century.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Town building records indicate that a building permit was granted to Pinerock Corporation of Newton (Edward Green, President) in September 1961. The architect of the dwelling was Walter Pierce. The property was subsequently sold by Pinerock Corporation to William and Johanna Harris of Winchester in 1961. The Harrises owned the house until 2002 (Book 59345, Page 148). Dr. William H. Harris (b. 1927) is a noted orthopaedic surgeon specializing in total hip replacement. He served as chief of Arthroplasty Service in the department of Orthopaedic Surgery at the Massachusetts General Hospital from 1974 to 2004.

Belmont Building Permits indicate that the house was designed by architect Walter Pierce of Lexington. Walter Pierce (1920-2013) graduated from the Virginia Polytechnic Institute in 1941 and graduated from what is now the MIT School of Architecture after the war. The architect Carl Koch who designed the Modernist Houses on Snake Hill in Belmont was an instructor of his at MIT. Pierce traveled in Europe on a Fulbright Scholarship and worked for a time in Copenhagen before opening an architectural firm with fellow MIT graduate Danforth Compton in Cambridge. The two men designed the first houses at Peacock Farm in Lexington in the early 1950s. The Contemporary split level "Peacock Farm" design was replicated dozens of times in Lexington, often for young academic/professional families. It also appeared in *Better Homes and Gardens* in May 1960. Houses based on the design were built in other locations in Massachusetts including Wayland, Newton and Lincoln (five in Brown's Wood subdivision) as well as around the country.

After Compton died in 1955, Pierce practiced alone for almost a decade. The Harris House was built during this period, for a couple that fit the young academic profile of many of his commissions. In a 2011 interview, Pierce noted that he did a lot of custom home designs for affluent, well-educated clients. In Pierce's words these included "two big houses up on the coast" in New Hampshire, a house in Arizona in the desert and custom houses in the Boston area (Janovitz 2011). In 1964 Pierce started a new firm (Pierce Pierce & Kramer) that designed public schools and research buildings including the Marine Biological Laboratory at Woods Hole and moved away from residential designs. Pierce was elected an AIA fellow in 1969.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

665 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.760
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FORM B – BUILDING

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

63-7	Boston North	AY	BLM.142
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 741 Concord Avenue

Historic Name: Highland Stock Farm Farmhouse

Uses: Present: single family dwelling

Original: farmhouse

Date of Construction: ca. 1850 (by 1875)

Source: maps, deeds

Style/Form: Greek Revival

Architect/Builder: John Radford Abbot, arch. (1950)

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1946/1950), shed (1998)

Major Alterations (*with dates*):

1949 - living room extended, new dormer, new chimney
1950 - ell roof raised, two dormers, 12' x 13' addition

Condition: good

Moved: no yes **Date:**

Acreage: 49,415 SF

Setting: screened from road by fence and vegetation

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

741 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AY

BLM.142

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Screened from the road, 741 Concord Avenue is a 1 ½-story Greek Revival style farmhouse altered in the mid to late 20th century by additions. Typical of the Greek Revival, the house displays a pediment front and full entablature. A recessed porch occupies the southwest corner; transom and side lights frame the entrance. Windows contain 6/6 sash. The dormers were added in 1946 and 1950. The ell was originally a single story in height but was expanded by raising the roof in 1950.

To the west of the house is a two-car garage constructed to hold one car in 1946 and subsequently expanded in 1950. Originally the parcel included a stable, hen house and tool house. These were removed in 1946.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is the only building which survives from the Highland Stock Farm, developed and owned by Winthrop Ward Chenery in the mid 19th century. It was constructed ca. 1850 and is shown on the 1875 map. W.W. Chenery (1819-1876) was a prosperous Boston merchant and partner in Phelps and Company, West India importers. He owned a house on a twenty-acre tract of Walnut Hill but established the Stock Farm about a mile from there to pursue other interests. The farm included land on both sides of Concord Avenue. Here he raised and bred horses, cattle and sheep with most of the farm buildings located on the south side of the road. In 1852 he imported the first of eight cows from Holland. In 1861 after an outbreak of pleuro-pneumonia among his stock, he attempted to again import and breed the black-and-white cows which he called Holsteins. The breed proved to be excellent milk producers and Chenery is credited with the first permanent introduction of the breed to this country. In 1868 Chenery also built a one-half mile race track on the north side of Concord Avenue, west of Somerset Street for his thoroughbred race horses. W.W. Chenery died in 1876. His son, Winthrop L. Chenery, did not continue his father's cattle and horse breeding. He sold the Highland Stock Farm in 1885 to Ernest Crawford, a New Hampshire manufacturer, who used it for raising and breeding trotters. The 1889 Map shows J.J. and E.J. Crawford as owning what is now 741 Concord Avenue as well as the racetrack and farm buildings south of Concord Avenue. In 1894 it was sold to William H. Summer.

In 1906 Highland Stock Farm was sold to H.O. Underwood and Edwin F. Atkins. The portion of the farm south of Concord Avenue was conveyed to McLean Hospital. The house at 741 Concord Avenue was rented for many years to David Lysander Thomas, who was a wagon driver and handled saddle horses. Thomas was born in Canada about 1861 and immigrated to this country about 1892. By 1907 he was living here with his wife Charlotte and family. He was still occupying the house in 1944. Thomas apparently vacated the house soon after as in 1946 Mrs. William (Helen) Clafin applied for several building permits to make improvements to the house. In 1946 the stable, hen house and tool house on the property were demolished and the living room was extended by a 6' x 17' addition. A new dormer and new chimney were also constructed, as was a one car garage.

In 1950 additional improvements were made, designed by architect John Radford Abbot (1893-1985). These included expanding the garage to hold two cars, raising the existing roof of the ell, installing two rooms and building a 12' x 13' addition as well as adding two dormers. By 1960 the house was owned by Theodore and Barbara Ames. A 14' x 6' section was added to the kitchen at the rear in 1986. The property was sold by Linda Porter Ames to Gary and Mary Pforzheimer in 2000. It is still owned by the family today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

741 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AY	BLM.142
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FORM B – BUILDING

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

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

69-14	Boston North	BG	BLM.761
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill – Country Club Estates

Address: 87 Country Club Lane

Historic Name: Nathan Goldberg House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1956

Source: building permit

Style/Form: Contemporary

Architect/Builder: Phineas Alpers, Architect

Exterior Material:

Foundation: concrete

Wall/Trim: wood

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1966 – rear addition

1997 – attached garage

Condition: good

Moved: no yes **Date:**

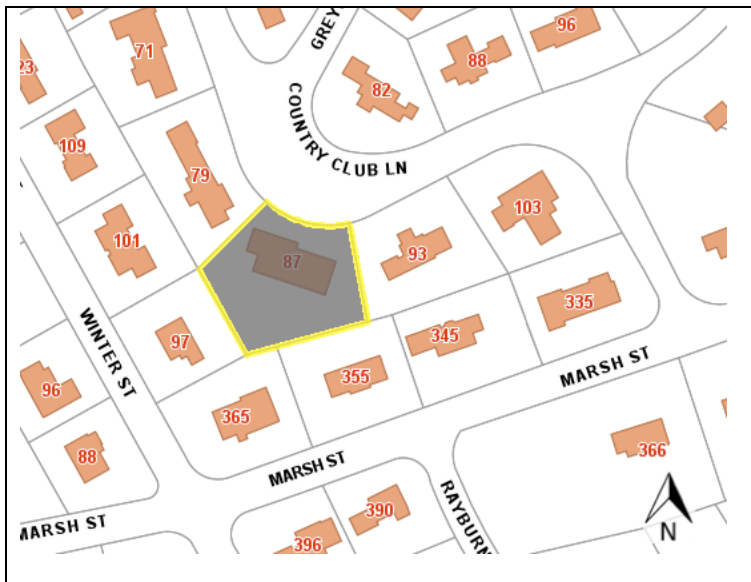
Acreage: 19, 262 SF

Setting: neighborhood of single-story, Post World War II, ranch houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

87 COUNTRY CLUB LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BG

BLM.761

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1956, the house at 87 Country Club Lane is a contemporary version of a Ranch style dwelling that contrasts with the typical Ranches with prominent picture windows found throughout the neighborhood. The single-story dwelling is set on a concrete foundation and clad in vertical tongue-and-groove siding. The modular repetition of the siding and trim emphasize the house's minimalist composition. The flat roof displays overhanging eaves supported by projecting rafters that also mark the location of the studs of each bay. Recessed at the center of the house there are three bays with a shallow canopy over the eastern most bay which contains the simple door with transom and sidelight. The two bays to the west of the entrance are totally sheathed in tongue-and-groove siding except for the horizontal glass panels tucked under the eaves.

To the east of the recessed entrance there are four bays, each of which contains a single double-hung 1/1 window aligned with the stud to the east. Wooden plywood panels fill the adjacent remaining space and areas of board siding are located above and below. The western portion of the façade has board siding below plywood panels that are punctuated by narrow window bands. Rectangular transoms are located under the eaves.

The two-car garage attached to the west end of the house was added in 1997 but continues the overhanging eaves treatment seen on the main house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This neighborhood, known as Country Club Estates, was developed after World War II with Ranch style houses on generous lots. The majority were built in the late 1940s and 50s; the house at 87 Country Club Lane was one of the later structures. It was constructed in 1956, according to designs by architect Phineas Alpers, for Nathan Goldberg. No other information has been found concerning Goldberg. The house was later owned by Sylvia Tananbaum (1930-2011) until 1994 when she sold it to Alice Avanian.

Architect Phineas T. Alpers (1923-) was born in Salem and received a B.Arch from the University of Michigan in 1951 and a M.Arch from MIT in 1953. He worked as a project manager for Samuel Glaser Associates before opening an architectural office with Rudolph Bedar (Bedar and Alpers Architects) in 1956, the same year this house was built. Alpers was the architect for Motel 128 in Dedham in 1957 which featured a folded roof and the Colonial Lounge, Office and Pro Shop in Lynnfield. In both 1963 and 1964, Bedar and Alpers won the National Association of Home Builders' House of the Year Award. The firm closed in 1977 when Rudolph opened Bedar & Associates Architects in Needham. Phineas Alpers continued in practice on his own. Among his later works is the design for the reinforced concrete addition at the rear of the Essex County Registry of Deeds in Salem (1979-1981).

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FORM B – BUILDING

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

6-229

Boston
North

B

BLM.16

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

Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 34 Cushing Avenue

Historic Name: Fred C. Garmon House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1908

Source: building permit

Style/Form: Craftsman

Architect/Builder: Harold W. Hathaway

Exterior Material:

Foundation: concrete

Wall/Trim: reinforced concrete, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1995)

Major Alterations (*with dates*):

1927- two-story addition to west

date? – red slate roof removed

1995 – carriage house replaced by garage

Condition: good

Moved: no yes **Date:**

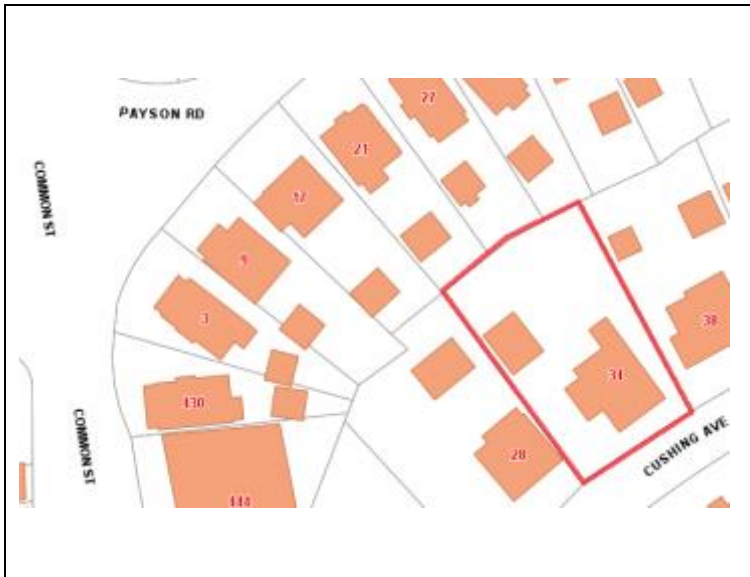
Acreage: 13,272 SF

Setting: neighborhood of early 20th century dwellings
near Cushing Square

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.16
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1908, the Garmon House at 34 Cushing Avenue is a good example of Craftsman domestic architecture and of special interest for its reinforced concrete construction. The exterior walls display markings from the concrete forms and were hammered as soon as the forms were removed. Craftsman style features include the hip roof with overhanging eaves that feature paired brackets along the front and jigsawn rafter tails on the side elevations. A single-story concrete porch with massive concrete posts spans the façade. A low arch rises from the center of the porch and marks the projecting entrance vestibule. Windows on the main house block consist primarily of double-hung 8/1 sash with several multi-light projecting bay windows. The two-story addition offset to the west dates to 1927 and has tall arched openings on the first floor corresponding to a sunroom. Eaves trim on the addition continues the detailing of the original structure.

The informally-landscaped lot includes perennial gardens in the front yard. A paved driveway extends along the west side of the house terminating at a concrete block two-car garage constructed in 1995, replacing the previous carriage house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. This was Lot 25 of the Payson Park Land Company's 1907 plan.

The lot was sold by the Payson Park Land Company to Fred and Martha Garmon in September 1907 (Book 3326, Page 374). F.C. Garmon was given a building permit in 1908 for a dwelling designed by architect Harold W. Hathaway of Arlington. Fred C. Garmon (1858- ?) was the manager of a men's clothing store, Leopold Morse & Co., in Boston. He was also said to be apt in the handling of a horse and participated in harness races in the Boston area, serving for a time as president of the Metropolitan Driving Club. The 1910 Census indicates that at that time Fred and Martha Garmon were living here with a maid and a driver.

The Garmon House was featured in the publication *Concrete Cottages*, issued by the Atlas Portland Cement Co. in 1910 (see continuation sheet). The outside walls were constructed of concrete reinforced with steel and the house originally had a red slate roof. The Garmons lived here only a few years before moving to Newtonville and selling the house to Helen Kedian of Boston in 1913 (Book 3757, Page 326).

Helen Kedian was the widow of James Kedian. By 1920 she was remarried and living here with her new husband Alfonso Ellis, his two children and a maid. In 1927 an addition was constructed on the west side of the house consisting of a sun porch on the first floor with a chamber above. At the same time the house was remodeled for two apartments and by the time of the 1930 Census the occupants of the house were the Ellises, Helen's daughter, his mother-in-law and a servant.

The house was sold by Helen Ellis Kimpton to Cyril and Madeline Cochran in 1941 (Book 6552, Page 361). Murray and Beth Ruben purchased the house in 1987 and sold it in 1994.

Little is known about the architect Harold W. Hathaway (1872-1927). He had an office in Boston and lived in Arlington. He was apparently associated with William S. Wells around 1905. Later works include a Florentine-inspired villa at 12 Summit Road in Lexington (LEX.521) designed in 1919.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.16

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Town of Belmont, Building Department files.

U.S. Census, various years.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.16
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SIDE VIEW

FRONT VIEW

REAR VIEW

RESIDENCE AT WAVERLY, MASS.

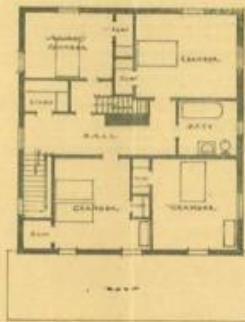
H. W. Hathaway, Architect, 51 Lake St., Arlington, Mass.



SPECIFICATIONS.

The outside walls from footing to roof are of concrete reinforced with steel. There is a 5-inch air space from 2 feet above grade to within 1 foot of plate.

Outside walls were hammered as soon as forms were removed. Inside partitions were 2-inch x 4-inch studs, lathed and plastered with two-coat work.



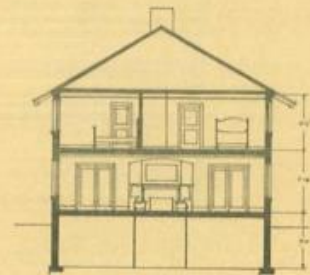
SECOND FLOOR PLAN

Mill work, cypress and North Carolina pine.

Floors, Georgia rift pine, first floor, and North Carolina rift, second floor.

Floors stained and mill work stained.

Fireplace brick face and hearth.



SECTION

ESTIMATE.

Excavations and masonry (concrete)	\$1,450.00
Lumber and mill work	1,260.00
Plastering	300.00
Painting	150.00
Roofing (red slate)	240.00
Hardware (finish)	40.00
Heating (furnace)	125.00
Plumbing	275.00
Miscellaneous	500.00
	<hr/>
	\$4,800.00

Source: *Concrete Cottages*, 1910

FORM B – BUILDING

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

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

6-228	Boston North	B	BLM.762
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 36-38 Cushing Avenue

Historic Name: Chaffee Two-Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1924

Source: building permit

Style/Form: Craftsman Colonial

Architect/Builder: Owen D. McLellan, builder

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood shingles

Roof: asphalt shingles

Locus Map (north at top)



Outbuildings/Secondary Structures:
garage (1924)

Major Alterations (*with dates*):
2005 – rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 13,074 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

36-38 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.762

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This two-family dwelling is one of the later structures in the Payson Park development and is a well-preserved example of the Craftsman Colonial style. The symmetrical stuccoed structure is capped by a hip roof with overhanging eaves and exposed rafters. Large hipped dormers are centered on each of the four slopes and also have exposed rafters. A single-story entrance porch is centered on the façade and features stuccoed porch posts which extend into short walls, framing the front door which is flanked by partial 4/1 sidelights. Fenestration on the façade consists of tripartite groupings of windows with multi-light upper sash and single pane lower sash. The bay windows on the first floor are capped by shallow hip roofs with exposed rafter details. Accenting the windows are narrow period shutters with jigsaw design *fleur de lis*-like cutouts above louvered sections below and iron S-hooks mounted at the base of each shutter.

The house is set on a level lot. A driveway extends to the east of the house, terminating at a hip-roofed stucco garage that was built in 1924.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. This was Lot 26 of the Payson Park Land Company's 1915 plan. The 1909 Plan shows that by that time most of the houses on Cushing Avenue had been built. The 1922 Sanborn Map also shows the lot was still vacant.

The land was sold by Joseph and Berta Reynolds to Belle Chaffee in 1923 (Book 4630, Page 114). Belle was the wife of Emory Chaffee who was in real estate. The couple lived at 24 Cedar Street. In March 1924 Mrs. Chaffee was granted a building permit for a two-family dwelling to be constructed by O.D. (Owen) McLellan of 42 Trapelo Road in Belmont. The two-family was apparently constructed as a rental property – James Silley and his wife were living at #36 in 1925 while Horace McKee was living at #38. By 1930 Belle Chaffee, age 71, was living at 36 Cushing, along with her sister-in-law and two lodgers. The other unit at 38 Cushing was rented to insurance agent John O'Neil and his family for \$115/month.

In 1939 the property was sold by Belle Chaffee's estate to John and Margaretta (Flett) Husband (Book 6350, Page 330). In 1940 the house was occupied by John Husband, the town building inspector, his wife Margaretta, two daughters, and his mother-in-law. John Husband died in 1949; Margaretta died in 1969. The property was sold by her estate in 1970 to Joseph Connolly (Book 11832, Page 398). Virginia Connolly still owns the property today.

The builder, Owen D. McLellan (1881-1947), was born in Canada and came to this country in 1904. He lived at 42 Trapelo Road and worked as a builder/contractor for many years. The Massachusetts Historical Commission (MACRIS) database indicates that he designed a two-family dwelling at 17-19 Richards Road in Watertown (WAT.167) in 1925. Undoubtedly he also erected many other buildings in both communities.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

36-38 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.762
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BIBLIOGRAPHY and/or REFERENCES

- Belmont: The Architecture and Development of the Town of Homes.* Prepared for the Belmont Historic District Commission, 1984.
- Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition).* Belmont: Belmont Historical Society, 2012.
- Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.
- Massachusetts Historical Commission, MACRIS database.
- Middlesex County Registry of Deeds, Cambridge, MA
- Payson Park Land Company Brochures, 1898, 1909.
- Sanborn Insurance Maps, 1915, 1922, 1931, 1949.
- Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.
- Town of Belmont, Building Department files.
- U.S. Census, various dates.



FORM B – BUILDING

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

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

5-87	Boston North	B	BLM.763
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 43 Cushing Avenue

Historic Name: Luther Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1924

Source: deeds

Style/Form: Craftsman

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1920)

Major Alterations (*with dates*):

date? – enclosure of front porches, window replacements

Condition: good

Moved: no yes **Date:**

Acreage: 9,306 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

43 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.763
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Cushing Avenue and Willow Street, 43 Cushing Avenue is an unusual expression of the Craftsman style. The two-story structure is covered in stucco and capped by a hip roof with widely overhanging eaves and exposed rafters. The building is rectangular in plan with a two-story projection on the façade displaying wide pointed arch openings that probably originally framed open porches. At some time the porches on each floor were enclosed with windows. On the west elevation, facing Willow Street, there is a small hip-roofed porch with exposed rafters, supported by battered, stuccoed posts. A tall stuccoed chimney emerges from the roof above the porch. Windows on the house are modern replacements but display the original configuration of multi-paned upper sash over single pane lower sash.

The house is set on a level lot, surrounded by lawn with bushes around the house. A driveway extends to the east of the house, terminating at a hip-roofed stucco garage.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. This was Lot 194 of the Payson Park Land Company's 1908 plan. The lot was still vacant at the time of the 1909 plan.

The land passed through various owners. According to Sanborn maps, the garage predated the house by several years; it is shown on the 1922 map. Building department records indicate that it was constructed in 1920 for Martha Garmon of Brookline. The house (known as 43 Cushing and 49 Willow Street) was apparently built for Joseph Luther, an accountant, and his mother Margaret. Mrs. Luther acquired the property in 1924 (Book 4714, Page 441). After she defaulted on the mortgage it was sold to Julia Cummings, wife of William W. Cummings, in 1935 (Book 5974, Page 495). William Cummings was a piano manufacturer. The house was sold by William Cummings' estate to Garabed Koundakjian in 1957 (Book 8904, Page 521). The Koundakjian family operated the Eastern Lamejun, a Middle Eastern and Armenian bakery at 145 Belmont Street. The house at 43 Cushing Avenue was sold by Danald Koundakjian and Erin McCormack in 1995 to the present owner, Cammie Henderson (Book 25139, Page 122).

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- Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition).* Belmont: Belmont Historical Society, 2012.
- Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.
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- Payson Park Land Company Brochures, 1898, 1909.
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- Town of Belmont, Building Department files.
- U.S. Census, various dates.

FORM B – BUILDING

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

6-222

Boston
North

B

BLM.17

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

Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 72 Cushing Avenue

Historic Name: Cecelia Adams House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1912

Source: building permit

Style/Form: Bungalow/Craftsman

Architect/Builder: Charles F. Willard, builder

Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1929)

Major Alterations (*with dates*):

ca. 2000 – wood clapboards replace wood shingle,
stucco exterior, half timbering removed

2007 – rear addition

Condition: good

Moved: no yes **Date:**

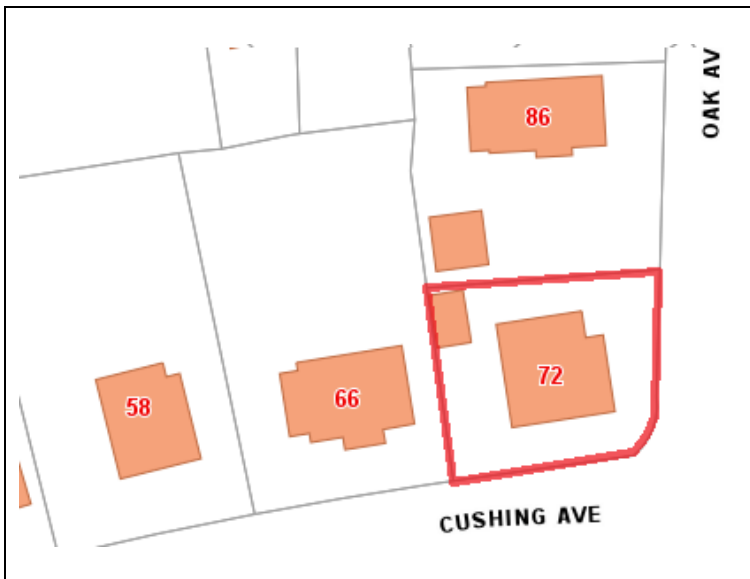
Acreage: 7,392 SF

Setting: corner lot in neighborhood of early 20th century dwellings

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

72 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.17

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Cushing Avenue and Oak Avenue, 72 Cushing Avenue is a 1 ½-story, side-gabled bungalow constructed in 1912. The house has suffered some loss of integrity in recent years due to the replacement of the original stucco and shingled exterior with wood clapboards. The decorative half-timbered stickwork in the gables that originally distinguished this house from other local bungalows has also been removed.

Despite the loss of detailing, the house displays various characteristics of the style including a wide eave overhang with triangular knee braces and exposed rafter tails and a large gable dormer on the front roof slope displaying matching eaves details. A recessed porch, three bays wide, spans the façade, with Doric columns supporting the porch roof and smaller versions of the columns support the ends of the dormer roof. A two-bay, shed-roofed porch with the same columns projects from the east elevation. Originally the columns were topped by simple rafters rather than a roof. The predominant window is a 9/1 double-hung replacement sash. A 12' x 15' addition was constructed at the rear of the house in 2007.

A trimmed hedge extends along the front sidewalk with a wooden fence along Oak Avenue. A driveway to the west of the house terminates at a gablefront, single-car garage constructed in 1929.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. This was Lot 31 of the Payson Park Land Company's 1912 plan.

In 1912 Mrs. Cecelia Adams (b.1862) of Cambridge was issued a building permit for this dwelling. The builder was Charles F. Willard of Cambridge. Mrs. Adams was the widow of Kilburn Adams, a Cambridge photographer who died in 1905. She occupied the house until about 1924. It was then acquired by Otto Swanson who sold it to Marie and Sigurd Trygve Svendsen in 1926 (Book 4938, Page 25). Sigurd Svendsen was a sculptor/modeler in clay for the ornamental industry. He was born in Norway about 1887 and immigrated to this country in 1900. After his death in 1943, Sigurd's widow sold the house to Joseph and Dorothy Burke (Book 6715, Page 200). The Burkes owned the house until 1974. D. Chase Green owned the house from 1974 until 2007. It has had several owners since that time.

Little is known about the builder of the house, Charles F. Willard (1858-1919). Willard advertised himself as a builder/carpenter in Cambridge directories from the 1890s until 1915 when he suddenly changed his listing to "architect". The Adams house was featured in an advertisement for "Beaver Board" appearing in the *The American Architect* publication in 1914 (see continuation sheet).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

72 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.17
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U.S. Census, various years.

44

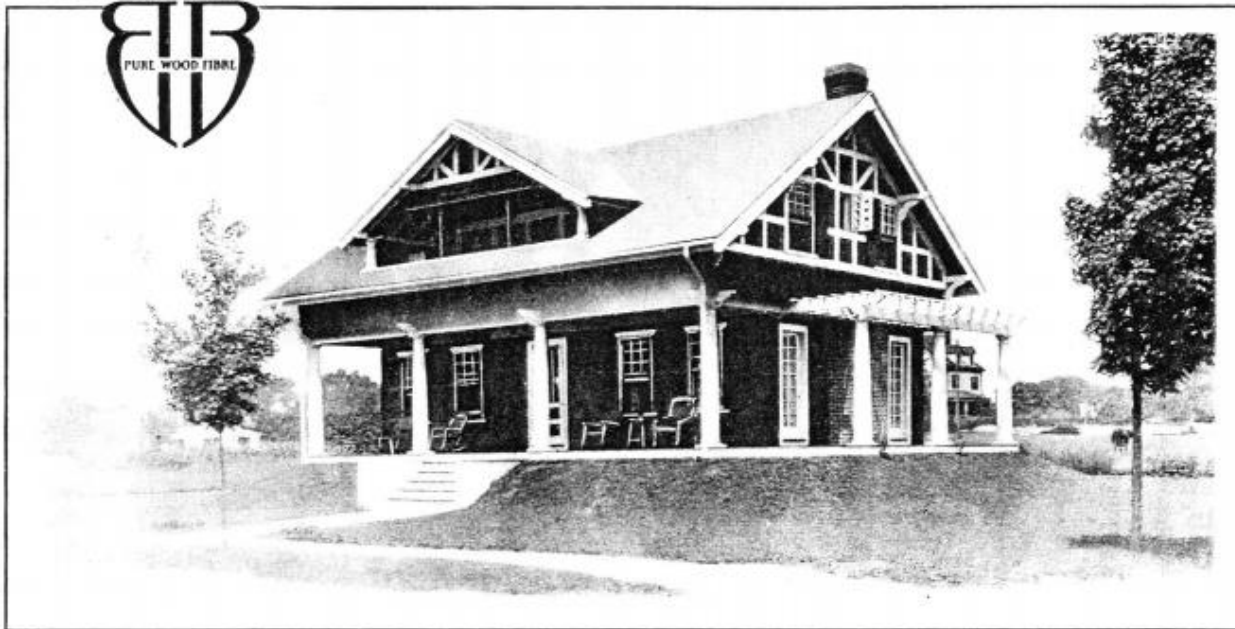
THE AMERICAN ARCHITECT

Vol. CVI, No. 2029



BEAVER BOARD

Walls & Ceilings



Attractive home of Mrs. C. A. Adams, Belmont, Mass.
BEAVER BOARD is used throughout.

American Architect, 1914

Continuation sheet 2

INVENTORY FORM B CONTINUATION SHEET

BELMONT

72 CUSHING AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.17
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Current view of south façade and east elevation.

FORM B – BUILDING

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

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

53-85-F	Boston North	BC	BLM.764
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Village

Address: 27 Dorset Road

Historic Name: Prentice & Cynthia Downes House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1938

Source: building permit

Style/Form: English Revival

Architect/Builder: Royal Barry Wills, architect

Exterior Material:

Foundation: concrete

Wall/Trim: stucco/wood

Roof: wood shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1986 – attached garage addition

Condition: good

Moved: no yes **Date:**

Acreage: 13,337 SF

Setting: neighborhood of similar early 20th century dwellings on small, landscaped lots near Concord Turnpike

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

27 DORSET ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.764

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the north end of Dorset Road and the corner of Frontage Road, 27 Dorset Road is a modest English Revival-style dwelling constructed in 1938 and designed by well-known Boston architect, Royal Barry Wills. The rambling dwelling has a 1 ½-story, side-gabled core with half-timbered façade with a sunporch attached to the south end and a lower wood shingled section with L-shaped plan extending to the north. The cottage-inspired fenestration includes small-paned double-hung windows and casements with diamond panes or small squares of glass. As built in 1938 the house included a single car garage underneath the house. A 1986 addition attached another two-car garage to the north side of the house. It is clad in live edge wood siding.

The informally landscaped lot includes wooded buffers to the north and south of the house. A flagstone walk leads to the front door and a low stone wall frames a patio area in front of the entrance.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the “Belmont Hill Village” subdivision which consisted of thirty-six residences all built between 1935 and 1939 under the supervision of August Johnson Associates. Belmont Hill Village was the fourth of nine areas in Belmont developed by the Belmont Hill Company. It was developed after the Concord Turnpike was built in 1934.

All of the lots in the Belmont Hill Village subdivision were about ¼ acre – smaller than the earlier developed areas. Deed restrictions controlled the type of development which could occur. Construction was limited to single-family dwelling houses with a garage permitted accommodating not more than two cars. The houses were to be setback from the road at least twenty-five feet and the designs had to be approved by the Belmont Hill Village Trust. Lastly, the houses had to cost at least \$7,000 to construct. The Village Hill Trust received a building permit for this lot (Lot 34) in 1938. The architect of the house was Royal Barry Wills and the builder was Carl Swanson of Natick. Wills designed several other houses in the subdivision including 25 & 35 Ross Road and 43 Village Hill Road.

The house was sold by August Johnson Associates to Cynthia Sargent Downes, wife of Prentice Downes, in 1941 (Book 6505, Page 456). L. Kenneth and Aza Blunt purchased it in 1945 (Book 6835, Page 516). Kenneth Blunt died in 1950 and Mrs. Blunt later remarried Daniel Rogers. She continued to own the house until 1972. The house was owned by Matthew and Ardemis Matteosian from 1984 to 2013.

The house was designed for Johnson and Trenholm by Royal Barry Wills (1895-1962). Royal Barry Wills grew up in Melrose and graduated from MIT in 1918. After working as a design engineer with the Turner Construction Company from 1919 to 1925, Wills opened an architectural office in Boston in 1925 which he maintained until his death in 1962. His office specialized in small house design including traditional two-story, central hall houses and two-story, garrison houses but became especially well known for their Cape Cod cottages. As seen here, Wills also designed a lesser number of Tudor Revival/English Revival homes. Of the 130+ properties currently listed in the Massachusetts Historical Commission MACRIS database, about a dozen appear to be variations on the English Revival. These include 55 Blake Road in Brookline (1930), the Fitzpatrick Estate at 159 Saddle Hill in Hopkinton (1922); and a number of homes in Newton: 60 Beacon Street (1930); 199 Dorset Road (1929); 33 Gate House Road (1927); 11 Sagamore Road (1929); 24 Sagamore Road (1928); and 62 Sheffield Road (1931) and 197 South Street in Reading (1931) (Mausolf 2009). In Belmont other English Revival designs by Wills include 35 Ross Road (1938). He also designed Cape Cod houses such as 24 and 25 Ross Road (also in the Belmont Hill Village subdivision).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

27 DORSET ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.764

Wills's simple designs met with considerable success. Between 1935 and 1942 he won awards in more than two dozen design competitions including those sponsored by *Pencil Points*, *House Beautiful*, *Better Homes and Gardens* and *Ladies' Home Journal*. In 1938 *Life* magazine selected him as one of eight architects (four modern and four traditional) to prepare home designs for families in four income categories. In the category for families with \$5,000 to \$6,000 income, Wills's traditional design competed against a modern design by Frank Lloyd Wright. The selected family in the article chose the Wills house over the Wright design and subsequently the home was built in Edina, Minnesota. In the 1940s Royal Barry Wills wrote three books on architecture that were widely read and publicized in both the popular and professional architectural press. By 1946 over a half million copies of his books had been sold and *Life* Magazine declared him the nation's most popular architectural author. Royal Barry Wills went on to win a number of national contests and was also featured in the *Saturday Evening Post*. He received a Certificate of Honor from the Massachusetts State Association of Architects in 1949 and a fellowship in the American Institute of Architects in 1954 (Ibid).

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Belmont Directories, various years.
Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition)*. Belmont: Belmont Historical Society, 2012.
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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.
Town of Belmont, Building Department records
U.S. Census, various dates.

FORM B – BUILDING

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

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

8-52	Boston North	CA	BLM.765
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Photograph



Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 21 Elm Street

Historic Name: Richard Hittinger House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1897

Source: Cutter, p. 1494

Style/Form: Shingle Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1987)

Major Alterations (*with dates*):

2006 – renovations, deck

Condition: good

Moved: no yes **Date:**

Acreage: 17,314 SF

Setting: large lot set behind later houses at 25 and 29 Elm Street

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA

BLM.765

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set on land that was once part of the Hittinger Family farm, 21 Elm Street is now entirely surrounding by early 20th century suburban dwellings. The limited view available from Elm Street reveals a 2 ½-story wood shingled dwelling that is set on a fieldstone foundation and has seen few alterations since its construction in 1897 (see historic photos on continuation sheets). The narrow end faces Elm Street and is capped by a jerkinhead (clipped gable) roof. The overhanging eaves display a wide frieze and modillions. Hip-roofed dormers, two brick chimneys and a belvedere rise from the roof. Single-story porches on stone foundations flank the longer east and west side elevations. There is a three-sided, single-story bay window on the south end and the window openings contain 1/1 replacement windows but lack the shutters visible in historic views.

The house is setback from Elm Street by a long driveway that extends to its west. A stone wall with pillars marks the entrance to the driveway with mature lilacs located next to the west pillar. At the end of the driveway there is a side-gabled garage which is sheathed in wood shingles. Two garage doors face the street and a gable wall dormer is centered between them, containing an 8/8 window. Town building department records indicate that it was constructed in 1987. It was designed by Mark Landsberg & Associates of Newton.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This was the home of prominent Belmont market gardener Richard Hittinger (1856-1921). He was the son of Jacob Hittinger who established the forty-acre Hittinger Farm in 1849. After 1876 the farm on School Street was operated by Jacob's sons – Richard, Charles and Jacob, Jr. as Hittinger Brothers (1876-1898) and Hittinger Fruit Company (after 1898). This is the last of the dwellings once occupied by the Hittinger family to survive (Charles lived at 375 School Street, Edward at 451 School Street and Jacob at 216 Common Street).

Richard attended local public schools and after completing three years of high school worked on his father's farm. In 1876, at the age of 19, he entered the office of Boston architects Putnam & Tilden where he worked for about a year. He also worked for a short time for a Mr. Rawson who was involved in contracting and building in Boston. In 1876 Richard left the field of architecture and joined with his brother Charles in the market gardening business. In 1884 the brothers erected their first greenhouse. Over the years the facility saw constant growth and development and by 1908 there were nineteen modern greenhouses, a modern boiler house and wash houses and a modern office building on the land between School and Grove Streets. The farm raised lettuce in the winter, cucumbers in the early spring months and three to four crops in the season, selling their produce at Faneuil Hall market in Boston. In 1908 Hittinger Fruit Company had over 36 acres of fruit trees and four acres covered with glass (Cutter 1908: 1494). The orchards were located west of School Street.

Richard Hittinger married (Mrs.) Elizabeth Waite Potter on August 21, 1897 and this house was built at that time. It is not known if Richard Hittinger had a hand in the design. It was built on part of Lot 125 and part of lot 126 of the 1894 Payson Park subdivision and was one of the earliest houses constructed in the Payson Park subdivision (see 1898 plan). The couple had one child, Richard, Jr. born in 1899. Hittinger served as a Belmont selectman for three years and was a member of the Boston Market Gardeners' Association. He died in 1921 and Mrs. Hittinger lived here several years before moving to Arlington about 1925. She died in 1930.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CA

BLM.765

By the late 1920s the house (previously known as 45 Elm Street), was renumbered 21 Elm Street. Anthony Bicchieri, a retail provisions merchant in Boston was living here by 1927. He was born in Italy in 1887 and came to this country about 1898. Living with him in 1930 were his wife Josephine and his mother Antonetta.

The Hittinger Farm ceased operations in the 1930s. The section of the farm west of School Street was subdivided in 1931; the section east of School Street was subdivided in 1939 after the hurricane of 1938 devastated the greenhouses. The land was developed with single-family homes. This included houses at 25 and 29 Elm Street which occupied what had previously been the front yard of the Richard Hittinger House. Nearby streets including Jacob Road, Philip Road and Elizabeth Road pay homage to members of the Hittinger family (family patriarch Jacob and Richard's wife, Elizabeth).

In the 1940s and 1950s the house at 21 Elm Street was occupied by James and Mary Ford. He was employed as a chauffeur. Later owners of 21 Elm Street included John F. Kelleher. The property was sold by John and Dorothy Kelleher in 1984 to Daniel and Diane Brennan (Book 15937, Page 184). Diane Brennan Garthwaite sold the property in 2006 to Jonathan Hakim and Linda Bilmes (Book 47021, Page 134).

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA	BLM.765
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Historic stone wall marks driveway entrance. In distance is garage.
(Visible at right is 25 Elm Street which sits in the front yard).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 ELM STREET

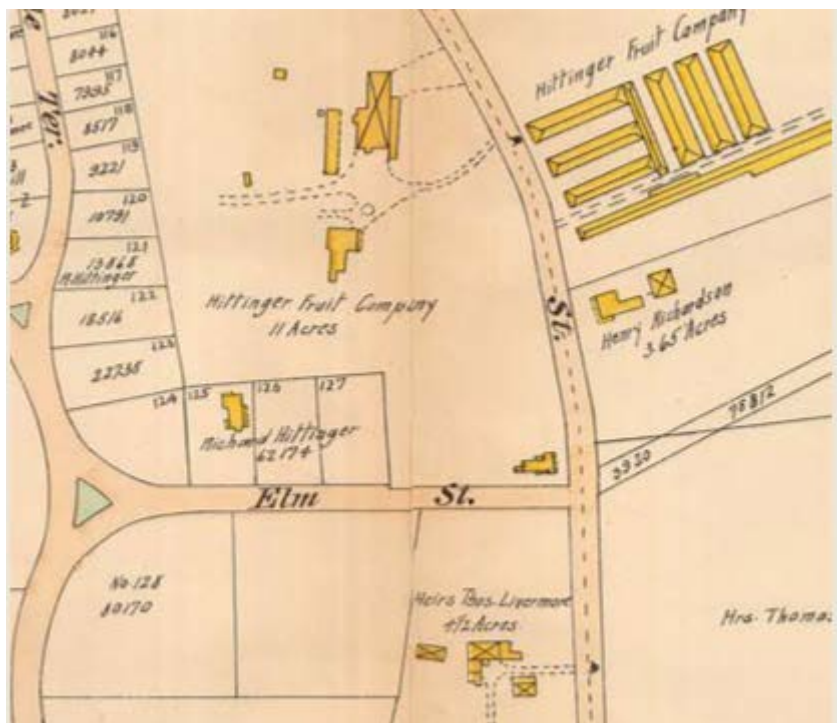
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA	BLM.765
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1889 Walker Middlesex County Atlas (no house)



1898 Stadley Middlesex County Atlas (house built)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA	BLM.765
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Undated (pre 1930) photographs of 21 Elm Street

Source: Belmont Historical Society

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA	BLM.765
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Source: Belmont Historical Society

FORM B – BUILDING

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

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

49-10

Boston
North

AZ

BLM.144

Town/City: Belmont

Place: (*neighborhood or village*):
Wellington Hills (Belmont Hill)

Address: 8 Fieldmont Road

Historic Name: Clarence Smith House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1928

Source: building permit

Style/Form: Tudor Revival

Architect/Builder: John W. Richardson, arch./bldr.

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stucco, wood

Roof: slate

Outbuildings/Secondary Structures:
garage (1929)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

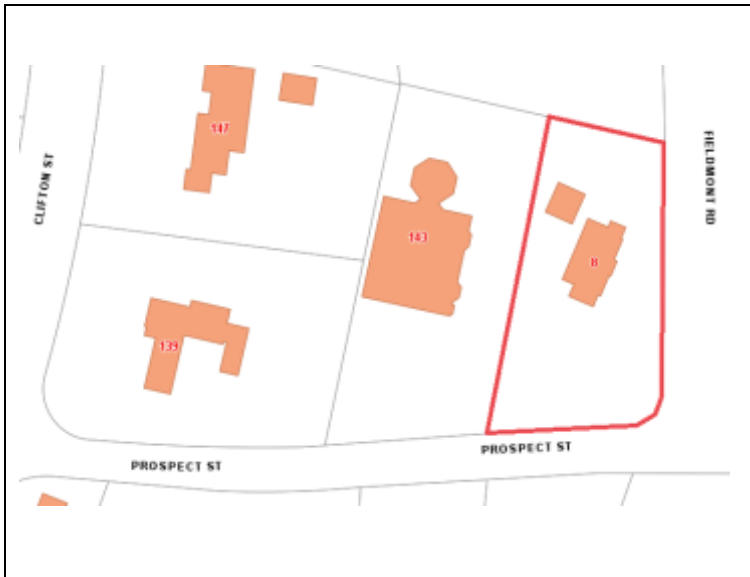
Acreage: 29,769 SF

Setting: large landscaped corner lot

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

8 FIELDMONT ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.144

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 8 Fieldmont Road is a good example of the later phase of Tudor Revival architecture which found great popularity in Belmont and other Boston suburbs in the 1920s and 1930s. The unusual, nearly symmetrical design freely mixes elements of English Revival architecture and combines them in a modern way. Set on a low knoll above the street, the effect is quite stately. The 2 ½-story house has a rustic clinker brick exterior with two large second story gable bays and smaller dormers displaying decorative half timbering and decorative rakings. The house is capped by a hip roof covered in polychromatic slate and the slope extends on both side elevations to enclose a first floor porch. Centered on the façade, the gabled brick vestibule has a vergeboard with finial. A Renaissance-inspired, stone-quoined door surround frames the vertical board door with large iron hinges that is set in a Tudor arch opening. Instead of casements, all of the window openings contain multiple double-hung 6/6 windows.

Behind the house there is a brick garage with slate roof and two garage openings on the north elevation. Building permits indicate that it was constructed in 1929.

The house retains a high degree of integrity and has seen few alterations since its construction.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 8 Fieldmont Road was constructed as part of the first phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from ¾ to 3 acres, laid out by Loring Underwood, Landscape Designer.

This land (Lot 42) was sold to John W. Richardson. The 1928 building permit indicates that Richardson was the owner, architect, and builder. Further research suggests that Richardson was one of almost twenty house builders based in Belmont during this period of rapid growth. Richardson lived in a more modest house at 86 Alexander Avenue. Richardson probably got the design for the house from a publication or book of house designs. There is no indication that he ever lived here. The first known owner/occupant was Clarence S. Smith, a bonds salesman who lived here with his wife Janet in the early 1930s. Directories indicate that William Byrnes was living here from at least 1939 to 1955. He was a salesman and lived here with his wife Margaret. The house was later owned by Kevin V. Boyle, political activist and advisor, and sold by his estate to the present owners in 1994.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

8 FIELDMONT ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ	BLM.144
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FORM B – BUILDING

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

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

48-24	Boston North	BA	BLM.149
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Town/City: Belmont

Place: (*neighborhood or village*):
Wellington Hills (Belmont Hill)

Address: 1 Fletcher Road (aka 86 Clifton Road)

Historic Name: J.V. Fletcher Farm House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1870

Source: maps

Style/Form: French Second Empire/Colonial Revival

Architect/Builder: H. T. Underwood (1916)

Exterior Material:

Foundation: brick, fieldstone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1940?)

Major Alterations (*with dates*):

1916- alterations and repairs including new chimney, alt.
to roof, new piazza

Condition: good

Moved: no yes **Date:**

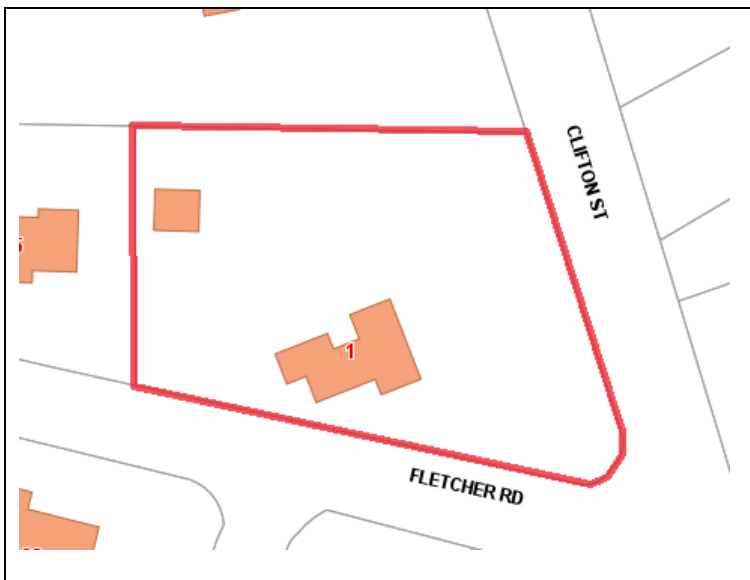
Acreage: 25,004 SF

Setting: natural, wooded setting; corner lot

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 FLETCHER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.149

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Clifton Street and Fletcher Road, 1 Fletcher Road is a two-story, mansard-roofed farmhouse originally constructed ca. 1870 and updated with a new porch, entry and other details in 1916 according to designs by local architect H. Thaxter Underwood. The south façade displays a gambrel front with flared sides replacing what was probably originally also a mansard roof. The asymmetrical front porch has pairs of posts set on a shingled base supporting a gable with a curved underside. The exterior brick chimney on the east side was added in 1916. Windows contain 2/2 sash and include flat-roofed dormers with scroll brackets to either side. An arched vent is located at the top of the gambrel front. A single-story porch fronts the west ell and displays simple posts with jigsawed tops.

The lot is informally landscaped within a natural wooded setting and a fieldstone wall runs along the road in front of the ell, matching the fieldstone supporting the front porch. There is a paved parking area to the west of the house and the garage is recessed behind the modern wooden fence/screen.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 1 Fletcher Road (historically known as 86 Clifton) is one of the oldest houses on Belmont Hill. The 1875 Beers Map of Belmont labels this as the J.V. Fletcher/James K. Sargent Farmhouse. J. Varnum Fletcher (1812-1899) lived nearby in the large, mansard-roofed house at 519 Pleasant Street; this house was apparently occupied at the time by James K. P. Sargent, a farm laborer from Maine (1845-1920). Fletcher was a Faneuil Hall merchant who dealt in wholesale beef. He was active in town affairs – serving as one of the Town's original Selectmen, a library trustee from 1873 to 1899, a State Representative in 1885-6 and was a president of the Belmont Savings Bank. The 1898 map shows the property as still being owned by Fletcher.

In the early 20th century the house was rented by Daniel Andrews, a milk dealer, who in 1910 was living here with his wife, three children, a cousin, and two hired men. By 1916 the house had been purchased by Reginald Coe, rector of All Saints Episcopal Church. Coe hired local architect H. Thaxter Underwood to make alterations and repairs to the house. According to the 1916 building permit these included a new chimney, alterations to the roof, new shingles and a new piazza. Rev. Coe married Frances Rathbone in 1910, and in 1920 the 65-year old rector was living here with his wife, an Irish servant and the servant's young child. Reginald Coe died in 1929 but Mrs. Coe continued to live here for a few more years. In 1936 when the adjacent house at 25 Fletcher Road was constructed, the garage was moved off that lot to a site slightly closer to the house. By 1939 the house had been purchased by Miss Harriet Buckingham who lived here with her maid. In 1941 Miss Buckingham received a building permit to construct a 8' x 16' sleeping porch over an existing porch. Miss Buckingham was still living here in 1955.

Later owners included Anne Woodruff (1974-1995) and Barbara Doe (1996-2006). The house was purchased by Timothy Hoffman and Stephanie Leydon in 2006.

Architect H. Thaxter Underwood (1885-1958) lived in Belmont but maintained an office in Boston. Working with his uncle, landscape architect Loring Underwood, Thaxter designed the locker rooms/bathhouse for the Underwood Pool (1911). Other municipal commissions included the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square and a number of local residences including 26-28 Cedar Road, 65 Clark Street, 1 Clover Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 FLETCHER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA	BLM.149
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FORM B – BUILDING

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

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

54-1	Boston North	BA	BLM.237
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Town/City: Belmont

Place: (*neighborhood or village*):
Wellington Hills (Belmont Hill)

Address: 89 Fletcher Road

Historic Name: Henry B. Jackson House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1935

Source: building permit

Style/Form: English Revival

Architect/Builder: Derby Barnes & Champney, arch.;
F.C. Alexander, bldr.

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

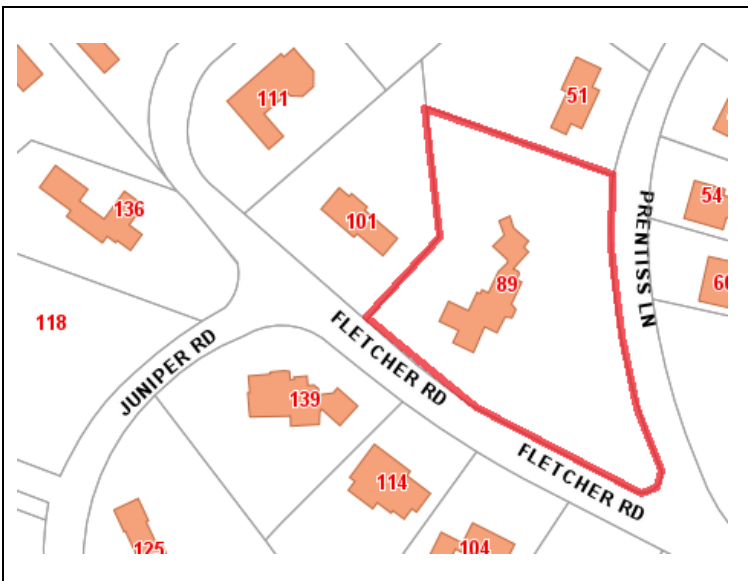
Acreage: 54,830 SF

Setting: set on hill above the intersection of Fletcher Road and Prentiss Lane

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 FLETCHER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.237

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of the most distinguished early 20th century "Manor" houses on Belmont Hill, 89 Fletcher Road is a large brick dwelling constructed in 1935 and designed by Boston architects Derby, Barnes, and Champney. The eclectic dwelling is constructed of brick with brick trim including window surrounds and belt courses. It is capped by a slate roof with a gable parapet on one end and a hip slope on the other, multiple gable wall dormers and massive chimneys with multiple shafts. The mix of openings includes individual windows and bands of multi-light casements that can be seen in semi-circular arched openings or rectangular openings with label molds or topped by square multi-light transoms. Projecting from the east elevation is a two-story polygonal projection with continuous casement windows with transoms.

The property is enhanced by its integrity and its siting and landscaping. The main entrance on the west façade faces a circular driveway and a brick garden wall encloses the rear yard. A brick wall with brick posts marks the walkway from the street to the house. A stuccoed garage with tool room is attached to the north end of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The construction of this house took place as part of the second phase of development of the Belmont Hill Associates which was laid out in 1925. This land was sold by the Belmont Hill Associates to Mary F. Jackson, wife of Henry B. Jackson, on December 28, 1934 (Book 5897, Page 18). In May 1935 Henry B. Jackson was granted a building permit for the construction of a brick house with an estimated value of \$34,500. The house was designed by Boston architects Derby, Barnes and Champney and was to be constructed by F.C. Alexander of Boston.

Henry B. Jackson was a teacher at the Belmont Hill School from 1928 to 1940. In 1942 the house was sold by Mary Jackson to Alice Blake Burns, wife of John J. Burns (Book 6611, Page 481). John J. Burns (1901- 1957) was a lawyer. He served as Professor of Law at Harvard from 1928 until 1931 and then served as Associate Justice of the Superior Court of Massachusetts until 1934. He worked in Washington until 1938 and then returned to Boston to practice law. After his death in 1957 the house was sold by Mrs. Burns to Arthur and Marion Lilley (Book 10184, Page 311). The house was owned by Steven Green from 1982 to 1991 when it was sold to John and Hasmig Chaglassian. The family still owns the property today.

The 1935 building permit lists the architects of the house as Derby, Barnes and Champney, who would also design the nearby houses at 56 & 94 Juniper Road several years later, in 1939. The lead architect of the firm, Richard Derby (1878-1936), grew up in Concord and graduated from MIT. He practiced for a number of years with Thomas P. Robinson (Derby and Robinson) and specialized in domestic architecture (see 41 Tyler Road). No other information was found concerning the works of the other members of the firm of Derby, Barnes and Champney - David D. Barnes and George M. Champney.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 FLETCHER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.237

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Town of Belmont, Building Department files.

U.S. Census, various years.

Walker, G.H. *Atlas of Middlesex County, Massachusetts*. Boston: G.H. Walker, 1889.

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FORM B – BUILDING

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

54-18	Boston North	BA	BLM.766
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MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 136 Fletcher Road

Historic Name: Duguid-Lockard House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: William Duguid, architect

Exterior Material:

Foundation: not visible

Wall/Trim: brick

Roof: slate

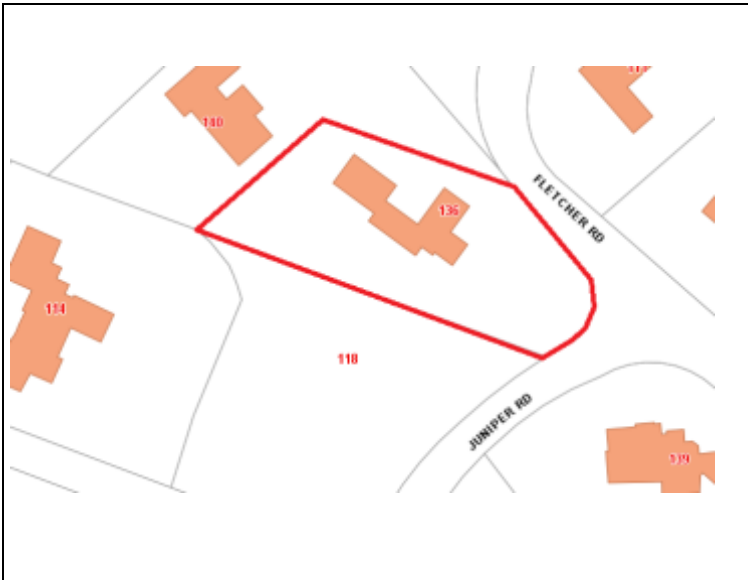
Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1957 – attached garage addition with maids quarters

Locus Map (north at top)



Condition: good

Moved: no yes **Date:**

Acreage: 21,521 SF

Setting: informally-landscaped, large corner lot on Belmont Hill

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

136 FLETCHER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.766

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Fletcher and Juniper Roads, 136 Fletcher Road is a two-story brick Colonial Revival dwelling built in 1936, designed by a Cambridge architect for his own use. Although William Duguid was known for his more historically accurate Georgian Revival designs, this house has a more 20th century sensibility. The house consists of several two-story sections all of which are capped by slate gable roofs with close eaves that are unornamented and large brick chimneys. Screened by large bushes including rhododendrons, the main block is oriented with its gable end with an exterior brick chimney to the road; the front door is centered on the three-bay west elevation and is fronted by a rounded brick patio. The front door is sheltered by a flared copper canopy and the window openings contain paired casements with two small gable dormers rising from the west roof slope. A two-story section projects to the east and a two-story wing extends at right angles to the west. Attached to this is another two-story brick wing which repeats many of the details of the original structure but was constructed in 1957. It has a two-car garage on the first floor as well as a pedestrian entry with another flared copper canopy and an exterior brick chimney. The second floor has casement windows.

A wooden fence runs along Fletcher Road with a fieldstone wall to the west of the driveway opening. The backyard of the large lot is largely wooded.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 136 Fletcher Street is located within the second phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. In April 1925 a second area was developed when Company trustees George Prentiss and Arthur Fletcher laid out the J.Varnum Fletcher property on Clinton Street and parts of the George Prentiss and George Lawrence properties off of Prospect Street. Buildings were constructed in the 1920s and 1930s.

William Duguid, a Cambridge architect, was given a building permit in 1936. The permit indicates that the house was designed by Duguid & Martin with a garage underneath. William Duguid was born in Scotland in 1880 and was trained as an engineer. His wife Mary was from Philadelphia and was a graduate of the Cambridge School of Landscape Architecture. Both were Quakers and conscientious objectors during World War I. They established an architectural firm in Cambridge in the 1920s and were known for their Georgian Revival and Colonial Revival homes. They closed their practice about 1938 and ran the Cock Horse Inn in Cambridge which they sold in the 1940s and then retired to Gloucester (Cambridge Historical Commission March 6, 2014). Among Duguid's other known designs are the Friends Meeting, 5 Longfellow Park (1914) and 146 Brattle Street (1939) in Cambridge (CAM.53).

By 1944 the house was occupied by Derwood Lockard (1906-1976), an anthropologist at Harvard's Peabody Museum of Archaeology. He lived here with his wife Barbara. Ralph Willard was the owner in 1957 and added the wing containing a two car garage on the first floor with mother-in-law and maid's quarters above. Arthur Brooks was the architect for the 38' x 24' addition. Later owners included Stanford and Norma Jean Calderwood who acquired the property about 1969. Stan Calderwood was a former Vice President at Polaroid and about 1970 became president of WGBH-TV in Boston where he brought Masterpiece Theatre to the U.S. and introduced Julia Child's series The French Chef. In 1972 he joined a money management business controlled by Yale University.

The property was sold by Stan Calderwood's estate in 2002. The present owner, John Ciccolo, purchased the house in 2005

INVENTORY FORM B CONTINUATION SHEET

BELMONT

136 FLETCHER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA	BLM.766
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FORM B – BUILDING

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

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

18-14	Boston North	P	BLM.767
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 14 Glendale Road

Historic Name: H. Thaxter Underwood House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1921

Source: building permit

Style/Form: Colonial Revival (Cape)

Architect/Builder: H. Thaxter Underwood, architect

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1997)

Major Alterations (*with dates*):

date unknown – enclosed porches on front, new windows

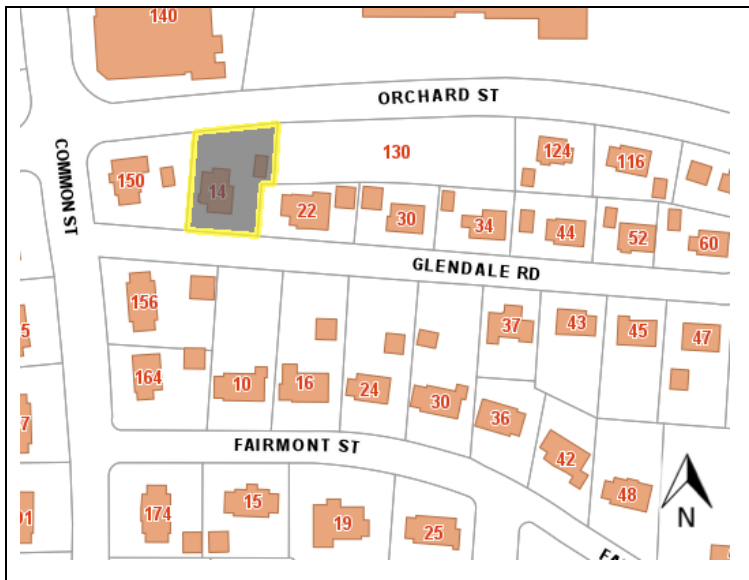
Condition: good

Moved: no yes **Date:**

Acreage: 8,759 SF

Setting: neighborhood of early 20th century residences on small lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

14 GLENDALE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

P

BLM.767

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 14 Glendale Road is a modest 1 ½-story Cape constructed in the early 1920s. It is sheathed in wood clapboards and is capped by a steeply-pitched gable roof with long shed dormers on both slopes. The house is oriented with its gable end to the street; centered on the gable end is an exterior brick chimney. The main house block and the attached wing are the original parts of the house. An open front porch originally extended across the façade of the main house. This was later either rebuilt or enclosed. An additional enclosed porch was added to the north in 1971. Most of the windows contain double-hung sash in an 8/1 configuration with blinds. An oriel window is located on the gable facing the street and there is an arched dormer on the rear wing.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Glendale Road was subdivided in 1914 by the Orchard Street Associates. At the time it was last bit of farmland in the neighborhood. The property consists of Lot 2B and part of Lot 2A on a Plan of Orchard Street Associates dated June 1919 (MCRD Plan Book 274, Plan 20). In October 1921 a building permit was issued to H.T. Underwood. H.H. Hawkins & Son served as contractors. A detached garage was built in 1928 facing Orchard Street (later rebuilt).

This house is of interest as the long-time residence of local architect, H. Thaxter Underwood. Herbert Thaxter Underwood (1872-1950) was the son of Dr. George Underwood and grandson of William Underwood, founder of the food concern. He was born in Boston and was a graduate of Boston English High School. He came to Belmont as a young man. It is not known where Thaxter Underwood received his architectural training but he was in practice by 1904. He married Mabel Ricker in Somerville on May 9, 1922 and this house was built at about that time. Underwood lived here until his death in 1950. Several months later his widow Mabel sold the house to John and Eleanor Daniels. It was conveyed by Eleanor Daniels to Linda Daniels in 1981 and she sold the house to Richard Kelsey and Mary Otiato in 2009 (Book 52083, Page 111).

H. Thaxter Underwood maintained an office in Boston but designed a number of buildings in Belmont. Working with his uncle, landscape architect Loring Underwood, Thaxter designed the locker rooms/bathhouse for the Underwood Pool (1911). Other municipal commissions included the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square and a number of local residences including 26-28 Cedar Road, 65 Clark Street, 1 Clover Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years.

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FORM B – BUILDING

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

23-87

Boston
North

Q

BLM.385

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

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Photograph



Address: 12 Goden Street

Historic Name: Graham-Floyd House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1895

Source: deeds

Style/Form: Colonial Revival

Architect/Builder: Murdock S. Monroe, carpenter

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1930)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets.

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12 GODEN STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.385
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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The 2 ½-story, 3 x 2-bay house at 12 Goden Street is a well-preserved late 19th century Colonial Revival style dwelling. Capped by a steeply pitched hip roof, the house displays a variety of details including pedimented dormers, second story oriel windows on the façade and bay windows on the lesser elevations that would never appear on a later, more historically accurate version of the style but reflect the period of construction. The center entrance is sheltered by a deep entry porch sheltered by a flat roof with balustrade and supported by two sets of three Doric columns. On either side of the porch there is an open deck enclosed by an urned balustrade with a matching balustrade on the porch roof as well. Centered above the entrance there is a Palladian window; remaining windows primarily consist of double-hung 2/2 sash with entablature lintels above the first floor openings. Dentilwork decorates the eaves as well as the window lintels.

The small level lot has a row of shrubbery along the sidewalk and a driveway extends along the north side of the house, terminating at a small hip-roofed garage which was constructed between 1931 and 1949.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of “moderately-priced suburban homes”. Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots had been developed by the time of the 1898 map.

Deeds indicate that on April 25, 1895 William Lowe sold Lot 29 containing 8,050 SF to Murdock S. Monroe of Jamaica Plain (MCRD Book 2360, Page 502). Monroe was a carpenter and built the present house, selling it to Susanna Graham, wife of Matthew, on June 17, 1896 (Book 2474, Page 170). On June 27, 1896 the *Belmont Bulletin* reported that “Murdock Monroe has sold a 10 room Colonial with 8,050 Square feet on Goden Street to Mrs. Floyd who buys it for occupancy”. Mrs. Floyd was the former Josephine Graham and had married Benjamin Floyd in 1886. The 1898 map shows the house in place, owned by Graham. In 1900 the U.S. Census shows the occupants to be Benjamin Floyd, a 44 year old salesman, his wife Josephine, their daughter Gladys, Josephine’s mother, Susanna Graham, a widow, and a servant. The Floyds lived here until about 1910.

The property was owned by Thomas N. Cook of Watertown from about 1915 to 1923 and probably rented out. It was sold again, to Alice Twigg, wife of Thomas, in 1924. (Building Department records indicate that prior to Mrs. Twigg, the property was owned by Elmer Fletcher.) The family including children Cora, James and John, moved here from Somerville. A garage was added in 1930, designed and built by James Twigg. Members of the Twigg family continued to own the house until 1992. It was owned by Derrick and Francesca Te Paske from 1995 to 2005. The present owners, Adam and Kimberly Dash, purchased the house in 2006.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12 GODEN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.385

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Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

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Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.

Q	BLM.385
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by _____ Lisa Mausolf _____

The criteria that are checked in the above sections must be justified here.

The house at 12 Goden Street appears to be eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as a good example of the Colonial Revival style, constructed by carpenter Murdock Munroe. Under Criterion A, Belmont Park is significant as an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. The development was laid out in 1894 and all of the lots had been developed by 1898.

FORM B – BUILDING

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

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

24-5	Boston North	Q	BLM.768
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 73 Goden Street

Historic Name: Eugene McNamara House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1895

Source: deeds

Style/Form: Queen Anne

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (rebuilt 1979)

Major Alterations (*with dates*):

ca.1915 – front porch?

1927 – single story addition south side

Condition: good

Moved: no yes **Date:**

Acreage: 5,626 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

73 GODEN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.768

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Goden Street and Orchard Street, 73 Goden Street is a well-preserved example of the Queen Anne style displaying an asymmetrical profile and a mix of textures and details that are typical of the style. The house is set on a mortared stone foundation with the first floor clad in wood clapboards and the upper stories sheathed in wood shingles. The basic core of the house is a 2 ½-story, side-gabled mass with pediment ends, enlivened by a 2 ½-story projecting front gable with an adjacent single-story porch and hip-roofed dormer rising from the front roof slope and a 2 ½-story gable topped, bay window on the north side. A dentil course surrounds the house and shingled consoles support the overhanging eaves on the gables and dormer. The wide variety of window types is also characteristic and includes double-hung units, an oriel window, quarter-round, multi-light and gridded windows and a pediment topped leaded glass window lighting the stairhall. Sanborn maps suggest that the porch may be a later addition. The wide front gable is supported by fluted (replacement?) posts and there is a two tiered, turned balustrade. The single-story, flat-roofed sunroom addition on the south side dates to 1927. It rests on a concrete foundation, is lit by continuous double-hung windows and is topped by a balustrade.

The corner lot consists of a level lot with large tree and shrub plantings. A modern picket fence encloses the lot. Behind the house is a hip-roofed, stucco garage with two doors facing Orchard Street. It was rebuilt in 1979.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. The initial owner was Susan Bartlett of Melrose who was likely related to Wilbert Bartlett, Lowe's business partner. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000. The Bartlett property comprised lots 53 & 54 of the Belmont Park subdivision.

Susan Bartlett was born in Maine in 1839 and was a widow. She apparently had the house built prior to selling the property to Eugene McNamara in October 1895 as the deed included land with buildings and a mortgage of \$3,500 (MCRD Book 2402, Page 540). The house shares distinct similarities with Wilbert Bartlett's own house at 90 School Street (see BLM.815) and William Lowe's house at 96 School Street (see BLM.383). A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses that had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business".

Eugene McNamara owned the house from 1895 until 1903. No further information was found concerning McNamara – he may have been an absentee landlord. Frank and Blanche Houghton purchased the house in 1903; he worked in a department store. The couple had no children; they lived here with a servant. Mabel Adams purchased the house in 1913 and owned the house until 1944. The property was acquired by Lillian Park in 1945 from the Estate of Julia Swasey (Book 6862, Page 103). It remained in the Park family until 2000 when it was sold by Natalie Park (Book 31494, Page 423). The present owners, Herbert and Benita Lim, have owned it since 2000.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

73 GODEN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.768

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Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.

Town of Belmont, Building Department records.

U.S. Census, various dates.

Q	BLM.768
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 73 Goden Street appears to be eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as a good example of the Queen Anne style, and was likely constructed by the Bartlett Brothers who built many of the houses in the neighborhood. Designs were repeated throughout Belmont Park and this house appears to have been built according to the same plan as Wilbert Bartlett's own house at 90 School Street. Under Criterion A, Belmont Park is significant as an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. The development was laid out in 1894 and all of the lots had been developed by 1898.

FORM B – BUILDING

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

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

9-102	Boston North	CA	BLM.168
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 196 Grove Street

Historic Name: Reuben L. Richardson House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1860

Source: maps, history

Style/Form: Altered

Architect/Builder: Earle Allen, bldr. (1940)

Exterior Material:

Foundation: concrete block

Wall/Trim: wood clapboard, flushboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1949)

Major Alterations (*with dates*):

1940 – moved, new exterior walls, new roof, new front entrance, bay windows

2011 – new windows

Condition: good

Moved: no yes **Date:** 1940

Acreage: 7,152 SF

Setting: heavily vegetated corner lot with fence near Cambridge Town line and facing playground

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

196 GROVE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA

BLM.168

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The frame of the house at 196 Grove Street may date to the mid-19th century but there is little else to suggest the building's original form and it retains little integrity. The concrete block foundation is a reminder of the house's relocation to this site in 1940. At that time new exterior walls and a new roof were installed. The house is currently capped by a hip roof. The original roof configuration is not known, it may have been flat or gabled. Similarly, it is not clear if the mix of wood clapboards on the first floor and horizontal flushboards above is an original feature. Sanborn insurance maps indicate that in its previous location, the house was fronted by a single-story porch. The smaller gabled porch with Doric columns and three-sided bay windows were installed after the move. The open porch on the north wall was also added in 1940. New windows were installed in 2011.

Behind the house and accessed from Grosvenor Road is a concrete block, one-car garage built in 1949. The house occupies a corner lot but is heavily screened by vegetation on both sides.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building, though altered and moved a short distance from its original location at 168 Grove Street, is related to the locally important Richardson family. The house was built on land that was acquired by the Richardsons after 1853. Henry Richardson (1837-1904) owned land between School and Grove Streets and was a prominent market gardener who grew a variety of vegetables and muskmelons. The 1875, 1889 and 1898 maps all show the house as being owned by R.L (Reuben) Richardson. By 1907 Reuben was deceased and the house at 168 Grove Street was occupied by his widow, Julia Richardson. She continued to live at 168 Grove until about 1918. In the 1920s and early 1930s mechanical engineer Albert Suttill was living in the house with his wife Jennie. At the time the house was owned by George Foster and his wife, the former Eleanor Richardson.

In 1940 the house was moved from 168 Grove Street to its present location at 196 Grove Street in order to expand the Grove Street Playground. The original three acres of the playground were acquired from Julia Richardson in 1923. George L. Foster (1878-1960) purchased the lot of land from the Hittinger Fruit Company. Building department records indicate that after the move the house received new exterior walls, a new roof, a new front entrance, and the addition of an open porch. Earle Allen was the builder in charge of the work. In 1949 a garage was built behind the house.

The house was occupied for many years by George L. Foster and his second wife Emily whom he married in 1937. George Foster was active in town affairs, serving as Cemetery Commissioner from 1936 to 1948 and was a town meeting member. Emily Foster sold the property to Vera, Johanna and Paul DuBois in 1986 (Book 17700, Page 453).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

196 GROVE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CA

BLM.168

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Assessors' Photo (before fence)

FORM B – BUILDING

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

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

27-84	Boston North	AG	BLM.95
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Address: 16-18 Hawthorne Street

Historic Name: Warner-Kewer House

Uses: Present: two family dwelling

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

1924 – conversion from one family to two family
late 20th c. – vinyl siding, removal of bracketed cornice,
new windows

Condition: fair (due to siding)

Moved: no yes **Date:**

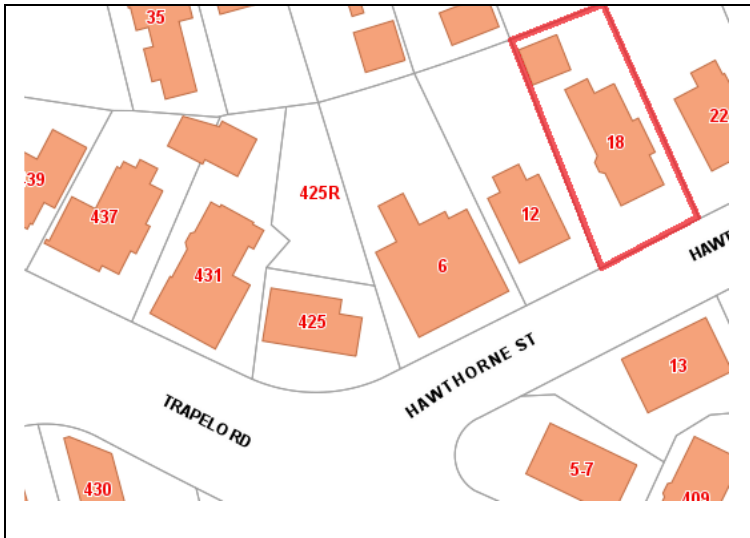
Acreage: 7523 SF

Setting: Tree-lined older residential street in Waverley Square

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

16-18 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.95

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 16-18 Hawthorne Street is an example of a vernacular Italianate dwelling of the late 19th century. It is set on a brick foundation and is currently sheathed in vinyl siding. The hip-roofed dwelling has overhanging eaves that originally had cornice brackets. A gable wall dormer rises from the front roof slope. Italianate style details which survive include a flat-roofed door hood with decorative brackets and three-sided bay windows. The sash originally contained 2/2 sash but now display 1/1 replacements. There were likely originally decorative lintels and cornerboards. The house was converted to a two family in 1924 and the two front doors reflect that period – with 4 x 2-panes over vertical panels.

To the rear is a two-car garage which has been updated with modern overhead garage doors.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 16-18 Hawthorne Street was lot 37 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Hawthorne Street was petitioned for, laid out, and accepted in 1876. There is a house shown on this site at the time of the 1889 Walker map but the name of the owner is not indicated. By 1896 the house was owned and occupied by Albert Warner. No further information was available concerning Warner.

In 1901 Emily Warner sold the property to Susie Kewer (Book 2887, Page 316). She was the wife of William Kewer who was born in Bath, England in 1866 and came to this country about 1890. He worked as a baker and later as a news dealer with a store at 501 Trapelo Road. In 1910 they were living here with their five children between the ages of 13 and 22. Four of the children were still living here in 1920 – son Leo was a medical doctor, Howard was a salesman, Gordon worked as a carpenter and Pauline was employed as a bookkeeper. The house was converted to a two family in 1924 and in 1930 William, now a widower, was living in #18 with his daughter Pauline and her husband and child. The other unit was rented out. William Kewer died in 1934 but the property remained in the family until 1970 when it was sold by Eva Kewer. John and Geraldine Healy purchased it in 1970. The family still owns the house today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

16-18 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.95

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Williams, Judy. Area form for Waverley Square (BLM.AG), 1982.



Assessors' photo

FORM B – BUILDING

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

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

27-48	Boston North	AG	BLM.268
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Photograph



Address: 19 Hawthorne Street

Historic Name: Charles Barney House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: slate

Outbuildings/Secondary Structures:
workshop (1910)

Major Alterations (*with dates*):

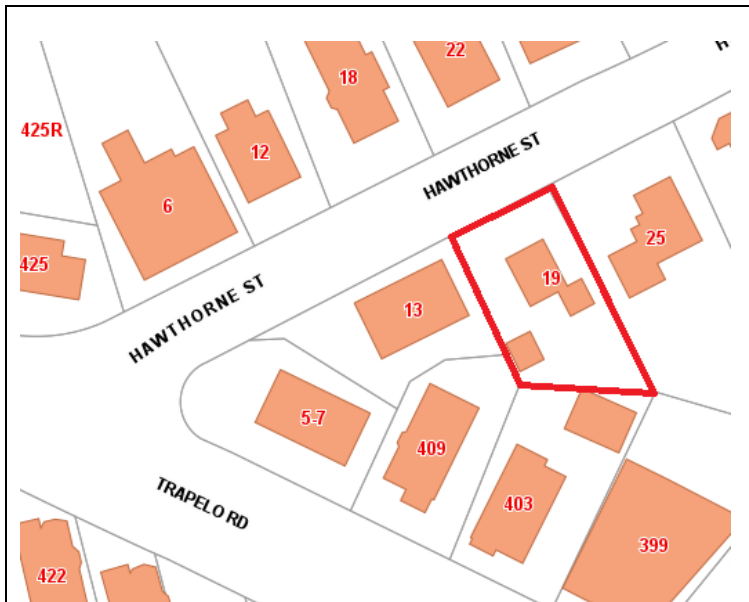
Condition: good

Moved: no yes **Date:**

Acreage: 6,439 SF

Setting: Tree-lined older residential street in Waverley Square

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

19 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.268

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 19 Hawthorne Street is a modest French Second Empire cottage which is clad in wood clapboards above a brick foundation. The slate-shingled mansard roof has straight sides and gabled dormers with arched windows. The two-part frieze is without brackets seen on other houses of this style. The two-bay façade consists of a three-sided bay window with panels above each window and a single-bay porch supported by chamfered posts and decorated by large scroll brackets atop each posts, arched spans between the posts and a bracketed cornice (a similar porch is seen on a number of houses nearby including 4 Cambridge Street, 30 Hawthorne, 33 Hawthorne). The glass-and-panel wooden front door is original as is the single-story offset wing to the rear. Another bay window is located on the west wall. A rear deck was added in 1999.

The small lot is informally landscaped. A driveway runs along the west side of the house, terminating at a small gablefront, wood-shingled building with double vertical board doors. According to Building Department records the 12' x 16' structure was constructed as a workshop for Charles Barney in 1910 by Arlington contractor W.M. Balsler. It was renovated in 2005.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 19 Hawthorne Street was lot 53 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Hawthorne Street was petitioned for, laid out, and accepted in 1876. The location was convenient to both the commercial center and railroad at Waverley. The house had been built by the time of the 1889 map.

The earliest known occupant was Charles Barney who is listed as living here in the 1907 Belmont directory. At the time of the 1910 Census, Charles Barney, age 47, was living here with his wife Mabel, a step daughter and daughter. Barney worked as a janitor at the Registry of Deeds in East Cambridge. In 1915 Charles Barney conveyed the property to Katharine Stokes (Book 3975, Page 461). Katharine Stokes worked as a pastor's assistant in Boston and lived here with her sister, Mabel C. Stokes, an artist. Miss Katharine Stokes was still living here in 1939. Ownership of the property later passed to Helen Claflin (Book 6267, Page 580) and to Estelle Mendum (Book 6468, Page 279). George Parks, a glass cutter, was living here by the 1940s with his wife Ethel. The property was sold by the Parks in 1980 (Book 14150, Page 471). Later owners included Raymond Lynds (1980-1996) and Katharine MacPhail (1996-2008). The present owners, Jay Etherington and Akemi Chayama purchased the house in 2008.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

19 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.268
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AG	BLM.268
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 19 Hawthorne Street is potentially eligible for the National Register under Criterion C, Architecture, on the local level as a well-preserved example of a French Second Empire cottage which has seen minimal alteration since it was constructed ca. 1880.

FORM B – BUILDING

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

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

27-46	Boston North	AG	BLM.269
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Photograph



Address: 29 Hawthorne Street

Historic Name: Doyle House

Uses: Present: multi family dwelling (condos)

Original: single family dwelling

Date of Construction: ca. 1890

Source: maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1994)

Major Alterations (*with dates*):

1967-demolish barn/garage

1977- installation of vinyl siding

1990-converted to two family dwelling

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: less than one acre

Setting: Tree-lined older residential street in Waverley Square

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

29 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.269

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 29 Hawthorne Street is a modest example of the Queen Anne style which has lost some detail and integrity due to the installation of vinyl siding. The basic 2 ½-story gablefront is given an asymmetrical massing by the placement of a three-sided bay window topped by pediment on the front of the west half of the façade. An additional 2 ½-story cross gable with clipped corners on the first floor projects from the west elevation. A single-story porch fronts the façade and wraps around part of the west wall with a pediment rising from the roof at the northwest corner. There are several turned posts which appear to be original but the decking and balustrade are modern replacements. The predominant window is a 6/1 replacement sash with modern sliding units on the east elevation. An original diamond-shaped window with Queen Anne-style colored glass survives in the front gable. Due to the building's conversion to two-family use, the original sidehall entrance has seen the addition of a second front door and a circular metal staircase has been added toward the rear of the west elevation. Among the details which no longer survive but are mentioned in the previous (1978) inventory form are a bracketed cornice, a sunburst in the porch pediment and an oval stained glass window to the left of the original front door.

The house is set on a low knoll with railroad ties acting as a retaining wall along the sidewalk. A paved driveway extends to the west of the house terminating at a side-gabled, three-car garage constructed in 1994. The property's original barn/garage was demolished in 1967.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 29 Hawthorne Street was lot 51 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Hawthorne Street was petitioned for, laid out, and accepted in 1876. There is no house on this location at the time of the 1889 Walker map but had been built by the time of the 1898 map and is labeled "Doyle". The 1896-7 town directory indicates that Andrew and Frank Doyle were living here as early as that year.

The 1900 U.S. Census for Belmont indicates that Andrew Doyle, age 68, was a day laborer born in New Brunswick, Canada who immigrated to the U.S. in 1862. In 1900 he was living with his wife, J. Hannah, and children Andrew, Frank, Hannah and Alice. Both sons worked as machinists. The 1907 town directory indicates that Miss Hannah Doyle was then living here along with Mr. and Mrs. Henry Magoon. In 1918 Edmund Doyle, a plumber, was living at 29 Hawthorne with his sisters Alice and Hannah. In 1943 the property was sold by the estate of Alice Doyle to Vincent Lynds of Arlington (Book 6694, Page 571). Soon thereafter ownership was transferred to Alexander Lynds. Alexander ("Sandy") Lynds was a contractor and lived here with his wife Jane. The house was sold by Alexander's estate in 1963 to Leslie and Joanne Miller (Book 10410, Page 359). The property was owned by John and Ruth McCarthy from 1966 to 1994 and later by James McCarthy until 2002. It was converted to condos in 2004.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

29 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.269
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Williams, Judy. Area form for Waverley Square (BLM.AG), 1982.

FORM B – BUILDING

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

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

27-45

Boston
North

AG

BLM.94

Photograph



Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Address: 30 Hawthorne Street

Historic Name: Niles House

Uses: Present: two family dwelling (condos)

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

2013 – conversion from one family to two family condo including rear dwelling addition and replacement of wood shingles with wood clapboards

Condition: good

Moved: no yes **Date:**

Acreage: less than 1/2 acre

Setting: Tree-lined older residential street in Waverley Square

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

30 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.94

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 30 Hawthorne Street is a good example of a vernacular gablefront Italianate dwelling of the late 19th century. It is set on a brick foundation and is currently sheathed in wood clapboards. (The 1978 inventory form for the property does not include a photograph but notes that it was then sheathed in weatherboard. The 1982 inventory form shows its previous appearance with wood shingles. These were removed in 2013.) The building displays simple wooden cornerboards and projecting eaves which end in returns. The two-part frieze has paired brackets, typical of the style. A single-story, three-bay porch spans the façade and is notable for retaining chamfered posts set on pedestals with arched spans at the top connecting the posts. The denticulated cornice is interrupted by a larger bracket above each post. Sheltered by the porch, the sidehall entrance has a surround with panels and a transom above. The windows have 2/2 sash with simple surrounds. There is a single-story bay window on the west elevation and a two-story section projects from the east, capped by a hip roof.

In 2012 the building was converted to condominiums and the previous detached garage was removed. A two-story gable-roofed connector links the original house to a new Garrison-style, two story dwelling at the rear which is set on a concrete foundation and clad in wood clapboards with double-hung windows used individually, in pairs and in a set of three. A paved driveway extends to the west of the house. Although the rear portion of the building is new construction, the front section is fairly intact and maintains the streetscape.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 30 Hawthorne Street was lot 5 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Hawthorne Street was petitioned for, laid out, and accepted in 1876. There is a house shown on this site at the time of the 1889 Walker map and the property is reportedly owned by the "Niles Brothers". No additional information was found regarding them. Deed research indicates that this was also Lot 5 on the 1891 plan of property owned by A.W. Cochran and W.H. Sherborn (Plan Book 67/ Plan 49). By 1893 the house was owned and occupied by Benjamin F. Groton (1834-1906) who was born in Maine and worked as a drydock shipwright and caulker.

After Groton's death, the house was purchased by Joseph Dutra, who was born in Portugal about 1869 and came to this country about 1887. He lived here with his wife Marion and two daughters, and initially with his father-in-law, Antonino Anoaia. Joseph Dutra worked as a barber/hairdresser in Boston. After his death in 1927, the house was occupied for many years by his widow Marion who lived here with her daughters Marion and Vivian and Vivian's husband, Samuel Arico. In 1962 Vivian Arico sold the property to Joseph W. Harrington (Book 10172, Page 265). The property was sold by Joseph and Jean Harrington in 2012 and was turned into condominiums (Book 58590, Page 564).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

30 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.94
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Town of Belmont, Building Department files.

U.S. Census, various dates.

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Williams, Judy. Area form for Waverley Square (BLM.AG), 1982.

FORM B – BUILDING

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

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

27-45	Boston North	AG	BLM.93
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Address: 33-35 Hawthorne Street

Historic Name: Edward Rogers, Jr. House

Uses: Present: multi family dwelling (condos)

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:
connected garages

Major Alterations (*with dates*):

date? – alt. to front porch and entry, addition of dormer
1962 – slate roof replaced with asphalt
2004-2011 – removal of rear porch and garage;
construction of two new garages and large rear addition all
connected to original building

Condition: good

Moved: no yes **Date:**

Acreage: less than 1/2 acre

Setting: Tree-lined older residential street in Waverley Square

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

33 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.93

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The two-story, hip-roofed house at 33 Hawthorne Street is a distinctive example of the French Second Empire which is notable for its mansard-roofed tower which retains original iron cresting. In this case the tower is centered on the three-bay façade set above the central entrance porch which retains a dentil and bracketed cornice. Alterations to the porch in recent years include a new flight of stairs and balustrade, the replacement of the original posts and the loss of the arched wooden members which originally spanned between the posts (see 30 Hawthorne Street). The house shares some similarities with the smaller, single-story mansard-roofed cottages with asymmetrical towers found nearby at 4 Cambridge Street (BLM.270); 22 Waverley Street (BLM.89) and 40 Waverley Street (BLM.90), suggesting the possibility of a single builder or the use of a pattern book.

The predominant window is a double-hung 2/2 sash. Those on the first floor are capped by entablature lintels and the sills rest on two small brackets. The second floor openings never had the ornate lintels but did have footed sills which have been removed. The arched windows above the entrance have also been replaced by rectangular windows.

Since 2000, an addition has been constructed at the rear of the original house as well as two new two-car garages. Other major alterations include the removal of the Queen Anne style carriage house which formerly occupied the southwest corner of the lot. A two-story hip-roofed structure with massing and tower echoing the original house has been constructed to the rear.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 33 Hawthorne Street was lot 50 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Hawthorne Street was petitioned for, laid out, and accepted in 1876. There is a house shown on this site at the time of the 1889 Walker map but the owner's name is not indicated.

In 1898 this was the home of Edward Rogers, Jr., an apothecary who worked in Boston. Rogers died in 1900 but his widow Mary continued to live here until at least 1912. In 1900 the residents of 33 Hawthorne included 36 year old Mary Rogers, her three daughters, her sister Nellie Naughton and brother James Naughton who was a druggist/real estate agent. By 1918 the house was occupied by Mrs. Isabell Marison, widow of Samuel Marison. Mrs. Marison continued to live here into the 1930s. By the late 1930s the house was owned and occupied by Iver Lawson, a housepainter, and his wife Gladys. Iver Lawson sold the house in 1947 to William and Laura Tilton (Book 7149, Page 95). It was sold by Mrs. Tilton's estate in 2004 and converted to a two-family condominium.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

33 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.93

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

33 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.93
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INVENTORY FORM B CONTINUATION SHEET

BELMONT

33 HAWTHORNE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.93
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Photo of 33 Hawthorne in 1982

FORM B – BUILDING

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

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

58-16	Boston North	AW	BLM. 131 BLM.314
-------	--------------	----	---------------------

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 41 Hay Road

Historic Name: Nelson Chase House and Studio

Uses: Present: single family dwelling

Original: single family dwelling and studio

Date of Construction: 1925

Source: deeds

Style/Form: Rustic/English Revival

Architect/Builder: Nelson Chase

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles

Roof: asphalt shingle

Outbuildings/Secondary Structures:
studio (BLM.314)

Major Alterations (*with dates*):
2003- small rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 20,093 SF

Setting: wooded hillside

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 HAY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AW

BLM.131
BLM.314

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set on a wooded hillside, 41 Hay Road is a unique early 20th century dwelling (BLM.131) designed by local architect and artist Nelson Chase. A short distance north of the house is a small studio (BLM.314) also designed and built by Chase for his own use. The house is a side-gabled 1 ½-story cottage set on a concrete basement with rough stone quoins around the basement window openings and adjacent doorway containing a wooden door with strap hinges. The walls of the house are sheathed in wood shingles. The asymmetrical gable roof was originally clad in slate shingles (now asphalt) and has a long shed dormer facing the road. Windows include a mix of double-hung 6/6 sash and casements as well as modern units. Spanning the rear is a shed roofed addition dating to 2003.

The informal landscaping includes a set of stone stairs that climb up the hill and a trellis located directly in front of the house. The trellis' original Doric columns have been replaced by simple posts. Behind the house is a stone patio with concrete garden wall and small fountain. To the north of the house, the former studio is a small, gable-roofed structure clad in wood clapboards above a fieldstone base. Nelson Chase was given a building permit in 1931 for a two-car garage. It is not clear if that refers to this structure. There is a small lean-to on one side and an exterior brick chimney. Windows on the studio contain 6/6 sash and small paned casements. There is an arched doorway on the main level and a lower level basement entry.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Hay Road received its name as it was originally a switchback leading from Pleasant Street to the hay fields and orchard of the Mack Estate. The road was formally laid out in 1925 (Betts: 161). Nelson Chase purchased a lot measuring approximately an acre from Maria Robbins in 1925 and built the present house for his own use (Book 4858, Page 584). He later sold part of the land to Irving Ginsburg in 1941. Chase was an architect and artist and used natural materials and architectural fragments from houses that were being torn down in the area at the time.

Nelson Chauncy Chase (1893-1987) was born in Lowell and educated at MIT. He was an instructor at MIT in the 1920s and early 1930s. By 1934 he had opened a Studio Shop at 65 Leonard Street in Belmont. In addition to his own house, Chase designed several English-inspired homes on Belmont Hill including 127 Somerset Street (1939). Chase is best known as an artist. Among his works are murals in the Claflin Room of the Belmont Public Library depicting early life in the community.

Nelson Chase died in 1987 and the following year the property was sold by his estate to Kathleen Summerall. It was later conveyed to Jennie Summerall who owned it until 2015.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 HAY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AW

BLM.131
BLM.314

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Town of Belmont, Building Department files.

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<https://www.redfin.com/MA/Belmont/41-Hay-Rd-02478/home/8454752> [accessed November 2015]



House (BLM.131) with Studio (BLM.314) at right

Source: <https://www.redfin.com/MA/Belmont/41-Hay-Rd-02478/home/8454752> [accessed November 2015]

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 HAY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AW	BLM.131 BLM.314
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Studio (BLM.314)

Source: <https://www.redfin.com/MA/Belmont/41-Hay-Rd-02478/home/8454752> [accessed November 2015]

FORM B – BUILDING

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

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

18-54	Boston North	O	BLM.769
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill

Address: 20 Highland Road

Historic Name: E. Leon Chaffee House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1915

Source: building permit

Style/Form: Eclectic

Architect/Builder: Victor Wigglesworth

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1931)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

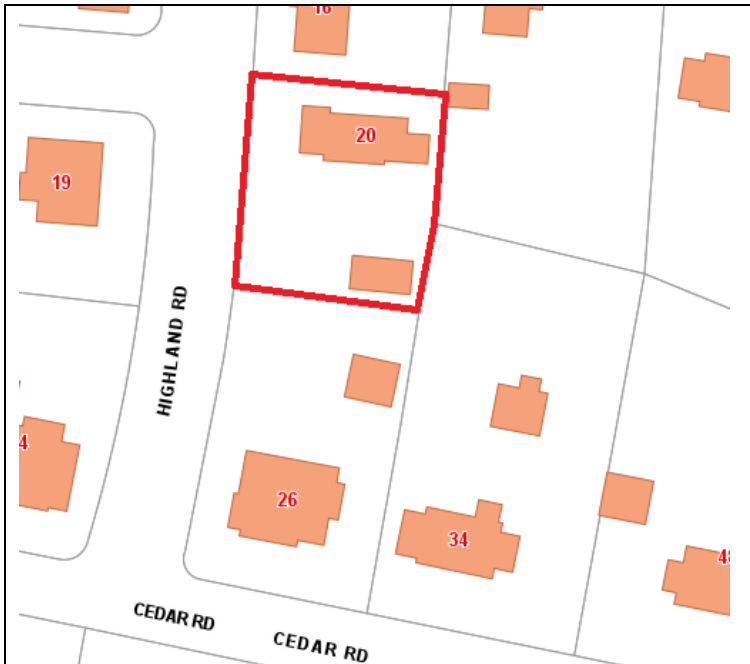
Acreage: 10,486SF

Setting: neighborhood of distinctive single family dwellings dating to early 20th century, many architect designed.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

20 HIGHLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.769

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Like many of the houses in the Walnut Hill neighborhood, 20 Highland Road is a distinctive, architect-designed early 20th century residence. The two-story, wood-shingled dwelling defies a stylistic label. It is capped by a hipped/gambrel roof which is punctuated by multiple shed dormers. On the narrow end facing the street the roof extends to shelter a porch (enclosed in the 1950s) with the overhang supported by large curved braces. The entrance is centered on the south elevation and is sheltered by a smaller overhang with smaller brackets. The predominant window is a double-hung sash – 6/9 on the first floor and 6/6 above. The windows are grouped in sets of three on the first floor and are used individually and in pairs above.

The informally landscaped yard gives the house the sense of an English cottage and a winding path leads to the front door. To the south of the house is a one-car garage capped by a hip roof, constructed in 1931.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to town records, a building permit was issued for this house in April 1915. The owner was Emory Leon Chaffee who had purchased the land (lot 10) from Ruth Chenery in 1914 (Middlesex County Book 3858, Page 504; Plan Book 192, Plan 13). The architect was Victor Wigglesworth and the builder was M.L. Card.

Emory Chaffee (1885-1975) was a physicist. He received degrees from MIT in 1907 and from Harvard in 1908 and 1911. He began teaching at Harvard in 1911 and remained there until 1953. He was best known for his work with vacuum tubes and radio engineering. Emory Leon Chaffee married his first wife Marie in 1913. His parents, Emory F. and Belle Chaffee, lived in a house (also designed by Victor Wigglesworth) at 24 Cedar Road (BLM.48) that was built in 1913.

Emory and Marie Chaffee apparently divorced about 1923 and Mrs. Chaffee continued to live here until about 1929 when the house was sold to Dr. Norman Swett, a dentist, and his wife Muriel (Book 5354, Page 587). A garage was constructed for the Swetts in 1931 by local builder Sam Alcock. The house was purchased by Frank and Hallette Davis in 1949 (Book 7443, Page 27). It was sold by Hallette Davis in 2000 to Richard McFarland who still owns it today.

The designer of the house, Victor Hugo Wigglesworth (1885-1958), was born in Hyde Park in 1885. Nothing is known about his educational background other than the 1940 Census indicates that the highest level of schooling he received was the first year of high school. In 1910 he was living with his mother in Chelsea and the local directory lists him as an architect. He and his brother Charles appear to briefly formed a partnership and are credited with the design of several Colonial Revival buildings in Chelsea including buildings on Bellingham Square and the Chelsea Day Nursery. He married Mary Winthrop Shackford on May 25, 1916 and they lived in a house he designed at 4 Colonial Terrace in Belmont that year.

In addition to Colonial Terrace, Wigglesworth also designed other dwellings in Belmont including 24 Cedar Road (1913), a Prairie Style dwelling, a house for his own use at 214 Common Street (1922, no longer extant), another across the street (217 Common Street, no longer extant) and several houses nearby on Slade Street including 223-225 Slade Street, 234 Slade Street, 256 Slade Street, and another house for himself at 21 Knox Road (no longer extant). Many of the buildings he designed were of concrete, fireproof construction. Examples of his work were published in a number of early 20th century journals including *Carpentry and Building*, *The Builder's Journal* and *Concrete*. In 1929 Wigglesworth was awarded a patent for a tie for binding spaced walls together. The Common and Slade Street houses are credited to Bates & Wigglesworth, Architects and Engineers. Nothing is known about his partner.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

20 HIGHLAND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.769
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It appears that Wigglesworth did not always primarily work as an architect. Draft records indicate that in 1917 he was chief draftsman for the John H. Hammond Jr. Cruft factory in Cambridge and at the time of World War II he was an engineer for Fay Spofford and Thorndike in Boston. Wigglesworth was still living in Belmont in 1955 but died in Newburgh, New York in 1958.

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Lucas, Nora. Area Form for Walnut Hill (BLM.O), 1982.

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U.S. Census, various dates.

FORM B – BUILDING

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

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

18-175	Boston North	O	BLM.379
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Town/City: Belmont

Place: (*neighborhood or village*):
Walnut Hill

Address: 89 Hillcrest Road

Historic Name: Herbert & Martha Magoun House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1922

Source: Building Permit

Style/Form: Colonial Revival/Craftsman

Architect/Builder: Herbert Magoun, designer

Exterior Material:

Foundation: concrete

Wall/Trim: stucco/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2004 – rear second floor addition

Condition: good

Moved: no yes **Date:**

Acreage: 11,083 SF

Setting: corner lot in early 20th century neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 HILLCREST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O

BLM.379

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set above street level at the corner of Hillcrest Road and Goden Street, 89 Hillcrest Road is a distinctive and well-preserved early 20th century Craftsman style house, reportedly designed by its original owner who was not a professional architect. The side-gabled 1 ½-story home has a stuccoed exterior and is capped by a low gable roof with projecting eaves with notched rakeboards. The lateral eaves on the façade are supported by five triangular knee braces and the broad gable ends have simple King post trusses. A smaller truss is used on the west porch. A long shed dormer projects from the front roof slope. The east half of the façade consists of a recessed porch with wide arched bays and a simple stick balustrade spanning each opening. The predominant window is a double-hung 6/1 sash set into a molded surround.

The setting of the house is enhanced by a poured concrete retaining wall that runs along the Hillcrest frontage with brick and cement stairs leading uphill to the front entry. A cut in the hill on the east side allows for a single-car garage set under the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot of land (lot 11) was sold by George W. Chenery to Martha Magoun, wife of Herbert W. Magoun of Cambridge in May 1922 (Book 4518, Page 79). That same year a building permit was issued to Mrs. Magoun. The couple previously lived in Cambridge and this was apparently their retirement home.

Herbert William Magoun (1856-1956) was an author and educator. He was born in Maine and received Bachelors and Masters degrees from Iowa (later Grinnell) College and a Ph.D. from Johns Hopkins University in 1890. He specialized in Greek and Latin studies. He was a man of many talents and interests – an editor, an author, a gardener, he served as president of the Massachusetts College of Osteopathy from 1921 until 1926, and designed and built this house with two carpenters and his two sons at the age of 66. His wife, Martha (Mann) Magoun was a graduate of Wellesley College. She was an instructor of botany at Wellesley and a professor of biology at Colorado College before her 1892 marriage. The Magouns lived here for more than thirty years. Dr. Magoun was within a month of his 100th birthday when he died in 1956. The house was sold by their son F. Alexander Magoun in 1956 to Waldo and Beverly Clark (8734, Page 389).

Joseph and Lise Stein purchased the house in 1959. Joseph Stein was a cellist and the couple shared their love for chamber music by hosting concerts in their home. After Mr. Stein's death in 1974, the Belmont Music School (now the Powers Music School) established the Stein Chamber Music Festival in his memory. Held every year, the Festival now also honors Lise Stein, who passed away in 2007. The Stein family sold the house in 1992 to June Kinoshita (Book 22502, Page 15). Robert Rifkin and Jane Levin purchased the house in 2003.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 HILLCREST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

O	BLM.379
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U.S. Census, various dates.

FORM B – BUILDING

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

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

18-175	Boston North	B	BLM.770
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 35 Hillside Terrace

Historic Name: William A. Johnston House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1900

Source: maps, directories

Style/Form: Colonial Revival/Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1916)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 17,525 SF

Setting: hilltop residential neighborhood of houses ranging from early to later 20th century

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 HILLSIDE TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.770
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 35 Hillside Terrace is a typical and largely unaltered Colonial Revival/Queen Anne design of the early 20th century which freely mixes elements from both. The two-story clapboarded dwelling is capped by a hip roof and lacks the critical symmetry which is central to Colonial prototypes. Details which originated in the Colonial vocabulary include the modillion cornice, dentil course on the porch, pilasters flanking the front door, Chippendale balustrade on the porch roof and oval window on the north elevation. The mix of windows including bay and oriel windows, arched window on the north wall and double-hung windows with 6/1 sash are a Queen Anne design feature.

A paved driveway extends along the north side of the house, terminating at a hip-roofed single car garage which was constructed in 1916.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Hillside Terrace was the eastern edge of the subdivision laid out by the Payson Park Land company in the late 19th century. This property constituted Lots 117 and 118 of that subdivision. There was no building here at the time of the 1898 Stadley map. The street was laid out in 1903. The earliest known owner was William A. Johnston who was living at 35 Hillside Terrace at the time of the 1909 directory (at the time of the 1907 directory he was living at 40 Concord Avenue). William Atkinson Johnston (1868-1937) was a mechanical engineer who graduated from MIT in 1892. He was a professor of theoretical and applied mechanics at MIT beginning in the 1890s and until 1933 when he became professor emeritus. He died in 1937. In 1939 the property was sold by his widow, Edith Johnston to Charles Trenholm of Arlington (Book 6352, Page 512).

Charles Trenholm (1889-1954) who along with August Johnson, formed the Belmont Hill Village Trust and developed considerable housing in Belmont in the 1930s and 1940s, lived here for several years before selling the house to Helen Sullivan in 1948. The house was owned by Albert and Althea Ullman from 1955 to 1972. Albert Ullman was a professor of sociology at Tufts University focused on alcoholism, addiction, and social psychology. The house was purchased by Robert and Sarah LeVine in 1977 and is still owned by them today.

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FORM B – BUILDING

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

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

56-4	Boston North	BB	BLM.771
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Town/City: Belmont

Place: (*neighborhood or village*):
Juniper Hill

Address: 44 Juniper Road

Historic Name: George L. Clarke House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1937

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Geddes, J. Peter, arch.;
Alcock, Samuel, bldr.

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 26,264 SF

Setting: neighborhood of mixed 20th century dwellings
in wooded setting

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Nov. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

44 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.771

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 44 Juniper Road is a Colonial Revival-style dwelling constructed in 1937. The two-story side-gabled main block measures 37' x 24' and is sheathed in wood shingles with an asphalt-covered roof that displays close eaves and a brick chimney on the east end. The primary elevation is just two bays wide. The sidehall entry has a simple entablature surround and the front door is set within a recess. The mix of window types identifies this as a 20th century version of the Colonial Revival and includes 8/8 double-hung units, tripartite sets and a large projecting bay window adjacent to the entrance. To the east of the main house block there is a single-story porch; projecting from the west end there is a 1 ½-story wing with two car garage (part of the original design).

The house itself is angled to the street and screened from the street by its wooded setting. A stone mortared wall runs along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Juniper Road was the last area of large homes to be developed on Belmont Hill. In 1928 the Trustees of the Belmont Hill Company sold a large parcel of land to Henry Hornblower. A series of large (20,000 to 50,000 square foot) lots were laid out on the east side of Juniper Road and the Brookline firm of Olmsted, Olmsted and Eliot was retained to plan the site. Most of the original houses were traditional English and American Revival styles but later International Style and Contemporary dwellings were also constructed on the street.

Lot 18A was purchased by George L. Clarke (1905-1987). Clarke was given a building permit in 1937 for the construction of the house with garage underneath. The architect was J. Peter Geddes II (1903-1992) of Providence, Rhode Island. The house was constructed by Samuel Alcock.

Like many Belmont residents George Clarke was prominent in academia. He was born in Providence, Rhode Island and received a doctoral degree from Harvard in 1931. Clarke was a professor of biology at Harvard from 1930 until his retirement in 1972. He presented the first course in ecology to be offered at Harvard in 1939 and in 1954 he published *Elements of Ecology*. Clarke was also a member of the original scientific staff of the Woods Hole Oceanographic Institute, conducted extensive research in oceanography and during World War II conducted research on life raft drift, anti-fouling paint and the prediction of waves and surf on landing beaches. Clarke also served as the town's conservation commissioner, chairman of the Highland Farm Sanctuary and a teacher and consultant for Habitat. The house was acquired by Elisha Atkins in the 1980s and is still owned by Elizabeth Atkins today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

44 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB	BLM.771
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Town of Belmont, Building Department Files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

55-38	Boston North	BB	BLM.772
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Town/City: Belmont

Place: (*neighborhood or village*):
Juniper Hill

Address: 55 Juniper Road

Historic Name: John Owens House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1957

Source: building permit

Style/Form: Contemporary

Architect/Builder: J. Robert Hamilton

Exterior Material:

Foundation: concrete block

Wall/Trim: stone, wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

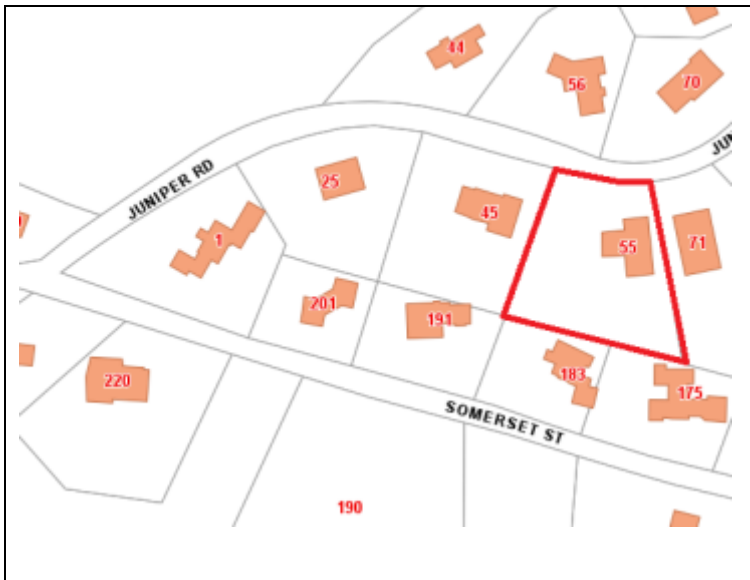
Acreage: 21,071 SF

Setting: set close to street in mixed mid 20th century neighborhood with landscaped backyard shaded by large trees

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

55 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.772

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 55 Juniper Road is a well-preserved Modern house which has remained in the same family's ownership since it was constructed in 1956-7. The single-story dwelling is constructed of load bearing masonry with a stone ashlar veneer and low pitch roof. The façade facing the street has a projecting two-car garage, a simple entrance sheltered by a cantilevered porch with a single column. A ribbon of five elevated plate glass windows with end vents punctuates the elevation to the west. On the rear elevation the roof is pitched slightly with broad overhanging eaves over large plate glass windows facing the wooden back yard. An exterior stone chimney rises on the west end of the house.

The house at 55 Juniper Road is one of several Modern/International Style dwellings located in the Juniper Road neighborhood constructed in the 1950s and is the only one with a stone exterior.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Juniper Road was the last area of large homes to be developed on Belmont Hill. In 1928 the Trustees of the Belmont Hill Company sold a large parcel of land to Henry Hornblower. A series of large (20,000 to 50,000 square foot) lots were laid out on the east side of Juniper Road and the Brookline firm of Olmsted, Olmsted and Eliot was retained to plan the site. Most of the houses were traditional English and American Revival styles. This house is one of the last to be built in the subdivision.

The original owners of the house were John and Mary Owens who purchased the land in 1955 and received a building permit in November 1955. They moved here from Arlington in 1957. John Owens was employed as an investment counselor. The house is still owned by the Owens family today.

J. Robert Hamilton of Cambridge is listed as the architect on the 1955 Building Permit. Anthony Construction of Malden was the builder. No further information was found on J. Robert Hamilton.

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Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.

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Town of Belmont, Building Permits.

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U.S. Census, various dates.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

55 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB	BLM.772
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<https://www.bhhsneproperties.com/ma/belmont-real-estate/rentals/55-juniper-rd-02478-4170960>

FORM B – BUILDING

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

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

56-5	Boston North	BB	BLM.773
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Town/City: Belmont

Place: (*neighborhood or village*):
Juniper Hill

Address: 56 Juniper Road

Historic Name: Alvin Hansen House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1939

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Derby, Barnes & Champney

Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1986 – new windows and doors

Condition: good

Moved: no yes **Date:**

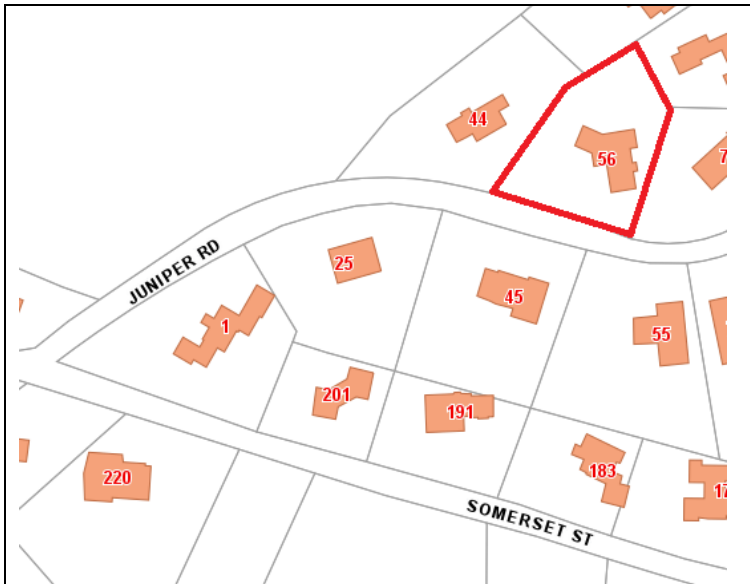
Acreage: 20,599 SF

Setting: neighborhood of mixed 20th century dwellings
in wooded setting near Belmont Hill School

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

56 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.773

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in the 1930s, the house at 56 Juniper Road is an unusual 2 ½-story Colonial Revival dwelling. It is based loosely on historic precedents and is capped by a gambrel roof sheathed in asphalt shingles (originally wood shingles) with a prominent central brick chimney. The walls are sheathed in graduated width wood clapboards with exposure that decreases near the bottom of the wall. The façade lacks the typical five bay division typical of the Colonial Revival and displays an irregular arrangement of windows including two second floor windows tucked under the eaves and two windows that are between floors. The off-center entrance is topped by transom lights and sheltered by a cantilevered gable hood. Most of the windows contain double-hung 12/12 sash and there are two gable dormers on the front roof slope. The offset wing is capped by an asymmetrical gable roof and connects the main house to an attached angled two-car garage which was original to the house.

The house itself is angled to the street and screened from the street by its wooded setting. A stone mortared wall runs along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Juniper Road was the last area of large homes to be developed on Belmont Hill. In 1928 the Trustees of the Belmont Hill Company sold a large parcel of land to Henry Hornblower. A series of large (20,000 to 50,000 square foot) lots were laid out on the east side of Juniper Road and the Brookline firm of Olmsted, Olmsted and Eliot was retained to plan the site. Most of the original houses were traditional English and American Revival styles but later International Style and Contemporary dwellings were also constructed on the street.

The house on Lot 18B and part of Lot 18C was constructed for Alvin and Mabel Hansen who previously lived at 176 Watson Road. Alvin Hansen (1887-1975) was appointed professor of political economy at Harvard in 1937 and was recognized as the foremost American follower of Keynes. He was a member of the President's Advisory Council on Social Security (1937-8), president of the American Economic Association in 1939, president of the US-Canadian Joint Economic Commission (1941-3) and economic advisor to the Federal Reserve Board. He retired in 1956 and traveled widely as a visiting professor. The Hansens moved to Virginia in 1972.

The 1938 building permit lists the architects of the house as Derby, Barnes & Champney, who also designed the house at 94 Juniper Road during the same time period and 89 Fletcher Road (BLM.237) in 1935. The builder was C.R. Burns of Brookline. Richard Derby (1878-1936) grew up in Concord and graduated from MIT. He practiced for a number of years with Thomas P. Robinson (Derby & Robinson) and specialized in domestic architecture (see 41 Tyler Road). By the time this house was constructed Derby was deceased. No other information was found on the works of the other members of the firm of Derby, Barnes and Champney (David D. Barnes and George M. Champney).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

56 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.773

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Town of Belmont, Building Permits.

U.S. Census, various dates.



FORM B – BUILDING

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

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

55-35	Boston North	BB	BLM.776
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 105 Juniper Road

Historic Name: Theodore T. Miller House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: International Style/Colonial Revival

Architect/Builder: Eleanor Raymond, architect

Exterior Material:

Foundation: concrete

Wall/Trim: horizontal flush boards, wood

Roof: tar & gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 0.61 acre (26,781 SF)

Setting: set close to street in mixed 20th century neighborhood with backyard shaded by large trees

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

105 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BB

BLM.776

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.***ARCHITECTURAL DESCRIPTION:***Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Set close to the street on a curve in the road, 105 Juniper Road is a two-story, flat-roofed structure which presents its more modest two-story facade to the street with a more expansive three-level elevation visible only from the rear of the sloping lot. Constructed in 1936, the house combines allusions to the Colonial Revival with box-like volumes of the International Style. The two-story street facade is sheathed in horizontal boards and displays three bays which are articulated by simple pilasters with a wide horizontal molding running above the first floor windows and a wide cornice and frieze above the second floor windows, just below the slightly-projecting eaves. The central horizontal molding is repeated in the face of the single-story, central bay projecting porch which is supported at each end by a pair of metal pipes connected by metal mesh in a diamond pattern. Underneath the porch, the off-center entrance is flanked by full length louvered shutters. The rectangular window openings contain double-hung windows with 2/2 sash and transoms on the first floor and 4/4 windows on the second floor; all are flanked by louvered shutters. All of the windows are individual except for a pair of windows above the porch.

A single-story portico is located to the north of the main house block and a two-car, flat-roofed garage is attached to the south. The cornice of the garage is a continuation of the horizontal band marking the center of the house.

The rear elevation of the main house continues the three-bay division of the facade but is enlivened by box-like projections which support a terrace and contain a sunroom. A Colonial-inspired balustrade alternating solid panels and geometric lattice tops the roof and the two-story sunroom projecting from the north third of the rear elevation. The fenestration on the rear elevation is a mix of double-hung windows on the upper floor with more expansive plate glass windows more in keeping with the International style.

Mortared stonewalls at the base of the house edge the backyard which is now shaded by large mature trees.

The Miller House is one of several Belmont houses designed by prominent architect Eleanor Raymond. The most notable, the Rachel Raymond House (12 Park Avenue, 1931, BLM.238) was an International Style structure constructed of wood flushboard and demolished in 2006. Though cloaked in Colonial Revival details, the Miller House shares several similarities with the International Style Raymond House including its flat-roofed profile, the contrast between the lower front/drive facade and the rear/garden facade, the use of cedar matched horizontal boards and expansive glass, balconies and decks to establish continuity between exterior and interior space. Taken alone, the Miller House is an unusual example of Colonial Revival architecture which contrasts with the town's numerous examples of clapboarded and brick Georgian Revival dwellings.

Other later projects by Raymond in Belmont include the Whiting House at 28 Tyler Road (1950) and the McCreary House at 54 Kenmore Road (1956). An additional Raymond commission - the Meyer House at 240 Somerset Street (1956) - was demolished in 2010.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

105 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BB

BLM.776

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In the early 20th century this land was part of a larger parcel which extended from Somerset Street to Fletcher Road and was owned by Henry Hornblower. In 1928 the Hornblower Trustees petitioned the Board of Survey for a new road, the present Juniper Road, with 14 lots on the east side of the new street ranging from 20,000 to 50,000 square feet. The so-called Juniper Hill subdivision was laid out by the Olmsted Brothers of Brookline; Aspinwall & Lincoln were the engineers.

This house was constructed in 1936 for Theodore T. Miller of Cambridge who purchased the land from the Hornblower Trustees that year. A building permit was filed in July 1936 and Eleanor Raymond is listed as the architect. Bernard Eckberg of Winchester was the contractor. At the time of the 1940 Census Theodore T. Miller was living here with his wife Janet, a butler and a maid.

Theodore T. Miller (1901-1995) was an innovator of plastics chemistry. He was born in Orange, New Jersey and attended MIT, graduating in 1922. He was hired by Dewey and Almy, a Cambridge chemical company after graduation and served in various U.S. and European posts for the firm. In 1935 the U.S. Census notes that he was living in Paris. Miller served as general manager of the organic chemical section of the firm. The company was later acquired by W.R. Grace and company in 1955. In the late 1950s or early 1960s Miller developed the polyethylene tubing used in Hula Hoops. He retired in 1965 and moved to Pride's Crossing. Miller was active for many years in alumni affairs of MIT, serving a five-year term on the board of governors beginning in 1957. He was also president of the alumni committee and served on several committees of the corporation. He was awarded the university's Bronze Beaver award for service. The house was later owned by Maryann Leach from 1978 to 2014.

The Miller house was designed by Boston architect Eleanor Raymond (1888-1989). Raymond was born in Cambridge and after graduating from Wellesley College in 1909, enrolled in the Cambridge School of Architecture and Landscape Architecture. The faculty of the school was largely drawn from the faculty of Harvard's School of Architecture. She worked in partnership with Henry Atherton Frost from 1927 to 1935. Raymond focused for the most part on residential architecture. In 1931 she designed one of the first International Style houses in the United States in Belmont for her sister Rachel (12 Park Ave., BLM.238, demolished 2006). She designed the house for her sister after a 1930 visit to the Bauhaus school in Weimar, Germany, making her one of the first Americans whose work benefited from direct exposure to International Style buildings. Eleanor Raymond was elected a Fellow of the American Institute of Architects in 1961.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

105 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.776

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"Belmont House for T.T. Miller", *Architectural Forum*, 72 (February 1940), 112-113.
Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.
Boston Globe, August 12, 1995, p. 15 [obituary of Theodore T. Miller].
Cole, Doris. *Eleanor Raymond, Architect*. Philadelphia: Art Alliance Press, 1981.
Historic New England, photographic collection
Middlesex County Registry of Deeds, Cambridge, MA
Raymond, Eleanor Collection. Project files (A365), drawings, photographs . Special Collection Department, Frances Loeb Library, Harvard Design School.
Robbins, Samuel Dowse, ed. *Who's Who in Belmont*. Belmont: Belmont Historical Society, 1972.
Sanborn Insurance Maps, 1915, 1922, 1931, 1949.
Town of Belmont, Building Department files.



1936 View of rear elevation of Miller House
Source: Historic New England website

INVENTORY FORM B CONTINUATION SHEET

BELMONT

105 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB	BLM.776
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Interior View
Source: Historic New England website

BB	BLM.776
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Theodore Miller House at 105 Juniper Road is eligible for the National Register, Criterion C, as a unique early 20th century residence combining elements of the Colonial Revival and International Style, designed by noted architect Eleanor Raymond (1888-1989). It was built several years after the pivotal house she designed for her sister at 12 Park Avenue in Belmont. That house, designed in 1931 was one of the first International Style houses in the United States but was demolished in 2006. The Miller House retains a high level of integrity and is the earliest Raymond-designed house in Belmont. Two other surviving examples dating to the 1950s are found at 28 Tyler Road and 34 Kenmore Road.

FORM B – BUILDING

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

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

55-36	Boston North	BB	BLM.774
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Town/City: Belmont

Place: (*neighborhood or village*):
Juniper Hill

Address: 85 Juniper Road

Historic Name: Clarence & Louise Nickerson House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1952

Source: building permit

Style/Form: International Style

Architect/Builder: Henry B. Hoover, architect

Exterior Material:

Foundation: concrete

Wall/Trim: concrete block, wood

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 0.7 acres (30,981 SF)

Setting: set close to street in mixed mid 20th century neighborhood with landscaped backyard shaded by large trees

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

85 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.774

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

From the street the house at 85 Juniper Road is a minimalist single-story home constructed of concrete with an offcenter entrance and an attached two-garage at the south end. Fronted by a bluestone patio, the offcenter, recessed entrance consists of a plain door with sidelight, sheltered by an overhanging roof supported by a single thin metal pole. Adjacent to the entrance the roof is cutaway in front of four floor-to-ceiling plate glass windows. A tree rises from the polygonal hole. A smaller grid of windows punctuates the northern portion of the façade.

At the rear of the house there are two levels with bluestone upper and lower terraces. A wall of windows looks out over a large open lawn with surrounding specimen trees.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Juniper Road was the last area of large homes to be developed on Belmont Hill. In 1928 the Trustees of the Belmont Hill Company sold a large parcel of land to Henry Hornblower. A series of large (20,000 to 50,000 square foot) lots were laid out on the east side of Juniper Road and the Brookline firm of Olmsted, Olmsted and Eliot was retained to plan the site. Most of the houses were traditional English and American Revival styles. This house is one of the last to be built in the subdivision and is located next door to a more eclectic International Style house at 105 Juniper Road (designed by Eleanor Raymond in 1936).

The original owner of the house, Clarence B. Nickerson (1907-1991), was born in Quincy. He graduated from Boston University in 1928 and Harvard Business School in 1930, receiving a doctorate at the school in 1935. He was a professor at Harvard Business School until his retirement in 1973. Prior to building the Juniper Road house, he and his wife Louise lived at 170 Washington Street before purchasing the land for this house (Lot 28).

The house was designed by Lincoln architect Henry B. Hoover (1902-1989). Born in Iowa, Hoover earned his Masters degree in architecture from Harvard's School of Architecture in 1926. He worked over a decade for the landscape firm of Fletcher Steele where he became Steele's chief architectural designer/draftsman, designing gardens and terraces for homes throughout the northeast. His architectural career began with his own house in Lincoln in 1937. During World War II he worked as an industrial designer for Raytheon. In 1945 he resumed his residential design work and designed more than 100 houses in Lincoln and other suburbs west of Boston, as well as houses in New Hampshire, Georgia, and Florida. His designs were characterized by the use of natural materials, open floor plan, and integral connection with nature. The builder of the house was Herbert L. Moore, Jr. The cost of the house was estimated at \$35,000 when built.

The Nickersons sold the house at 85 Juniper Road to Michael Deed in 1977. In 1987 it was sold to Dr. Robert Eisendrath (MCRD Book 1036, Page 67). Alexander and Melissa Pyle purchased the property in 2015.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

85 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.774

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- Massachusetts Historical Commission, MACRIS data base.
- Middlesex County Registry of Deeds, Cambridge, MA
- Town of Belmont, Building Department files.
- U.S. Census, various dates.
- <http://www.bostonstonewalls.com/Pages/HooverProperty.aspx> [Info on Henry Hoover]
- <http://www.carolandmyra.com/resources/FEATURED-LISTINGS/85-Juniper-Rd/85-Juniper-Road-Floor-Plans.pdf>



Source: Multiple Listing, 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

85 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB	BLM.774
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<http://www.clproperties.com/prop/85-juniper-road-belmont-ma-02478-71760787> [accessed 2014]

INVENTORY FORM B CONTINUATION SHEET

BELMONT

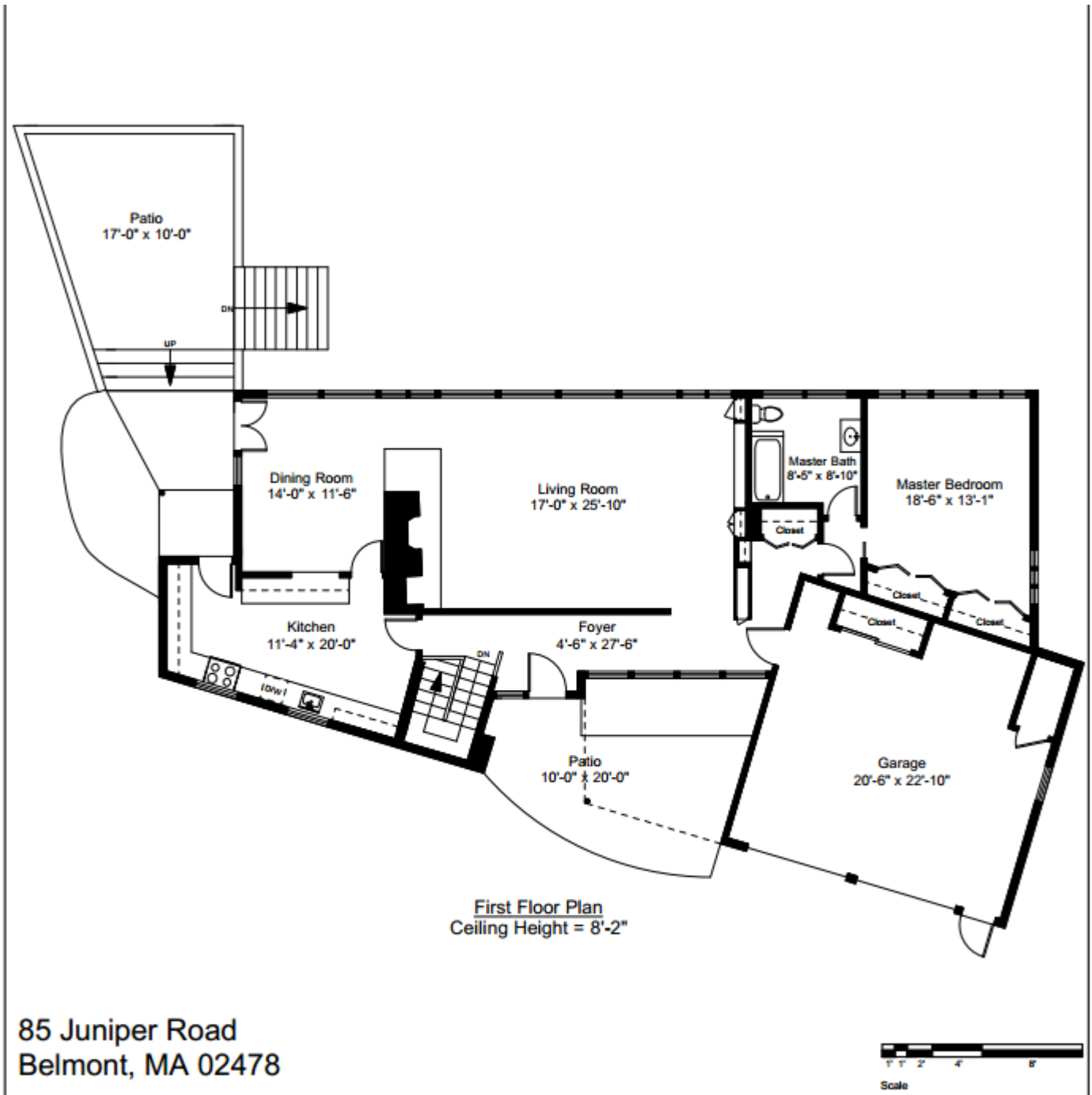
85 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

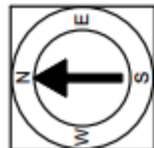
Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BB	BLM.774
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1



Completed: October 2014
Note: Dimensions are not guaranteed and are provided for informational purposes only.



INVENTORY FORM B CONTINUATION SHEET

BELMONT

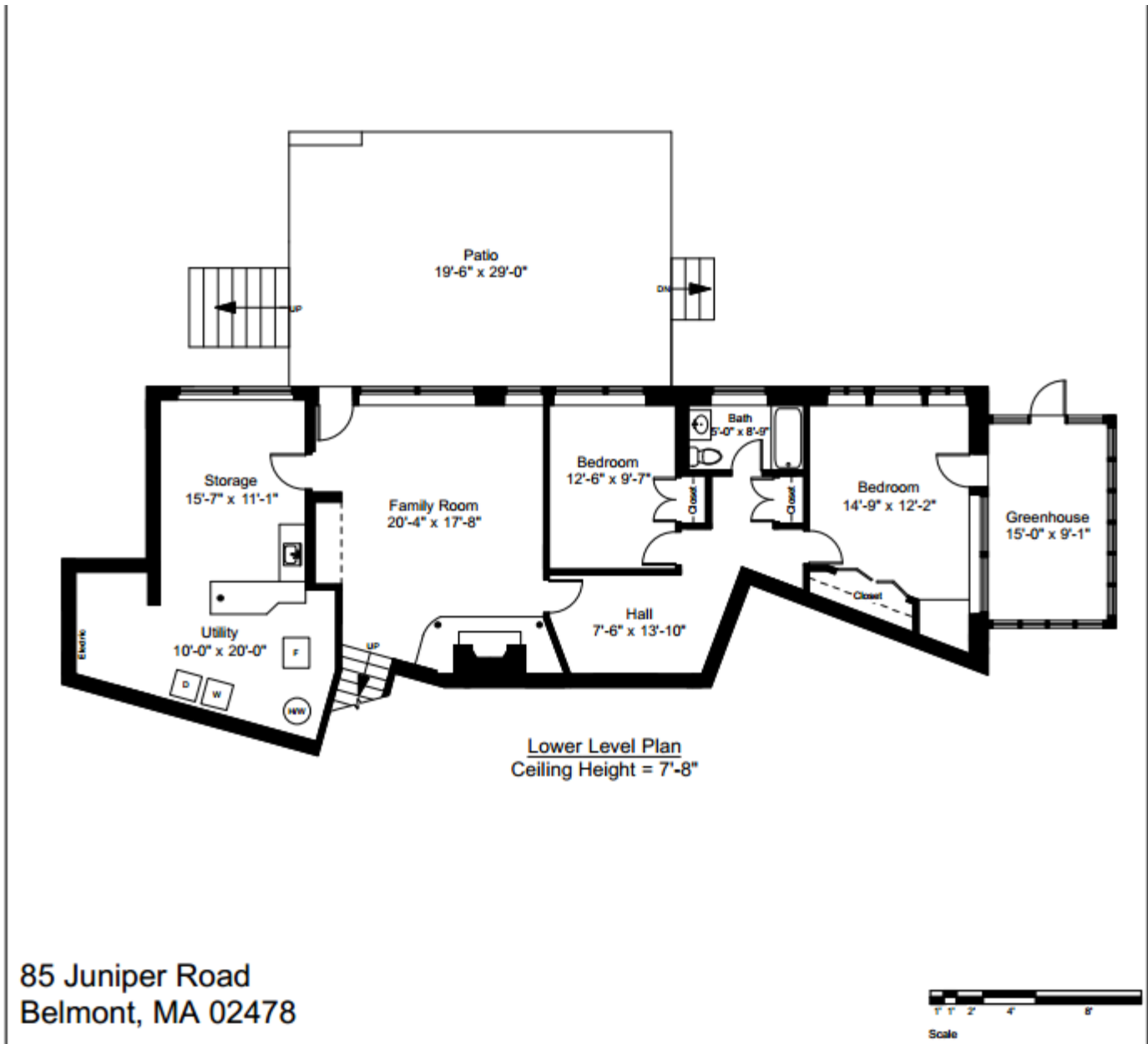
85 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

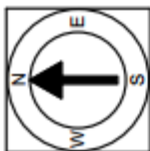
Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BB	BLM.774
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2



Completed: October 2014
Note: Dimensions are not guaranteed and are provided for informational purposes only.

NEW ENGLAND
FLOOR PLANS
& PHOTOGRAPHY
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FORM B – BUILDING

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

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

56-8	Boston North	BB	BLM.775
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Town/City: Belmont

Place: (*neighborhood or village*):
Juniper Hill

Address: 86 Juniper Road

Historic Name: Dr. Alfred Ludwig House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: Cape Cod

Architect/Builder: G. Holden Greene

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1949- addition to south

2015 – new windows

Condition: good

Moved: no yes **Date:** 1936

Acreage: 18,131 SF

Setting: neighborhood of mixed 20th century dwellings
in wooded setting near Belmont Hill School

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

86 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.775

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

86 Juniper Road is an historic Cape Cod dwelling which likely dates to the 18th or early 19th century and was relocated to its present site in 1936. The wood-shingled, side-gabled dwelling displays a characteristic five bay façade with a center chimney rising from the ridge of the wood-shingled roof. The eaves on the side gables are without overhang and a dentil course runs along the front of the house, above the first floor openings. The center entrance is flanked by pilasters and the windows contain double-hung 6/6 sash. All of the windows on the house were replaced in 2015. The rear wing and attached garage date to 1936. The 1 ½-story wing to the south was added in 1949 and according to the building permit, utilized used interior wall panels and doors.

The house has a large area of open lawn in front of the house with a rough laid stone wall running along the road. A paved driveway extends north of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Juniper Road was the last area of large homes to be developed on Belmont Hill. In 1928 the Trustees of the Belmont Hill Company sold a large parcel of land to Henry Hornblower. A series of large (20,000 to 50,000 square foot) lots were laid out on the east side of Juniper Road and the Brookline firm of Olmsted, Olmsted and Eliot was retained to plan the site. Most of the houses were traditional English and American Revival styles but the street also has a number of International Style and Contemporary dwellings.

According to the July 1936 building permit, this house was moved here from Strafford, New Hampshire. The "architect" was G. Holden Greene who is described in Boston directories as a reconstruction adviser. The original owner was Dr. Alfred Ludwig, a Boston psychiatrist, who bought the land from Hornblower in May 1936. Dr. Ludwig graduated from Harvard in 1926 and from the Harvard Medical School in 1930. He married Virginia Hayden of Medford in 1931. At the time of the 1940 Census Dr. Ludwig was just thirty years old, living here with his wife, two sons and a maid. The Ludwigs added the south wing of the house in 1949, again utilizing the services of G.H. Greene of Boston. Virginia Ludwig was still living here in 1960.

By 1970 the house was occupied by Edward and Jane Lorenz. He was a professor. Later owners included Ernest and Henrietta Dane. The house was owned by architect Edward Bing from 1987 to 2014.

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FORM B – BUILDING

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

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

47-60	Boston North		BLM.777
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Park

Address: 33 Kenmore Road

Historic Name: Albert Charles Wagborne House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: English Revival

Architect/Builder: Vincent E. Squiers, bldr.

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

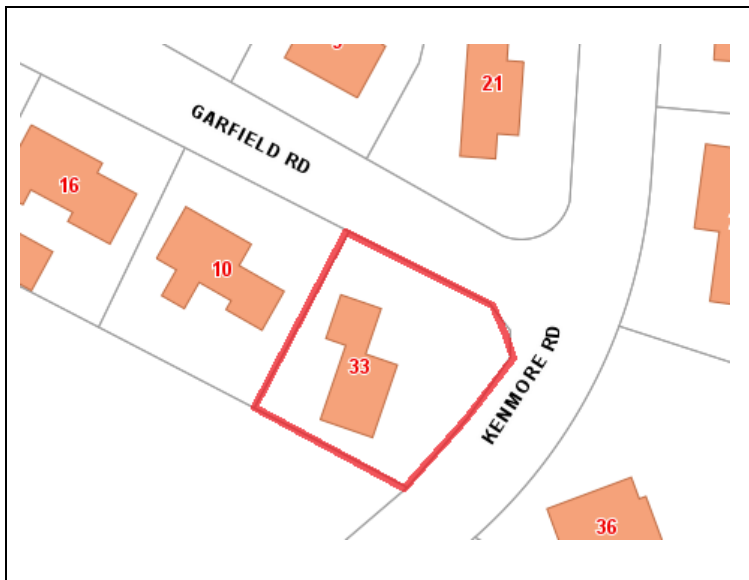
Acreage: 9,101 SF

Setting: mixed 20th century neighborhood near Rt. 2

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

33 KENMORE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.777

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Kenmore and Garfield Roads, 33 Kenmore Road is an example of an English-derived suburban house of the 1930s. The 1 ½-story side-gabled dwelling has a brick exterior with gable ends sheathed in rusticated (live edge) clapboards. The main entrance is framed by quoins and is located adjacent to a steeply-pitched brick cross gable. The steeply-pitched slate roof has a tall brick chimney with decorative chimney pots rising from the south ridge and a gable dormer on the front slope. Windows include double-hung 6/6 sash, multi-light casements and diamond-paned units. A single-story porch spans the south gable end and there is a dovecote (birdhouse) at the peak of the north gable. Attached to the north end of the house is an offset two-car garage which is original and sheathed in live-edge siding with an asymmetrical gable end with attached shed facing Garfield Road. The landscaped front yard has a stockade fence along Garfield Road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

What is now Kenmore Road was originally located within the former J. Henry Fletcher property which spanned between Pleasant Street and Prospect Street. In 1933 Kenmore and Garfield Road were laid out by Ernest J. Corrigan as part of a residential development which he called Belmont Hill Park. In 1936 Vincent E. Squiers, a builder from Newton Highlands was granted a building permit for this house. The original owner appears to have been Albert Charles Waghorne who was living here by 1939. Waghorne was a contractor and lived here with his wife Louise and daughter Ann. The Waghornes were still living here in 1955. William and Judith Jamieson purchased the house in 1977 and still live here today.

The builder, Vincent E. Squiers (1891-1971) was born in Guilford, Vermont and grew up in the Brockton area. He lived in Newton Highlands for many years. The MACRIS database includes a number of houses he built in Newton in the 1920s and 1930s (see NWT.4179, 5180, 5181, 5660, 5699, NWT.DD) as well as two in Quincy (QUI.9 and QUI.512) constructed in 1933. The diversity of his portfolio suggests the likely use of architect-designed plans for small suburban homes published in periodicals and books during this period.

BIBLIOGRAPHY and/or REFERENCES

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Middlesex County Registry of Deeds, Cambridge, MA

Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

47-58	Boston North		BLM.778
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Park

Address: 54 Kenmore Road

Historic Name: Mabel McCreary House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1957

Source: building permit

Style/Form: Ranch

Architect/Builder: Eleanor Raymond, architect

Exterior Material:

Foundation: concrete

Wall/Trim: wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 65,713 SF

Setting: mid 20th century residential neighborhood

Photograph



Assessor's Photo – house not visible from street

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

54 KENMORE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.778

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the end of the street and heavily obscured by vegetation, 54 Kenmore Road is a single-story hip-roofed wood-frame ranch house displaying an L-shaped plan with an attached two-car brick garage set at right angles to the north of the house. The house has minimal window openings facing the street. A lower level is visible on the rear elevation, exposed by the sloping site. A grid pergola over a patio is located at the junction of the house and garage wing.

A curving stone wall is located down the hill behind the house. Much of the remainder of the lot is wooded.

The McCreary House is the latest of the five residences which Eleanor Raymond designed in Belmont.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

What is now Kenmore Road was originally located within the former J. Henry Fletcher property which spanned between Pleasant Street and Prospect Street. In 1933 Kenmore and Garfield Road were laid out by Ernest J. Corrigan as part of a residential development which he called Belmont Hill Park. In 1949 Kenmore Road was extended 185 feet to its present end on petition from Mabel McCreary in order to create a new lot which eventually became 54 Kenmore Road. Mabel McCreary was the widow of Lewis S. McCreary. Lewis and Mabel McCreary had previously lived in a large English Revival home at 85 Clifton Street which they had purchased from John Worcester in 1928. In 1956 Eleanor Raymond designed 54 Kenmore Road for Mrs. McCreary. The builder was Bernard Eckberg of Winchester.

Mabel McCreary died in 1970 and the house was inherited by her daughter Grace McCreary (1910-2003). Miss McCreary was a graduate of the first class at Sarah Lawrence College in 1930, received a BA from the New England Conservatory of Music and a MS from Radcliffe. She was a pianist and spent the major part of her life teaching piano. The house was sold by her trust in 2007.

The McCreary House is one of several Belmont houses designed by prominent architect Eleanor Raymond. The most notable, the Rachel Raymond House (12 Park Avenue, 1931, BLM.238) was an International Style structure constructed of wood flushboard and demolished in 2006. Though cloaked in Colonial Revival details, the Miller House at 105 Juniper Road (1936, BLM.776) shares several similarities with the International Style Raymond House including its flat-roofed profile, the contrast between the lower front/drive façade and the rear/garden façade, the use of cedar matched horizontal boards and expansive glass, balconies and decks to establish continuity between exterior and interior space. Other later projects by Raymond in Belmont include the Whiting House on Tyler Road (1950). An additional Raymond commission - the Meyer House at 240 Somerset Street (1956) – was demolished in 2010.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

54 KENMORE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.778
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Cole, Doris. *Eleanor Raymond, Architect*. Philadelphia: Art Alliance Press, 1981.

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Raymond, Eleanor Collection. Project files (A5616), correspondence, trace drawings for McCreary House. Special Collection

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Aerial View

Source: Bing Maps

INVENTORY FORM B CONTINUATION SHEET

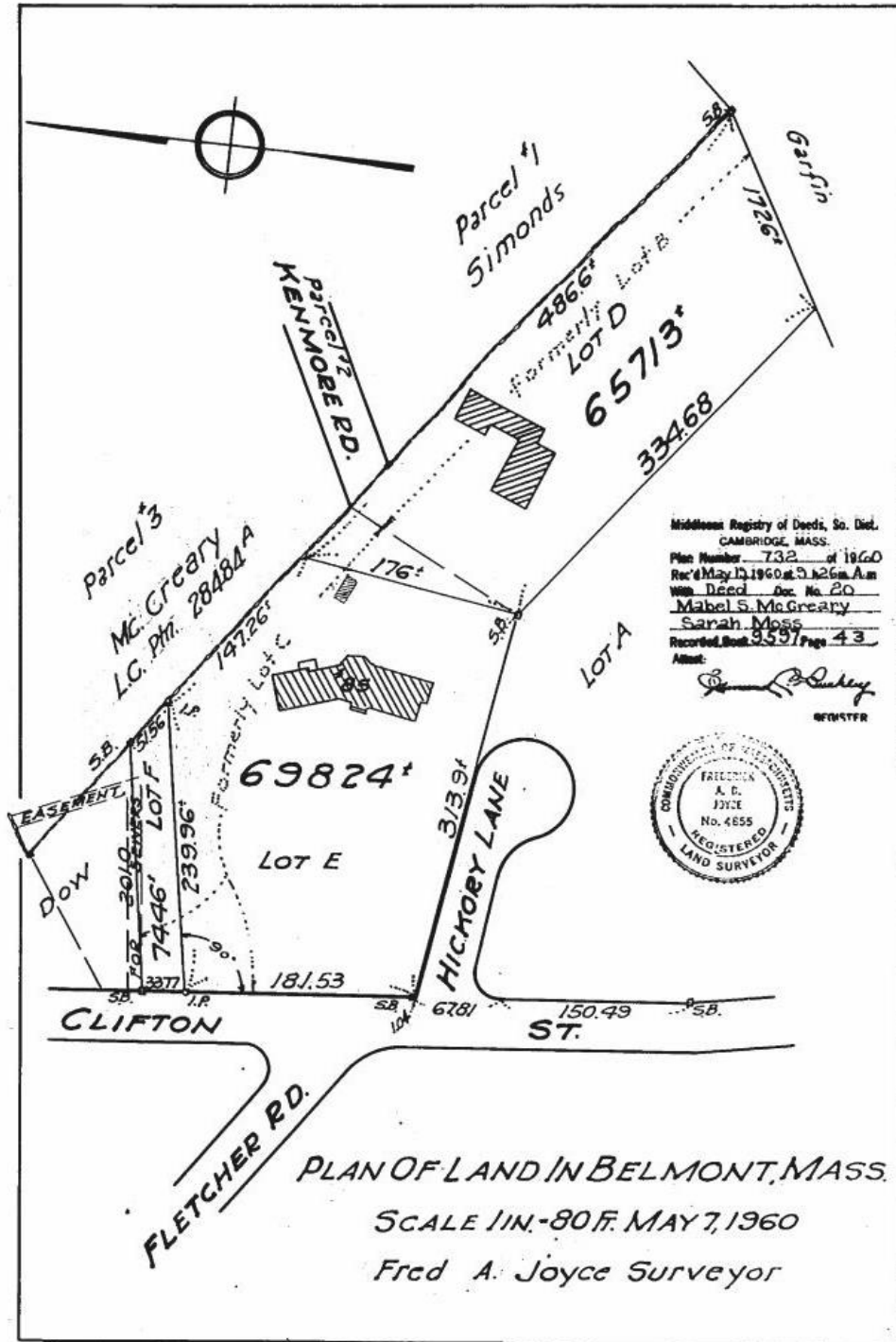
BELMONT

54 KENMORE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.778



732

Plan 732 of 1960 showing 85 Clifton (Lot E) and 54 Kenmore (Lot D)

FORM B – BUILDING

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

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

25-99

Boston
North

AR

BLM.110

Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Address: 15 Kilburn Road

Historic Name: Addie Kilburn Robinson House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1909

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

shed (1990)

Major Alterations (*with dates*):

1938 – addition

1940 – garage under house

1989 – large rear addition

ca. 1990 – alt to front porch and new window above

Condition: good

Moved: no yes **Date:**

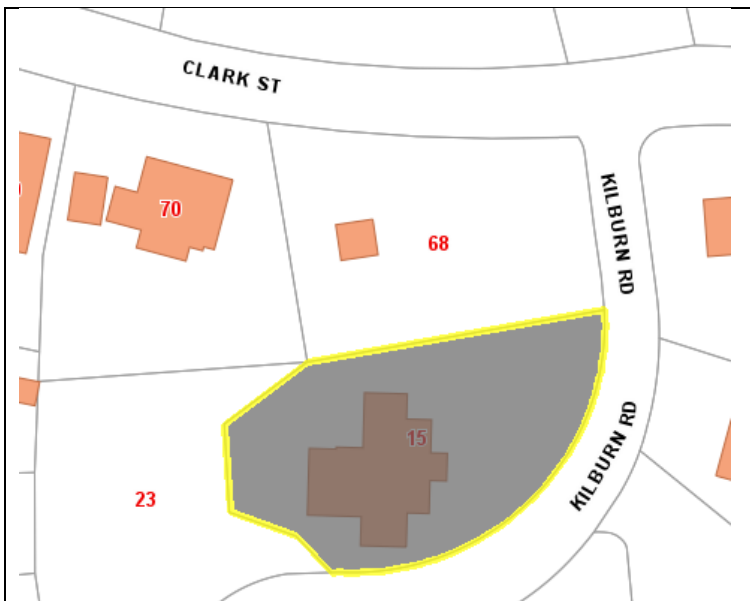
Acreage: 16,237 SF

Setting: neighborhood of early 20th century historical revival style houses

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 KILBURN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.110

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 15 Kilburn Road is an early 20th century Colonial Revival dwelling which has seen a number of renovations and additions over the years. The 2 ½-story clapboarded main block is capped by a gambrel roof and presents a five bay façade to the street. The front entrance has been reworked multiple times. Originally a single-story porch spanned the façade (1922-1949 Sanborn maps). When last inventoried in 1982 the entry was enclosed by a pedimented portico with fluted pilasters. As seen today, the enclosed portico has seen the removal of the pediment and the addition of two pairs of columns. Windows contain 6/6 sash set into molded surrounds and flanked by shutters. A shed wall dormer spans the front roof slope and has pairs of 6/6 windows. In recent years the central pair has been replaced by an arched window. Offset to the south is a 2 ½-story wing with similar trim and a clipped gable roof. A two-car garage was constructed underneath the wing in 1940. A single-story porch is located to the north of the main block and a rear addition was constructed in 1989.

The house sits on a large and well-landscaped lot. The adjacent parcel to the north (68 Clark Street) is also part of the property. It was the location of the Kilburn House (then numbered 60 Clark) until 1938. A small shed is located behind the Clark Street gate. The granite wall along Clark Street dates to the original house on the property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate and was one of the first houses constructed in the subdivision. John Kilburn had died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Streets, named after the estate owners, were laid out through its center.

The house at 15 Kilburn Road is set on Lot 22 of the 1909 plan. It was sold by the trustees to Addie K. Robinson, a widow, in August 1909 (Book 3464, Page 2). Mrs. Robinson was the niece of John Kilburn who owned the large Blake estate on Clark Hill from 1892 until his death in 1904. Mrs. Robinson lived in a house on the Kilburn property at 60 Clark Street (that house was demolished in October 1938). It is not clear if Mrs. Robinson ever lived in the house at 15 Kilburn Road or what purpose it may have served. Addie Kilburn Robinson (1860-1935) was born in Littleton, New Hampshire where her father was a manufacturer of stereoscopic views. Addie K. Robinson had a Boston studio and was among the American women photographers whose portrait work was exhibited in Paris in 1900-1901. The 1910 Census shows her living at 60 Clark Street. In 1913 she sold the house at 15 Kilburn to Marian Hammer (Book 3849, Page 429). She was the wife of Charles Hammer who was an insurance broker. The Hammers lived here until 1924 when they moved to a new house at 22 Kilburn, selling 15 Kilburn to Paul and Ruth Caskey (Book 4740, Page 61). Paul Caskey was a paper manufacturer.

During the Caskeys' ownership various changes were made to the property including a 16' x 30' addition in 1938 designed by architects Kilham, Hopkins and Greeley. Also in 1938 the old house to the north was demolished. A two-car garage was constructed under the house in 1940. Paul Caskey died in 1965 but his wife Ruth continued to live here for many years. The house was sold by her estate in 1989 and purchased by Edward and Christine Carye (Book 19818, Page 534). The property is still owned by the Carye family today. A large rear addition was constructed by the new owners and a shed was built on the adjacent parcel, facing Clark Street.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 KILBURN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.110

BIBLIOGRAPHY and/or REFERENCES

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Shed, view from Clark Street

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 KILBURN ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	BLM.110
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Photo of house from 1982 inventory form
(Note changes to entrance and window above since that time)

FORM B – BUILDING

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

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

25-71	Boston North	AR	BLM.779
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Address: 22 Kilburn Road

Historic Name: Charles and Marian Hammer House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1923

Source: building permit

Style/Form: Craftsman/Colonial/Spanish Colonial

Architect/Builder: Julius A. Schweinfurth, architect

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: ceramic tile

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 11,664 SF

Setting: neighborhood of early 20th century historical revival style houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

22 KILBURN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

BLM.779

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 22 Kilburn Road is an unusual early 20th century eclectic dwelling which defies identification with one specific architectural style. The 2 ½-story dwelling rests on a concrete foundation and is sheathed in wood shingles. The façade has an asymmetrical gablefront and the roof itself is clad in red ceramic tiles with a brick off-ridge chimney. The vergeboard is supported by projecting purlins with exposed rafter tails on the lateral eaves. The double-hung 6/6 windows with molded surrounds and the pulvinated frieze over the entrance reflect a Colonial Revival aesthetic while the casement windows tucked under the descending gable are more Craftsman in their inspiration. At the base of the longer slope there is a second entrance. A brick patio fronts the façade and there is a hedge along the frontage. The house is shaded by a large pine tree as well as other mature plantings.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate. John Kilburn had died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Streets, named after the estate owners, were laid out through its center.

The house at 22 Kilburn Road is set on Lot 20 of the 1909 plan but was one of the latter houses built in the neighborhood. According to the building permit it was constructed in 1923 for Marian Hammer, wife of Charles. Charles Dunkel Hammer was an insurance broker. He was much older than his (second) wife, having been born in 1844 and was a Civil War veteran who attained the rank of Lieutenant. Marian Shapleigh was born in Melrose in 1880. The couple married in Los Angeles in 1911 when she was 31 and he was 66. They moved back to the east coast and had two daughters who were born in Newton in 1913 and 1914. Prior to living in this house the Hammers lived at 15 Kilburn. Charles Hammer died in 1932 and was buried in Laurel Hill Cemetery in Philadelphia. Marian Hammer continued to live here after his death and sold the property to Theodore and Mary Ingalls in 1941 (Book 6513, Page 104). Dr. Theodore Hunt Ingalls was on the staff of Harvard Medical School, the Harvard School of Public Health and Children's Hospital. The house was sold to Daniel and Mary Clare O'Connell in 1958 and they sold to George and Virginia McCarthy in 1966. The house is still owned by the McCarthy family today.

According to the building permit, the house was designed by Boston architect Julius A. Schweinfurth. Schweinfurth (1882-1931) was born in Auburn, New York and came to Boston in 1879. He was employed for many years by the architectural firm of Peabody and Stearns. In 1895 he left to open his own practice. Between 1895 and 1928 he designed more than 70 buildings. He enjoyed a national reputation and participated in many of the high profile architectural competitions of the day. He designed a number of buildings for Wellesley College, several schools in the Boston area as well as public buildings. He also designed residences and mansions in and around Boston including the Back Bay, Beacon Street, Commonwealth Avenue, Brookline and Roxbury. Northeastern University is the depository for his collected papers including artwork, sketches, and architectural plans. There is no listing in the records for the Hammer House. The Hammer House is of interest as a relatively late and modest example of the architect's work.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

22 KILBURN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR	BLM.779
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FORM B – BUILDING

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

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

45-19	Boston North	BT	BLM.521
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 346 Lake Street

Historic Name: Edwin Tobey House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: directories, maps

Style/Form: No Style

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1932)

Major Alterations (*with dates*):

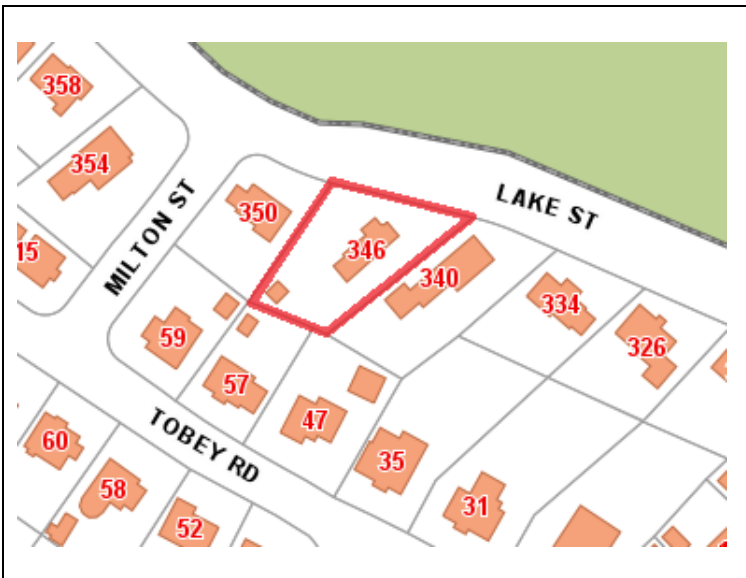
Condition: good

Moved: no yes **Date:**

Acreage: 10,534 SF

Setting: area of single family homes ranging from 19th to 20th century

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

346 LAKE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT

BLM.521

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 345 Lake Street is a modest 1 ½-story cottage constructed in the early 20th century. The clapboarded building presents its single-bay wide north gable end, which is just sixteen feet wide, to the street. The single-story section in front of the gable is original to the building. The overhanging eaves end in cornice returns. The main entrance is located on the west elevation and is sheltered by a shed roof supported by turned posts. The mix of windows includes 6/6 sash, picture windows and rows of lights tucked under the eaves. A single-story shed spans the rear elevation with a back porch.

A single car garage is located to the southwest of the house and was constructed in 1932 according to building permits.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The land that this house occupies was historically part of 354 Lake Street, owned by Varnum Frost in the mid to late 19th century. What is now 346 Lake Street does not appear on either the 1875 or 1898 maps. Assessors records claim that this cottage was constructed in 1850 but this appears to be erroneous. In the early 20th century the land was owned by George E. Tobey who married Gertrude A. Frost, the daughter of Sylvester Frost in 1900. Tobey was a market gardener who ran a florist business on the part of the former Frost property along Lake Street between Cross and Pleasant Streets and lived at 354 Lake Street.

On March 12, 1910 the *Belmont Tribune* reported that a new house was being erected on Lake Street for George Tobey. The house appears to have been built for George Tobey's parents and siblings. In 1922 Mr. and Mrs. Edwin Tobey were living here. In 1925 his father, Edwin Tobey, brother Albert and Albert's wife, Laura, and George's sister, Mary were all living in the small cottage. The 1930 Census indicates that Edwin Tobey, age 88, was living here with his daughter Mary, age 52, a public school teacher. In 1927 Milton Street was laid out by Charles and George Tobey and 346 Lake Street was separated from 354 Lake Street.

Sometime after 1940 the house was sold to Arthur and Myrtie Hicks. The Hicks sold the property to Evelyn Bryant in 1949 (Book 7508, Page 532). Members of the Bryant family continued to own it until 1994. It has been owned by Theresa Bonar since 1994.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

346 LAKE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT	BLM.521
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FORM B – BUILDING

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

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

34-164	Boston North	AT	BLM.454
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Town/City: Belmont

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

Address: 46-48 Leonard Street

Historic Name: Perault Building

Uses: Present: commercial

Original: commercial

Date of Construction: ca. 1890

Source: Walker map, 1889

Style/Form: vernacular Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1948 – removal of additional storefront to south and ell at rear of 46 Leonard

late 20th c. – removal of slope over 1 story section; second story add at rear

2005 – renovation of storefronts

Condition: good

Moved: no yes **Date:**

Acreage: 2,226 SF

Setting: commercial center

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

46-48 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.454

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The well-preserved building at 46-48 Leonard Street is the only surviving example of a late 19th century shop building on Leonard Street. Ornamental detail is largely limited to the use of brackets on the simple vernacular structure. Set on a mortared stone foundation, the clapboarded gablefront building (48 Leonard) is capped by a low gable roof with overhanging eaves and cornerboards that curve at the junction of the frieze. The center entrance contains original glass-and-panel doors which are recessed between two display windows. A simple frieze adorned by separated brackets runs above the first floor openings. Centered in the gable above is a double-hung 2/1 window capped by a shed roof supported by end brackets. Attached to the south of the gablefront section is a single-story storefront (46 Leonard) which also has an entrance centered between two display windows. This section was formerly capped by a sloped roof which was removed in 2015. A second story to the rear is also a later addition.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

There is no Leonard Street on the 1889 map; it was laid out from Moore Street to Pleasant Street in 1890. The present building was in place by the time of the 1898 map which labels it as being owned by J. Perault. John B. Perault was a house painter who lived at the corner of Moore and Leonard Streets and had his shop on Leonard Street, apparently in this building. He was born in Canada about 1847 and came to this country in 1855. He started his painting, graining and glazing business in 1876. J.B. Perault is last listed in the 1915 directory; Peter Perault was operating the business by 1918.

The building originally consisted of three storefronts facing Leonard Street with a large barn/storage area behind. In 1905 48 Leonard was occupied by David McCabe, a carpenter. The central storefront was vacant and a third to the south (no longer extant) contained a painting business. In 1910 and 1915 the three spaces contained a dry goods/painting business; a Chinese laundry and a tailor. In 1931 there were two stores and an office with an attached garage behind. By the time of the 1949 Sanborn map only 46 & 48 Leonard remained; the other storefront and rear garage had been removed.

The property was sold by Dwight Sayles of Norwalk, Connecticut in 1945. It was owned by Harvard Trust from 1948 to 1967 and by David Oppenheim and Eugene Guralnick from 1969 to 1989. The Reid Hoffman Trust owned the property from 1989 to 1996 when it was sold to Hiroko Sakan. The building deteriorated for a number of years before Alexander Burke undertook a major renovation beginning in 2005 which returned the building to its present condition.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

46-48 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.454

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FORM B – BUILDING

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

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

34-136	Boston North	AT	BLM.780
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Town/City: Belmont

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

Address: 49-63 Leonard Street

Historic Name: Locatelli Block

Uses: Present: commercial

Original: commercial

Date of Construction: ca. 1940

Source: maps, directories

Style/Form: Georgian Revival

Architect/Builder: John Edmund Kelley (likely)

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stone,

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

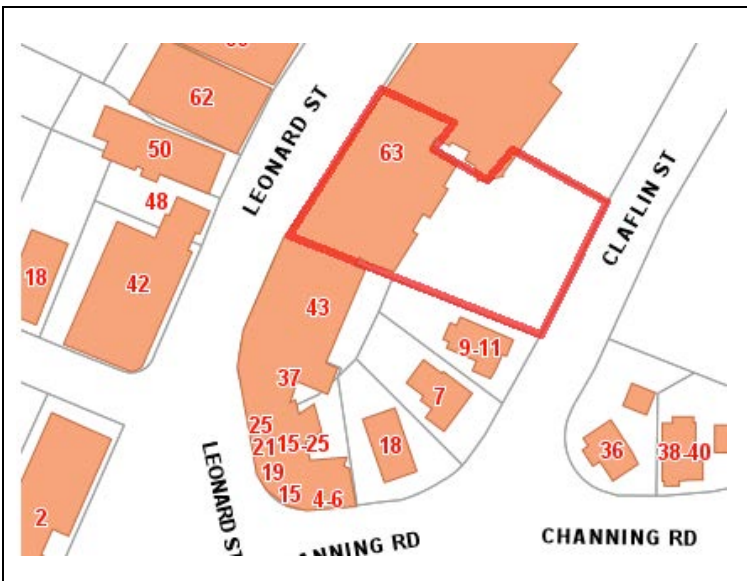
Acreage: 30,264 SF

Setting: downtown commercial center

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

49-63 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.780

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Locatelli Block at 49-63 Leonard Street is a commercial structure consisting of eight storefronts situated in a two-story, side-gabled brick structure flanked by two smaller single-story wings. The complex is embellished by a variety of Colonial Revival details include a central cupola, parapet walls, a swan's neck pediment, fluted pilasters and semi-circular fanlights. The storefronts have recessed entries flanked by display windows set on polished granite or brick bulkheads. The second floor has a large arched double-hung window in the central gable and hip-roofed wall dormers on either side.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to Sanborn maps, this block of stores was constructed by Albert Locatelli after 1939 and before 1944 (a building permit was not found). Albert J. Locatelli (1900-1964) was a realtor and developer. Born in Somerville, he was the son of a contractor. During the 1920s he built and operated a chain of motion picture theaters including the Capitol in Arlington and the Central and Ball Square Theaters in Somerville. He moved to Belmont in 1930 and lived in the house at 225 Prospect Street until 1950. In the 1930s he began building shopping areas that combined urban shops with suburban settings and architecture including 49-89 Leonard Street in Belmont which was developed in stages in 1936, 1941 and 1952. He built similar units in Winchester and later Dedham.

In 1944 the tenants of the block were #49 – The Cleanliness shop; #51 – Beauty House; #53 – Dorothy Muriel, bakers; #55 – Hood's Creamery; #59 – Sage's Market; #61 – Macy Drug Co.; and #63 – U.E. Slocum, florist.

The architect of the block was likely John Edmund Kelley who was the architect for 65-89 Leonard Street, according to the Nov. 1940 building permit application. Kelley (1882-1951) was born in Prince Edward Island. He attended MIT from 1908 to 1910. He worked for someone named Perkins in 1910 and in 1917-18 worked for architects Blackall, Clapp & Whittemore. He lived in Randolph and had an office in Boston for many years at 38 Chauncy Street. The MACRIS data base associates him with nine commissions – many appear to have been renovations of older buildings.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

49-63 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT	BLM.780
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INVENTORY FORM B CONTINUATION SHEET

BELMONT

49-63 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT	BLM.780
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FORM B – BUILDING

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

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

34-134	Boston North	AT	BLM.
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Town/City: Belmont

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

Address: 65-89 Leonard Street

Historic Name: Locatelli Block Addition

Uses: Present: commercial

Original: commercial

Date of Construction: 1941

Source: building permit

Style/Form: Georgian Revival

Architect/Builder: John Edmund Kelley (1941)

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1956 – Filene's addition at north end

1978 – alterations and additions at #75

2016 - renovations/new construction at north end

Condition: good

Moved: no yes **Date:**

Acreage: 89,048 SF

Setting: downtown business district

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Oct. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.781

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building at 65-89 Leonard Street was constructed as an addition to 49-63 Leonard Street. It was built shortly after the construction of the original building. It is not a replica of the first building but a sympathetic design which also draws from the Georgian Revival. The south end of the block is a 2 ½-story structure which has a brick façade and gable roof sheathed in asphalt shingles with hip-roofed dormers and brick parapet ends. The first floor has recessed storefronts with display windows set on granite bases. A stone dentil course runs above the storefront signage panels. The center entrance leading up to the second floor offices is recessed and the glass and panel door has a paneled embrasure. The stone surround is eared and topped by an entablature supported by console brackets with a blank panel with guttae “drops” above the rectangular transom which contains a semi-circular lunette with ornate tracery. The thirteen second floor window openings contain double-hung 6/1 sash with brick lintels with keystones and stone sills.

Either side of this 2 ½-story block is a lower single-story section with a brick parapet above a bay window. To the north of this, there was a two-story Colonial structure which was originally constructed for Filene’s. It was designed with parapet ends and a five-bay façade dominated by two-story posts with iron railings spanning between the posts on the upper floor and storefronts below. The five bays were filled with panels in the 1970s. The building is currently undergoing renovations. The 1956 addition at the north end is being replaced by a single-story brick section which echoes the brick exterior and parapet ends of the earlier structure.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The block at 65-89 Leonard Street was constructed as an addition to the original Locatelli Block at 49-63 Leonard Street. Ground was broken for the addition in December 1940. The steel, brick, stone, and wood building contained six stores and ten offices. Like the original it was constructed by the Albert Locatelli Co. of Arlington. The architect was John Edmund Kelley of Boston. The cost of the building was \$100,000.

Filene’s was the first store to open in the new block and opened on Saturday, May 3, 1941. The interior designer of the new store was J.E. Holmes. In 1944 the Filene’s was the first department store to have merchandise delivered by helicopter. In addition to Filene’s the other early store tenants included #65 – First National Stores; #69 – Ben Franklin Stores; #71 – Ye Goodie Shoppe, candies; #73 – Town and Country, women’s wear and #75 – Lewandos, Launderers. The upstairs offices were occupied by the American Red Cross, A.J. Locatelli Real Estate, Mrs. & Mrs. John Spenlinhauer; Joseph C. Paes, a podiatrist; architect Giles Smith; Dr. Fred Rogers and Dr. M.J. Daley, dentists; Joseph Jameson; and Donald S. Taylor, osteopath.

In October 1955 plans were announced to construct an addition for Filene’s at the north end of the block, at the corner of Alexander Avenue and Leonard Street. The architect for the one-story new limestone and brick building was Rich & Tucker Associates of Boston. The interior designer was Raymond Loewy of New York who had previously designed Filene’s at Chestnut Hill and the new North Shore store. The addition more than doubled the original store. The grand opening celebration included entertainment by the Belmont High School band, a hurdy-gurdy man, and Daisy Meadows of the Whiting Milk Company. Additional alterations took place in 1978 when the four-level store at 75 Leonard Street opened. The architect for the 1978 alterations and addition was Sumner Schein.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.781

In September 2006 the Filene's was converted into a Macy's by then-owner Federated Department Stores. The store finally closed in 2013 and was one of the last "Main Street" department stores in the Macy's inventory. The former Macy's site at 75 Leonard is currently (2016) being renovated for Foodie's Supermarket.

According to the November 1940 building permit application, the original architect of the block was John Edmund Kelley (1882-1951) who was born in Prince Edward Island. He attended MIT from 1908 to 1910. He worked for someone named Perkins in 1910 and in 1917-18 worked for architects Blackall, Clapp & Whittemore. He lived in Randolph and had an office in Boston for many years at 38 Chauncy Street. The MACRIS data base associates him with nine commissions – many appear to have been renovations of older buildings.

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<http://www.thedepartmentstoremuseum.org/2010/07/william-filenes-sons-co-boston.html>

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT	BLM.781
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Work in progress (Oct. 2016)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT	BLM.781
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FORM B – BUILDING

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

28-127-A	Boston North	AF	BLM.81
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Photograph



Address: 51 Lexington Street

Historic Name: Unitarian Church of Waverley

Uses: Present: church

Original: church

Date of Construction: 1896

Source: church history

Style/Form: Shingle Style (altered)

Architect/Builder: L.M. Harriman (1896);
Edwin J. Lewis, Jr. (1909)

Exterior Material:

Foundation: granite

Wall/Trim: vinyl siding, wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1909 – rear parish house addition

2008 – new vinyl siding

2015 – new accessible entry and wheelchair ramp

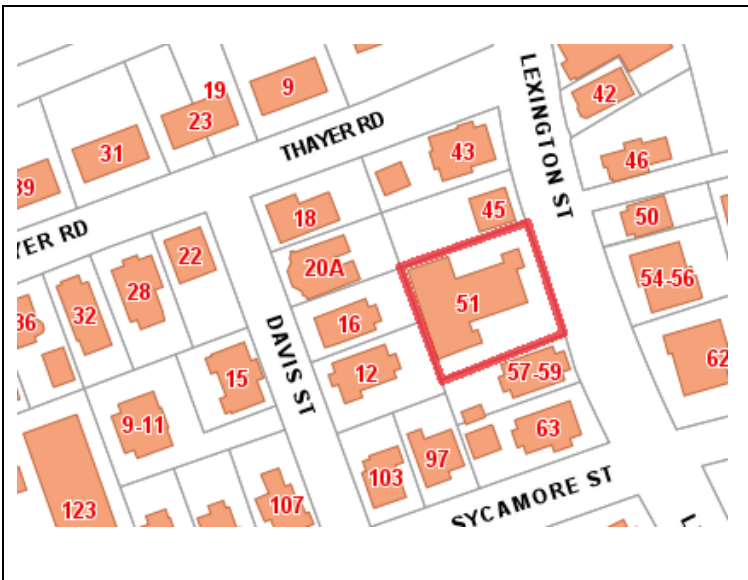
Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 11,424 SF

Setting: major thoroughfare near Waverley commercial center

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

51 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.81

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The former Unitarian Church consists of a gabled sanctuary with a square entrance tower at the northeast corner and a single-story parish house addition to the rear (1909) giving the building a T-shaped plan. The church is set on a foundation of granite blocks laid with a beaded mortar. Originally shingles covered most of the church and the rear addition with the first floor of the church clad in wood clapboards. In recent years the front of the church and the tower have been covered in a vinyl shingle; the side elevations of the church remain clapboarded. The steeply-pitched gable roof is covered in asphalt siding and a small gable wood shingled dormer survives on each side toward the front with an eyebrow dormer toward the rear. The crenellation which originally capped the tower was removed at an unknown date. Most of the window openings are rectangular except for a pointed arch window filled with geometric leaded glass in the gable end of the sanctuary and a smaller one on the second floor of the tower. An arch with paneled embrasure marks the entrance.

The rear parish house addition retains its wood-shingled exterior and a higher level of integrity. The south entrance is marked by a Tudor half-timbered gable resting on posts. The original glass-and-panel doors survive. On the north façade of the parish house there is a distinctive projecting shingled gable with pointed arch recess.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Waverley Unitarian Society was organized in 1882 and initially met in Waverley Hall on Church Street. To accommodate the growing congregation a lot was purchased on Lexington Street between Thayer Road and Sycamore Street on which to erect a church.

Ground was broken for the building on August 14, 1896 and Mrs. B.F. Chandler, as the oldest member of the parish, had the honor of turning over the first shovelful of dirt. The cornerstone for the building was laid on October 3, 1896 with full Masonic rites, the only building in town to be dedicated in this manner. The designer of the building was L.M. Harriman. This appears to be Levi M. Harriman, a Cambridge carpenter. The building was completed in late 1896 and dedicated on January 7, 1897.

In 1909 the church was granted a building permit for the construction of a single-story parish house addition measuring 78' x 21' to the rear of the original building. The architect of the addition was Edwin J. Lewis, Jr. (1859-1937). Lewis was a native of Roxbury, who studied at MIT and worked in the office of the well-known Boston architects Peabody & Stearns before opening his own office in the 1890s. He designed both residential and church buildings (Withey: 370).

The church served for many years as the center of liberal religion in the Waverley area. Due to declining membership, the Waverley Unitarian Church united with the First Church in Belmont Unitarian on Concord Avenue in March 1948 and the Waverley building was sold. It has been used by a number of congregations since that time.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

51 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.81

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FORM B – BUILDING

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

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

15-203-A

Boston
North

AF

BLM.72

Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 129 Lexington Street

Historic Name: First Baptist Church

Uses: Present: church

Original: church

Date of Construction: 1904

Source: Massachusetts Dept. of Public Safety records

Style/Form: Shingle Style/English Revival

Architect/Builder: G.Wilton Lewis, arch; Melanson Brothers, builders (1904); Arland Dirlam, arch. (1935); John Danielson, arch.; Donald Tait, bldr. (1955)

Exterior Material:

Foundation: stone, concrete

Wall/Trim: wood shingle, stucco, wood, concrete

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1935 – addition of sanctuary to south
1955 – addition in northeast corner

Condition: good

Moved: no yes **Date:**

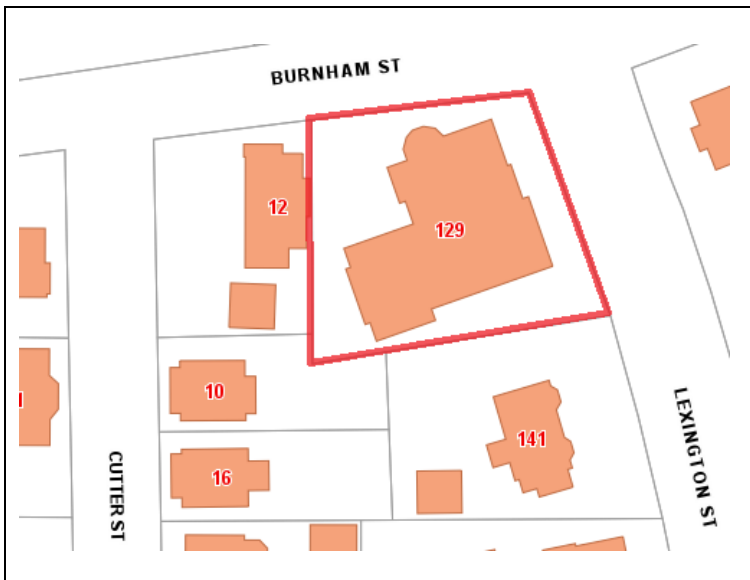
Acreage: 15,500 SF

Setting: major thoroughfare near Waverley commercial center

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

129 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.72

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southwest corner of Lexington and Burnham Streets, the First Baptist Church documents the growth of the congregation as illustrated by three different building campaigns. The original Shingle Style chapel was constructed in 1904 and is still visible from Burnham Street. It consists of a single-story, gable-roofed building sheathed in wood shingles and set on a fieldstone foundation. Attached to the north end is a rounded apse. The narrow rectangular window openings are filled with leaded glass in geometric patterns. Double-hung 4/4 windows fill the basement openings which have fieldstone lintels.

In 1935 a new sanctuary was constructed to the south in an English Revival style. That section presents a stuccoed gablefront with half timbering to Lexington Street. It is set above an ashlar veneered foundation and there are ashlar quoins and stone window surrounds including around the large leaded window in the gable. The entrance vestibule to the north of the gablefront is flat roofed and has a stone door surround with two small faces under the label mold and the inscription "Praise the Lord" over the double board and batten doors which display large iron hinges. In 1955 another addition was constructed north of the entrance vestibule and east of the original chapel. The flat-roofed building includes a first floor and basement and has windows on the façade like the 1935 section (possibly reused from the adjacent elevation) and utilitarian steel windows on the north elevation. The church occupies a level corner lot with miscellaneous shaped hedges. There is a sidewalk and handicap ramp extending to the south of the church.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The First Baptist Church of Belmont was organized in 1897. Ground was broken for the first church building at the corner of Lexington and Burnham Streets on July 25, 1904. The Shingle Style chapel was dedicated on December 29, 1904. The architect of the building was G. Wilton Lewis (1847- after 1923). Lewis was born in New York State and graduated from MIT in 1875. He worked initially in the office of Charles K. Kirby and practiced on his own until about 1890 when Walter Paine joined his office. That partnership lasted until about 1894. Lewis continued to practice in Boston until about 1916 and lived in Malden. MACRIS lists a number of residential structures that he designed in the Back Bay. He is also known to have designed several religious structures including the Blue Hill Community Church in Hyde Park (BOS.11023, 1888-9) and the Hancock Congregational Church in Lexington – Lewis and Paine (LEX.66, 1893).

In 1935 construction began on a new sanctuary to the south of the original chapel. Initially services were held in the basement fellowship hall until the upstairs could be completed. This addition was dedicated on November 27, 1938. The architect was Arland A. Dirlam of Malden. The 1935 design included a tower to the south that was never constructed. The cost of the 36' x 56' addition was \$18,000. In February 1936 building department records indicate that a permit was granted to repair fire damage to the roof of the main church.

Architect Arland Augustus Dirlam was born in Somerville in 1905. He received a civil engineering degree from Tufts in 1926 and a Masters degree from Harvard University's Graduate School of Design in 1929. He opened an architectural office in Malden in 1932 and specialized in the design of ecclesiastical buildings and designed dozens of churches throughout New England as well as lesser numbers of public buildings and residences. Dirlam was the architect for a number of buildings at Tufts University and earned an honorary doctorate from the institution in 1953. In Belmont, he also designed the First Armenian Church at 380 Concord Avenue in 1958. He retired from practice in 1967.

A smaller 25' x 25' addition was constructed in 1955 at the northeast corner of the church, in front of the original chapel. The architect for the single-story, flat-roofed addition was John Danielson of Medford; the builder was Donald Tait of Belmont.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

129 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.72

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www.churchbelmont.org



View from Burnham Street showing original Shingle Style chapel at center, 1955 to left and 1935 at right.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

129 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.72
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1935 Addition, Lexington Street façade

INVENTORY FORM B CONTINUATION SHEET

BELMONT

129 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.72
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Interiors of Church

Source: www.churchbelmont.org

FORM A - AREA

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

15-193-A, B, D, Y, Z	Boston North	CP	638-640, 684
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Photograph



Town/City: Belmont

Place (*neighborhood or village*):
Waverley

Name of Area: St. Luke's Church Complex

Present Use: religious/educational

Construction Dates or Period: 1923-1951

Overall Condition: good

Major Intrusions and Alterations:

Acreage: 50,426 SF (1.15 acre)

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Comm.

Date (*month/year*): November 2015

Locus Map (north at top)



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

BELMONT ST. LUKE'S CHURCH COMPLEX

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CP	638-640, 684
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- Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

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

The St. Luke's Roman Catholic Church Parish complex consists of four buildings: the church, rectory, convent, and school located on a level parcel of land near the corner of Lexington Street and Beech Street in the Waverley section of Belmont.

St. Luke's Church (1926-1934, BLM.638) is located on the east side of Lexington Street. Constructed in 1926, the Gothic Revival church has buff brick walls with stone trim and a slate roof with hip-roofed dormers and brick chimneys. A gabled vestibule is centered on the gable facing the street. The double wooden doors have large iron hinges and are set in a pointed arch surround above which is a bas relief of St. Luke. The front parapet is capped by a stylized cross. Gothic-inspired elements include buttresses at the corners of the building, on the vestibule, tower and between the bays. Windows include sets of three pointed arch openings containing diamond panes, a round window centered in the front gable containing ornate stone tracery in a trefoil design and rectangular openings filled with multi-light windows. An attenuated three-level gabled belfry rises from near the rear of the north elevation; it is capped by a thin spire. The two gabled brick entrances projecting from the two front corners of the building were added in 2014 as was the plaza in front of the church.

To the north of the church, St. Luke's Rectory (132 Lexington Street, 1923 & 1954, BLM.640) is a two-story, red brick veneered building capped by a hip roof. The western half of the building, facing Lexington Street is the original building which measured 32' x 41'. The flat-roofed front porch and the pedimented porch on the north side are both supported by Doric columns. Hip dormers project from the roof and the window openings are rectangular with 1/1 replacement sash. The eastern half of the building including a single-car garage in the northeast corner was added in 1954 and displays subtle differences including no hip dormers on the long elevations and simpler porch posts.

To the south of the church, St. Luke's School (160 Lexington Street, 1939, BLM.639), is a three-story buff brick, flat-roofed building that displays minimal decorative detail other than stone beltcourses above the lower level and second story windows. The long, rectangular window openings contain 1/1 aluminum sash topped by aluminum transoms. Attached to the south side of the class room building is a two-story assembly structure with pointed arch windows and a gabled entrance vestibule fronted by a flight of stone stairs.

The final building in the complex, the Convent (21 Beech Street, 1951, BLM.684) is an 80' x 43', flat-roofed building constructed of buff brick with concrete trim. The 1/1 windows have splayed lintels on the first floor and brick lintels above. The main entrance is contained in a pedimented vestibule and there is an enclosed sunporch on the south elevation.

INVENTORY FORM A CONTINUATION SHEET

BELMONT ST. LUKE'S CHURCH COMPLEX

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CP	638-640, 684
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HISTORICAL NARRATIVE

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

St. Luke's Church was established to serve the Waverley members of St. Joseph's parish on Common Street. Due to the growth of the Catholic population in the area, the Church was set apart as an independent parish in April 1919. Early services were held in a small wood-frame chapel which was constructed in 1915 as a mission of St. Joseph's. The original chapel (demolished in 1929) was located on Beech Street.

The first rectory was a rented house at 31 Beech Street. The present day rectory at the southeast corner of Beech and Lexington Streets was built in 1923 by the Melanson Brothers, local contractors. The cornerstone for a new church was laid on August 1, 1926 by Cardinal O'Connell in the presence of about 1,500 parishioners. The bell in St. Luke's steeple was rung for the first time on October 24, 1926. On Christmas Day, 1926, the first Mass was celebrated in the lower church. The architect of the 1926 church was Edward J. Shields; the contractor was the J.J. Powers Co. of Cambridge. Upon completion of the new church, the original wooden chapel was used for social purposes. The building was torn down in March 1929. The inside of the upper section of the church was completed in 1934. Allen and Butler of Cambridge were the architects.

In 1937 the Roman Catholic Archbishop of Boston purchased 54,000 feet of land on Lexington Street adjacent to and south of the church from the estate of Charles J. McGinnis. In 1939 ground was broken for the erection of St. Luke's School, the first parochial school in Belmont. The architect of the two-story, eight-room school was Frank Irving Cooper Corporation of Boston. It was built by D'Amore Construction Company at a cost of \$110,000. The school opened in 1940. In 1952 a convent was constructed at 21 Beech Street, just east of the site of the original wood chapel. It was designed by Boston architect Maurice P. Meade and constructed by Walsh Brothers of Cambridge. In 1954 the adjacent rectory was doubled in size. The architect for the project was Chester Wright from Waltham.

In 1969 the Dominican Sisters who had supplied teachers for St. Luke's Parochial School announced their decision to withdraw due to the small numbers of sisters available for service and decreasing enrollments. The school officially closed in September 1970. Since that time the building has been used for parish activities and religious classes. It is currently used by the Waldorf High School. Adventures Daycare and Preschool is in the basement of St. Luke's School, at the north and south ends of the building. It was here before the Waldorf School moved in.

The architect of the church, Edward James Shields was born in Somerville in 1895 and received training at the Boston Architectural Club and MIT (1915-1920). He worked for various architectural firms including Cram Ferguson, Coolidge, Shepley, Bulfinch & Abbott (1921-1924) and Maginnis and Walsh (1924-1928?). By 1926 Shields had opened his own office at 80 Boylston Street in Boston. St. Luke's Church is Shields' earliest known commission. The MACRIS database includes ten religious buildings that Shields designed for the Catholic Church in the 1950s and 1960s including structures in Braintree, Holbrook, Marlborough, Marshfield, Quincy, Townsend, and Winchester.

INVENTORY FORM A CONTINUATION SHEET

BELMONT ST. LUKE'S CHURCH COMPLEX

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CP	638-640, 684
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St. Luke's Church (BLM.638)

INVENTORY FORM A CONTINUATION SHEET

BELMONT ST. LUKE'S CHURCH COMPLEX

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CP	638-640, 684
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View down Lexington Street, looking south



BLM.639 – St. Luke's School

INVENTORY FORM A CONTINUATION SHEET

BELMONT ST. LUKE'S CHURCH COMPLEX

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CP	638-640, 684
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BLM.640 – Rectory



BLM.684 - Convent

INVENTORY FORM A CONTINUATION SHEET

TOWN

NAME OF AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

CP	638-640, 684
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf

The criteria that are checked in the above sections must be justified here.

The St. Luke's Roman Catholic Church Parish Complex appears to meet Criteria A and C of the National Register as a potential historic district. The establishment of the parish from St. Joseph's Parish reflects the continued expansion of the Catholic population in the town through the early 20th century as well as the ever increasing role the church played in the lives of parishioners. What began as a humble wood-frame church grew to include the first parochial school in town as well as housing for the clergy and nuns.

The Church is a good example of contemporary ecclesiastical design in the Gothic Revival style and is of interest as an early work of architect Edward J. Shields. The other buildings in the complex, while more utilitarian, complement the church and all of the buildings retain integrity of location, design, workmanship, materials, setting, feeling and association. The period of significance for the parish complex is 1923 to 1951, coinciding with the initial construction of the rectory and concluding with the construction of the convent in 1951.

FORM B – BUILDING

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

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

15-203	Boston North	AF	BLM.259
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 139-141 Lexington Street

Historic Name: E. F. Cutter House

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: ca. 1870

Source: maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl siding

Roof: slate, asphalt shingle

Outbuildings/Secondary Structures:

garage (1930)

Major Alterations (*with dates*):

date? - siding

ca. 2010 – new windows

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 11,757 SF

Setting: mixed residential on heavily traveled road

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

139-141 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.259

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building at 139-141 Lexington Street is a two-story building in the French Second Empire style which has served as both a two and single family dwelling since its construction ca. 1870. The house is set on a brick foundation and is currently clad in vinyl siding. The symmetrical but entryless façade has two central windows flanked by a three-sided bay on either side. The mansard roof has straight sides with polygonal projections above the two first floor bays. The roof retains polychromatic fishscale slate shingles and gabled dormers decorated by trusses and stickwork. The central dormer has an ornamental iron balcony. The top hip roof is now covered asphalt shingles and a tall brick chimney rises from the center of the roof. The elongated window openings contain vinyl sash in a 1/1 with transom configuration replacing what were 2/2 sash. There is a simple single-bay porch on the north end of the building and a larger enclosed porch on the south end.

A driveway to the south of the house terminates at a wood frame two-car garage capped by a hip roof, constructed in 1930. A large modern fence along the front sidewalk is a recent addition.

The house at 139-141 Lexington Street is one of a number of French Second Empire dwellings constructed in Waverley in the late 19th century. Houses in the style but with towers include 4 Cambridge Street, 22 Waverley Street, and 40 Waverley Street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is shown on the 1875 Beers map as being owned by E.F. Cutter. By 1875 the surrounding land had already been divided into lots though few other houses were standing. This property was Lot 3. The 1889 map shows the property as a double house owned or occupied by someone named Kinsley. It seems likely that Cutter was renting out the house. It appears to have been converted to a single-family dwelling.

In 1898, after Edmund F. Cutter's death, the property was sold by the Cutter Trustees to Hollis Bowman Page of Belmont for \$451.20 (Book 2638, Page 481). Hollis Bowman Page (1859-1901) was an artist and had been married to Cutter's daughter, Nina who had died in 1889. After Hollis Page's death the house was inherited by his widow Georgia Page who moved to New York with her daughters. The house at 141 Lexington Street was rented out from at least 1907 to 1915 to Wesley Hall, a Boston furs merchant. The property was owned by Charles Reynolds from 1921 to 1946. He worked as a civil engineer for the railroad and in 1940 was living here with his wife Mildred, son, mother-in-law, aunt and a lodger who worked as a schoolteacher. Girard and Selma Curtis owned the property from 1947 to 1953 and during this period the house was sided with asbestos shingles.

James and Marjorie Galgay purchased the property in 1953 and the family continued to own it until 2009 when it was sold to the present owners. In 1960 the Galgays returned the property to two-family use by making a two-room apartment on the first floor. James Galgay (1922-2008) was a World War II veteran and worked for NYNEX for 44 years.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

139-141 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.259
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FORM B – BUILDING

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

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

28-6	Boston North	AF	BLM.255
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 181 Lexington Street

Historic Name: Fred & Melissa Corey House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1913

Source: deeds

Style/Form: Queen Anne

Architect/Builder: Melanson Bros., bldrs.

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

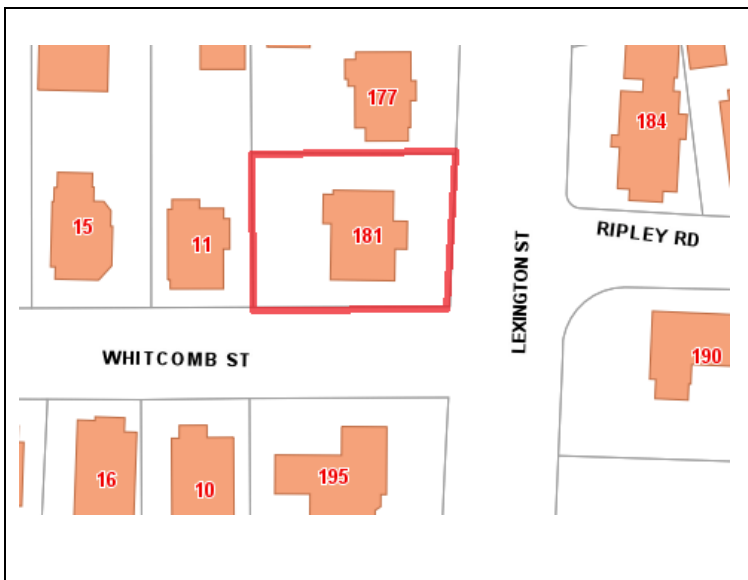
Acreage: 7,616 SF

Setting: corner lot on busy street near Waverley Center

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

181 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.255

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Lexington and Whitcomb Streets, 181 Lexington Street is a well-preserved early 20th century dwelling that owes its detailing, if not its massing, to the Queen Anne style. The 2 ½-story, 3 x 2-bay, side-gabled building is rectangular in plan and lacks the irregular profile of earlier Queen Anne style structures. It is clad in wood shingles above a mortared fieldstone foundation. The overhanging eaves in cornice returns and the lateral eaves are bracketed. A broad gable dormer rises from the front roof slope and there are two corbel cap chimneys. Centered on the façade is a wide single bay porch supported by Doric columns with a stick balustrade and bracketed cornice. Underneath the porch the center entrance is flanked by sidelights. On either side of the porch there is a rectangular oriel window resting on brackets with a three-sided oriel centered above the entrance. Most of the windows have multiple glass panes in the upper sash with a single light lower sash.

Landscaping on the level lot consists primarily of a hedge running along both street frontages.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This land was part of a larger parcel purchased by the Whitcomb family in 1888 and which included the mansion house that stands at the corner of Belmont Street and Knowles Road (917 Belmont Street) across the town line in Watertown. The 1898 Stadley map shows that the land had been subdivided into lots but there was still no house on this site. The present house was built shortly after the 1912 Sanborn map. Building Department records indicate that Mrs. Melissa Corey, wife of Fred, was granted a building permit for the construction of a two-story house. The house was to be built according to "private plans" suggesting that either the family designed it themselves or used a published set of plans. Melanson Brothers were the contractors. The brothers (Delby C. and Theodore J.) built numerous houses throughout Belmont over a long career.

The 1920 Census indicates that both Fred A. and Melissa Corey were born in Canada and came to this country about 1895. He worked as a salesman for a biscuit company. In 1920 the couple was living here with their 19-year old daughter Dorothy and 11-year old son Roger. Melissa, then a widow, was still living here in 1944 with Roger who worked as a broker. In 1963 the house left the Corey family when it was sold by Mary Corey to Joseph and Carolyn Fiore (Book 10311, page 185). It was owned by Robert and Marilyn Brown from 1973 to 1977. Brooke Holmes purchased the house in 1977 and sold it in 2013 to the present owners, Ogden and Erin Sawyer.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

15-170	Boston North	AF	BLM.70
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 190 Lexington Street

Historic Name: Nathaniel T. Bartlett House

Uses: Present: multiple family dwelling

Original: single family dwelling

Date of Construction: ca. 1870

Source: deeds, Betts: 97

Style/Form: Transitional Greek Revival-Italianate

Architect/Builder: Nathaniel T. Bartlett (likely)

Exterior Material:

Foundation: concrete-faced

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1926? – new front porch

1991 – addition to south, vinyl siding, new windows

date? – enclosure of porch on north side of ell

Condition: fair (due to siding)

Moved: no yes **Date:**

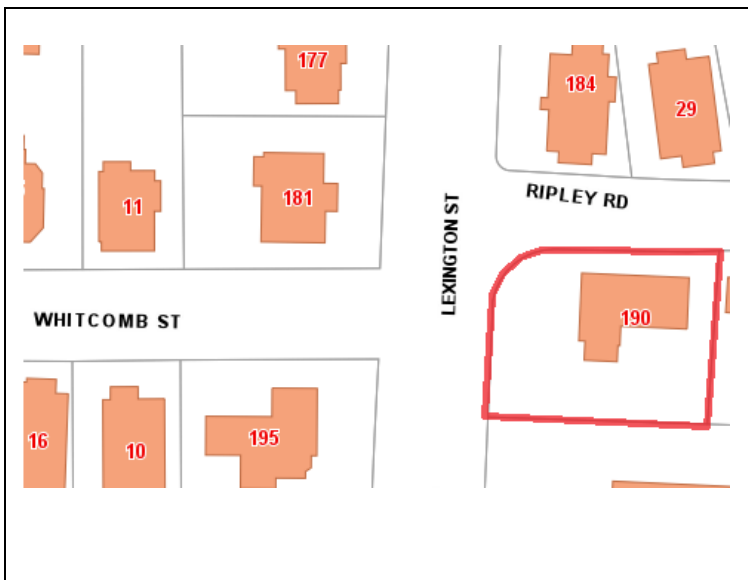
Acreage: 8,939 SF

Setting: corner lot with hedge along street

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

190 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.70

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Lexington Street and Ripley Road, 190 Lexington Street is a two-story, 3 x 1-bay, side-gabled dwelling constructed ca. 1870 which displays some elements of the Greek Revival and Italianate styles. The house is capped by a gable roof with overhanging eaves that are without returns and two interior brick chimneys rise from the ridge. Any cornerboards which once existed have been lost due to the application of vinyl siding and any brackets have been removed. The entrance displays a late Greek Revival influence; it is flanked by full sidelights and capped by a transom with pilasters on either side of the door. Maps indicate that originally the entire façade was fronted by a single-story porch. Building Department records indicate that in 1926 the "old veranda" was repaired and made smaller. The present single-bay porch with plain posts would seem to correspond to that alteration. The windows now contain vinyl 1/1 sash replacing what were formerly 2/2 sash with raised lintels that have been removed. Also in 1991 a single-story addition was constructed on the south end of the house. The rear ell appears to be original to the house although it has been altered over the years by the enclosure of what was originally an open porch on the north side.

The level corner lot is framed by a hedge along both street frontages with other large bushes and plantings as well.

The house at 190 Lexington Street was originally one of a pair of similar dwellings. The other (adjacent) house at 198 Lexington Street was demolished about 1995 to make way for a new church.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

As stated in the previous (1982) inventory form, this house was one of a group of homes built at this end of Lexington Street and represents one of the first successful sales of land by the Waverley Land Company, a real estate development firm which purchased 300 acres in 1851 and subdivided it, attempting to market Waverley as a residential suburb. Lexington Street was an early Waverley thoroughfare which connected the railroad depot at Waverley Square to Watertown. This land remained part of Watertown until 1859.

The house appears to have been constructed ca. 1870. In 1867, N.T. Bartlett purchased two of the 100' x 200' lots on Lexington Street from the Waverley Land Company. In 1874 tax records list Nathaniel T. Bartlett as the owner of 42,223 SF along with the house at 190 Lexington Street. The property shows in his name until 1894 (Betts: 97). The house was one of a pair of similar houses (the other house formerly stood at 198 Lexington but was demolished about 1995). Nathaniel T. Bartlett (1827-1900) was born in Plymouth and was employed as an architect/civil engineer. The 1880 and 1883 Boston Directories indicate that he had an architectural office at 28 School Street in the city and lived in Waverley. It seems likely that he designed the house.

In 1894 Everett C. Benton who lived at 207 White Street purchased the former Bartlett property from its new owner, R.H. Gove. In 1906 Benton combined his land on White Street with the Bartlett lots and laid out a new street through the center of the property from White Street to Lexington Street. Initially the street was called Bartlett Street; in the 1920s it was renamed Ripley Road.

Warren Tucker, a stock broker, was renting the house at 190 Lexington Road around 1910. Thomas and Elizabeth Wilson were the owner occupants from about 1926 into the 1950s. He was an accountant. Percy and Margaret Kipp purchased the house in the 1950s and the family still owns it today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

190 LEXINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.70
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FORM B – BUILDING

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

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

1-57	Boston North	BU	BLM.161
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park/Harvard Lawn

Photograph



Address: 21 Marlboro Street

Historic Name: Saint Andrews Episcopal Church

Uses: Present: religious

Original: religious

Date of Construction: 1912

Source: church history

Style/Form: Mission Style

Architect/Builder: Edmund Q. Sylvester (1916);
Launcelot Pike (1961)

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
1961 - addition

Condition: good

Moved: no yes **Date:**

Acreage: 10,500 SF

Setting: residential neighborhood

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 MARLBORO STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BU

BLM.161

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The former Saint Andrews Episcopal Church is a single-story stuccoed building oriented with its curvilinear gable end to the street embellished by a parapet topped by a round arch and cross. The center double-doored entrance is sheltered by a broad gable door hood with verticals boards; it is supported by large paired brackets. The arched opening above the entrance has multi-light windows with lobed upper panes. On the side elevations the arched openings each contain three 3 x 2-light casement windows capped by multi-light transoms; the windows are framed by stuccoed piers. A two-story contemporary wood-frame addition with casement windows projects from the north side of the building. It was constructed in 1961.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Saint Andrews Episcopal Church began as a mission of the Parish of Christ Church in Cambridge. Land for the church was sold by Andrew Muir to the Christ Church Trustees in June 1911 (Book 3615, Page 388). The land comprised Lots 201 and 202 of the Plan of Harvard Lawn dated April 1895 (Plan Book 91, Plan 6). The rapid development of Harvard Lawn was driven by its proximity to streetcar lines leading to Watertown and Cambridge. This was the only church built within the neighborhood.

Saint Andrews Church was sold to the Belmont Community Church of God, a Haitian congregation, in 2008 (Book 51982, Page 510).

The architect of the church building, Edmund Q. Sylvester (1869-1942) was born in Hanover and graduated from MIT's School of Architecture in 1892. He worked as a draftsman for the firm of Hartwell and Richardson until about 1900 when he opened his own office. Sylvester's work focused largely on church buildings, many of them Episcopal. The church buildings were designed in a variety of styles and include St. Mark's in Dorchester (1904), the Church of St. Augustine and St. Martin in Roxbury (1908), Christ Episcopal Church in Plymouth (1912) and Christ Episcopal Church in Needham Heights (1915). The 1961 addition was designed by Warden Launcelot Pike of Arlington.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

21 MARLBORO STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BU	BLM.161
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FORM B – BUILDING

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

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

24-26	Boston North	Q	BLM.782
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 16 Myrtle Street

Historic Name: Charles Sherman House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1897 or 1898

Source: deeds, atlas

Style/Form: Queen Anne/Shingle

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1919)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 7,350 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

16 MYRTLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.782

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 16 Myrtle Street is a well-preserved example of the Shingle Style which is sheathed in wood shingles above a mortared stone foundation. The asymmetrical design consists of a side-gabled mass with a conical-roofed, two-story round tower at the north end of the façade adjacent to a two-bay porch with shingled supports. The porch is capped by a simple balustrade. The wall adjacent to the original wood-and-glass front door is curved and above the entrance there is a three-sided bay which is topped by a smaller shed dormer. Most of the windows contain double-hung 6/1 windows with exterior storm windows. On the south side gable the windows are staggered; on the north side there is a two-story, three-sided bay window.

A driveway extends along the north side of the house, terminating at a small gable-front, single car garage which is also shingled. According to building permits, it was constructed in 1919.

A near twin of this house is located at 11 Oak Street which has columned porch supports.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000. Legend has it that house lots were originally sold in noncontiguous pairs to insure variety and yet consistency in the neighborhood. Many houses in the area have a twin on another lot in Belmont Park. A near twin of the house at 16 Myrtle Street is found at 11 Oak Street.

The 7,350 square foot lot (Lot 20) on Myrtle Street was conveyed by William Lowe to Susan Bartlett on November 30, 1896. Mrs. Bartlett was a widow who lived in Melrose and appears to have been related to Lowe's business partner, Wilbert Bartlett. She owned a number of lots in Belmont Park. The 1898 map shows the house in place, owned by Mrs. Bartlett. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business". The house was purchased by Charles Sherman of Cambridge in 1900 (MCRD Book 2825, Page 359). According to the 1910 U.S. Census Charles W. Sherman was then 39 and was employed by the State as a civil engineer. He lived here with his wife Elizabeth, two sons, mother, sister and a servant. Sherman, then a widower, was still living here in 1940 with a servant. The house remained in the Sherman family until 1958 when John Sherman sold the property to Zbigniew and Emilie Brzezinski. Zbigniew Brzezinski lived here about a year. Denied tenure at Harvard, he moved to New York City where he taught at Columbia University and later served as National Security Advisor to President Jimmy Carter from 1977 to 1981.

Later owners included Robert Eisendrath (1960-1987) and Barry Lydgate and Marianne Jacobbi (1987-2006). Christopher and Deborah Galli purchased the house in 2006 (Book 48686, Page 480).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

16 MYRTLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.782

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U.S. Census, various dates.

FORM B – BUILDING

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

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

24-37	Boston North	Q	BLM.783
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 17 Myrtle Street

Historic Name: A. B. Parker House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: deeds, maps

Style/Form: Shingle Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle/wood

Roof: wood shingle/asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 7,325 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

17 MYRTLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.783

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 17 Myrtle Street is a two-story Shingle Style dwelling which consists of a side-gambrel main body with a prominent off-center gambrel projecting from the north part of the façade. There is a recessed single-story porch at the southern end of the façade. It is supported by Doric columns. A distinctive arched recessed porch pierces the second story of the front gambrel. It is framed by squat columns reminiscent of a Palladian window motif while an oval window lights the attic above. Other character-defining features include the three-sided bay window tucked under the overhanging pent on the gambrel front and another single-story three-sided bay window on the north end. Windows contain double-hung 1/1 sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000. Legend has it that house lots were originally sold in noncontiguous pairs to insure variety and yet consistency in the neighborhood. Many houses in the area have a twin on another lot in Belmont Park.

This was Lot 3 of the Belmont Park subdivision. The 1898 map shows the house in place, owned by A.B. Parker. A brief mention in the *Belmont Bulletin* in 1898 noted that A.B. Parker, now of New Hampshire, sold the house to John Wilcock who had occupied it since last fall. John Wilcock was still living here at the time of the 1910 Census. Then 37 years old, Wilcock was born in England and worked as a wool buyer. He lived here with his wife Jane, son Andrew and a servant. The family was still living here in 1915.

By 1935 the house was occupied by Louise Ballam who lived here with her niece Louise Crepeau, Louise's husband, Louis; and two other nieces, Helen and Ida Gately. Louis Crepeau worked as an automotive tin knocker. The house was conveyed by Louise Ballam's estate to Helen and John Gately in 1954. In 1986 it was sold by Helen Gately's estate to James and Kathleen Trainor who owned the property until 2004. Lawrence Kutner and Cheryl Olson owned it from 2004 until 2010 when it was sold to Haihong Li and Xiaowen Yang (Book 54558, Page 229).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

17 MYRTLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.783

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Middlesex County Registry of Deeds, Cambridge, MA

Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.

U.S. Census, various dates.



Louis Crepeau (1901-1965) with 17 Myrtle in background?

Source: Ancestry.com

Q	BLM.783
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 17 Myrtle Street appears to be eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as a good example of the Shingle Style, one of several variations in this neighborhood which was completely developed during a relatively short period between 1894 and 1898. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. Under Criterion A, Belmont Park is significant as an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston.

FORM B – BUILDING

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

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

5-75	Boston North	B	BLM.10
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 18 Oak Avenue

Historic Name: John L. Goss House

Uses: Present: single family dwelling

Original: two family dwelling

Date of Construction: 1915

Source: building permit

Style/Form: Craftsman/Prairie

Architect/Builder: W.A. Wadsworth, arch./bldr.

Photograph



Exterior Material:

Foundation: granite

Wall/Trim: wood shingles

Roof: slate

Outbuildings/Secondary Structures:

garage (1915, updated 2004)

Major Alterations (*with dates*):

2008 – expansion of front and rear dormers

Condition: good

Moved: no yes **Date:**

Acreage: 13,740 SF

Setting: large informally landscaped lot

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

18 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.10

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1915, the Goss House at 18 Oak Avenue is a Craftsman style, wood-shingled dwelling that shows the influence of the Prairie Style in its widely overhanging eaves and its sense of horizontality which is reinforced by the placement of a porch on one side of the main house block and a porte cochere on the other. The front porch and porte cochere display squat, tapered porch posts that rest on a shingled wall. The somewhat unusual use of granite blocks under the porch and porte cochere is a reflection of the original owner who was a granite manufacturer. The windows include double-hung windows with 6/1 and 8/1 sash as well as a stained glass window and rectangular oriel window on the north wall. The front hip dormer was originally smaller but was enlarged in 2008. This and the enclosure of the south porch are the only minimal alterations that the house has seen since its construction.

Behind the house is a stuccoed garage capped by a slate hip roof with glass and panel doors. It was originally constructed in 1915 and updated in 2004.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. This property comprised Lot 206 and the northeast part of 184 on the plan. The land was sold by the Trustees to Eugenie Goss, wife of John L. Goss of Boston in February 1914. The following year W.A. Wadsworth was granted a building permit on behalf of John Goss. Census records indicate that John Goss was a granite manufacturer. William A. Wadsworth was married to his daughter Lillian and was the superintendent of a Boston construction company (Wadsworth & Greenwood). Directories and Census returns indicate that the two couples lived here together into the 1930s.

In 1938 the house was sold by the Goss heirs including Lillian Goss Wadsworth to Raymond and Ollave Douglass (Book 6215, Page 15). Raymond Douglass (1894-1978) was a math professor at MIT and also served as chairman of Belmont's Civil Defense Committee during World War II. Raymond Douglass died in 1978 and his wife died the following year. The house was sold by family members in 2000. The present owners have owned the house since 2002.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

18 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.10
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INVENTORY FORM B CONTINUATION SHEET

BELMONT

18 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.10
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The John L. Goss House at 18 Oak Avenue is potentially eligible locally under Criterion C, Architecture, as a well-preserved example of the Prairie Style. Constructed in 1915, the house displays a characteristic low-pitched roof with widely overhanging eaves and a horizontality associated with the style while the unusual use of granite reflects the occupation of the original owner who was a granite manufacturer. The house has seen minimal alteration since its original construction and retains a high level of integrity.

FORM B – BUILDING

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

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

5-78	Boston North	B	BLM.13
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 34 Oak Avenue

Historic Name: Henry McGahey House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1922

Source: Sanborn maps, directories

Style/Form: Colonial Revival

Architect/Builder: Henry McGahey, builder

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1921)

Major Alterations (*with dates*):

1955 – addition south side

1999 – addition southwest corner

Condition: good

Moved: no yes **Date:**

Acreage: 6,320 SF

Setting: densely populated residential neighborhood
dating to late 19th and early 20th c.

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.13
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 34 Oak Avenue is an unusual brick, flat-roofed single-family dwelling constructed in the early 1920s by a successful Cambridge contractor as a retirement home. The building presents a three-bay façade to the street with a low parapet top capped by a metal cornice. A decorative brick band and soldier course extends above the second floor façade windows and extends to the front bay on the side elevations as well. A three-bay wood-framed porch extends across the façade with thin porch posts on pedestals and jigsaw balusters. Decorative details include inset tiles above the second story windows and at the sidehall entrance. The arched entrance bay contains a glazed door with sidelights. Most of the windows contain 6/1 sash. There is a single-story, three-sided bay on the south elevation which was added in 1955. The polygonal bay with conical roof at the southwest corner was added in 1999.

A driveway extends along the south side of the house terminating at a brick garage which was constructed in 1921, just prior to the construction of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. This was lot 203 and 103 of the 1899 Payson Park plan.

The house was constructed by prominent Boston/Cambridge contractor Henry McGahey for his own use. He had married his second wife, Melinda Lewis Loring, a nurse, in 1915 and the couple had previously lived in a multi-family brick and stone building he had built at 14 Wendell Street in Cambridge. Henry McGahey (1857-1929) was born in Massachusetts; his parents had immigrated from Ireland. McGahey's masonry/contracting business was located in Cambridge from the 1890s. Among the buildings he constructed were schools in East Boston and Charlestown; the North Bennett school; an armory in Charlestown and other buildings costing from \$20,000 to \$50,000 in the Cambridge/Boston area. In 1905 McGahey was employing 40 to 100 skilled workers depending on the volume of business (*Cambridge Chronicle*, Sept. 9, 1905). Before moving to Belmont, McGahey had lived in a three-apartment building at 14 Wendell Street in Cambridge. The brick building had a distinctive limestone bowed front; it was designed by George Fogerty and constructed by McGahey in 1905.

Sanborn maps indicate that the garage was built prior to the house. The garage is shown on the March 1922 Sanborn map while the house is not and was apparently built slightly later (the garage was built after the 1915 Sanborn map). The McGaheys moved to the Belmont house about 1924. Henry also constructed a brick house for his sister, Sarah McGahey, at 14 Linden Street in Belmont; she died in 1928. McGahey lived at 34 Oak Avenue until his death (January 19, 1929). At the time of his death he left an estate of about \$20,000 to his widow who continued to live here until at least 1934.

Herman H. Bailey was living here in 1954 and made a small addition to the south side of the house in 1955. Later owners included the DeMariano family from 1956 to 1972 and the Linder family from 1973 to 1978. The house was sold by Annabelle Linder to Arthur and Pearl Janszen in 1978 and sold by Pearl's estate in 1992. Slaten and Edna Cunha owned the property from 1992 to 1997. Later owners included Bruce Levine who acquired the property in 1998 and sold it to Joshua Nyambose and Maria Herrera in 2006 (Book 47718, Page 527).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B	BLM.13
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FORM B – BUILDING

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

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

5-65	Boston North	B	BLM.784
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 39 Oak Avenue

Historic Name: Herbert L. & Sarah Davis House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1908

Source: deeds, Payson Park Plan

Style/Form: Craftsman Colonial

Architect/Builder: H.L. Davis, architect;
C.W. Kilpatrick, builder

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1919)

Major Alterations (*with dates*):

2001 – side porch (Spruce St.) relocated to rear of structure near garage and driveway, skylights added
2008 – repairs to front porch

Condition: good

Moved: no yes **Date:**

Acreage: 6,412 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

39 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.784
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northeast corner of Oak Avenue and Spruce Street, 39 Oak Avenue is a 2 ½-story, 3 x 2-bay dwelling which, like many homes in the neighborhood, bears the imprint of both the Colonial Revival and Craftsman styles. The hip-roofed house displays overhanging eaves and rests on a mortared stone foundation. It is clad in wood shingles. Various features lend interest to the rectangular plan including bay and oriel windows on the first floor, a two-bay porch with squat posts which fronts part of the façade, a pedimented central bay and a variety of window sash including 2/1 double-hung sash, double-hung windows with diamond-paned upper sash and a Palladian window in the front pediment.

A driveway extends along the north side of the house, terminating at a hip-roofed garage constructed in 1919.

This is one of a number of well-preserved wood shingled dwellings in the Payson Park neighborhood displaying the influence of the Colonial Revival, Queen Anne, Shingle and/or Craftsman styles.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

This was lot 40 of the Payson Park subdivision. Deeds indicate that in June 1907 the Payson Park Land Company sold a parcel of land to Herbert L. Davis of Cambridge (Book 3309, Page 561). In 1908 H.L. Davis of Cambridge was given a building permit for the construction of a house of his own design. The builder of the house was C.W. Kilpatrick of Waverley. The 1909 Plan confirms that the house had been constructed by then. A two-car detached garage was constructed for H.L. Davis in 1919, constructed by J.A. Peppard.

Herbert Lincoln Davis (1865-1937) was employed as the superintendent of the Poole Piano Company of Cambridge. He lived here with his wife Sarah who died in 1933. They are both buried at Mount Auburn Cemetery. The property was conveyed to Viola Davis in 1935. The 1940 U.S. Census indicates that she was then a 59-year old widow, living here with three lodgers. The property was sold to Leslie and Anita Williamson in 1942 and was sold by Anita Williamson's estate in 1992 to Philip Thayer and Lauren Meier (Book 21897, Page 387).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

39 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.784
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Town of Belmont, Building Department Records.

U.S. Census, various dates.



Payson Park Brochure, 1909

FORM B – BUILDING

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

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

5-64	Boston North	B	BLM.785
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 43 Oak Avenue

Historic Name: Dodd-Wendell House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1906

Source: Payson Park Plans, directories

Style/Form: Craftsman

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1946)

Major Alterations (*with dates*):

2016 – rear porch added

Condition: good

Moved: no yes **Date:**

Acreage: 6,270 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

43 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.785
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Dating to the early 20th century, the house at 43 Oak Avenue is a 2 ½-story, 3 x 2-bay side-gabled dwelling which is clothed in a mix of Craftsman/Tudor/Colonial Revival-inspired ornament. Set on a mortared stone foundation, the house is clad in wood shingles with an asphalt-shingled roof with exposed rafter tails on the lateral eaves and flared vergeboards on the house's gable ends as well as the two front gable dormers and the projecting gable porch which is supported by square posts on shingled bases. Other decorative details include false half timbering in the front porch gable and intersecting tracery in the upper sash of the attic windows. Most of the remaining windows contain double-hung 6/1 sash; there is a small pair of 4/1 windows over the front porch and a tripartite oriel window is located on the first floor of the south gable end.

A driveway extends along the south side of the house terminating at a gablefront, two-car garage that was constructed in 1946. It is fitted with a modern, wide overhead garage door and a lunette window is located above.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line along Belmont Street in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

This was lot 39 of the Payson Park subdivision. There was no house on the site at the time of the 1898 Plan of Payson Park. The 1909 directory lists the occupant as Mrs. John Dodd. The 1910 Census indicates that Sarah Dodd, age 75, was living here with her two daughters, Annie, a teacher, and Jean. They were still here at the time of the 1912 Census. By 1915 the house was owned and occupied by Charles Wendell who owned a wood and coal business (Osgood & Wendell) in Watertown. At the time of the 1920 Census, Charles was living here with his wife, Ora, three sons and a brother. The Wendell family was still here in 1930. By 1932 the house was occupied by James and Mary Bradley. He worked at the post office.

The house was acquired by Jeremiah and Christopher O'Neill in 1942 (Book 6627, Page 400). In 1946 a two-car garage was added. Monsignor Jeremiah O'Neill (1904-1984) was the pastor of the Holy Family Church in Rockland for many years. His brother, Rt. Rev. Msgr. Christopher O'Neill (1906-1995) was the pastor of St. Charles Church in Woburn from 1961 to 1983. Rev. Christopher O'Neill conveyed the property to the Sisters of St. Joseph in 1992, reserving a life estate. It was sold by the Sisters to Glenn and Judith Logan in 1998 (Book 28933, Page 97).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

43 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.785
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Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

5-79	Boston North	B	BLM.786
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 44 Oak Avenue

Historic Name: Mrs. Jessie Raymond House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1909

Source: deeds, Payson Park Plan

Style/Form: Shingle Style/Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: mortared stone blocks

Wall/Trim: wood shingle/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 5,895 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

44 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.786

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in the early 20th century, the house at 44 Oak Avenue is a late example of the Shingle Style which also bears the imprint of the Colonial Revival. The dwelling consists of a 2 ½-story, side-gabled shingled structure with a gambrel front overlay set above a first floor which displays a recessed porch with shingled supports occupying the south half of the facade and a three-sided bay window to the north. The modillioned cornice above the first floor and along the front eaves are indicative of a Colonial Revival influence. The attic window with its bowed shingle covering above, is pure Shingle Style in influence. The upper sash of the double-hung windows have varying configurations including six lights and starred "x" mullions. There is also a bay window on the south side, tucked under the overhang of the second story and set on a stone foundation.

This is one of a number of well-preserved wood shingled dwellings in the Payson Park neighborhood displaying the influence of the Colonial Revival, Queen Anne, Shingle and/or Craftsman styles.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

This was lot 202 of the Payson Park subdivision. The lot is marked as "sold" on the 1898 Plan of the Payson Park Land Company and the present house had been built by the time of the 1909 Plan. On May 15, 1909 the *Belmont Tribune* reported that real estate agent Luther Blaikie had sold a house on Oak Avenue to Mr. Raymond. The deed indicates that Mrs. Jessie Raymond purchased the property in her own right (Book 3440, Page 405). Mr. Raymond appears to have died shortly after they moved in as the 1909 directory indicates that the house was occupied by Mrs. Jessie Raymond. The couple had formerly lived in Burlington; Charles Raymond was a successful shoe dealer. The 1910 Census indicates that Mrs. Raymond was then living here with her daughters June and Barbara and a servant. Mrs. Raymond was still living here in 1929 but by 1930 had moved to Cambridge.

By 1932 the house was owned and occupied by Joseph and Mary Rooney. He worked as a supervisor at the Hood Rubber Company. In 1940 the couple's nine children – ranging in age from 3 to 22 – were also living here. The house was sold by Joseph and Mary Rooney in 1957 to Francis and Mary McCue who retained ownership until 1984 when it was sold to Christopher Moore. Since 1993 it has been owned by Christopher Moore and Jocelyn Record.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

44 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.786
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U.S. Census, various dates.

FORM B – BUILDING

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

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

5-63	Boston North	B	BLM.787
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 51 Oak Avenue

Historic Name: Robert Gray House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Nathan Douglas, architect

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1922)

Major Alterations (*with dates*):

1957 – roof over rear porch

1988 – dormer addition, rear

Condition: good

Moved: no yes **Date:**

Acreage: 6,270 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

51 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.787
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Dating to the early 20th century, the house at 51 Oak Avenue displays a mixture of Colonial Revival and Queen Anne style details. The 2 ½-story dwelling is clad in wood shingles and is capped by a steeply pitched hip roof with a modillion cornice and a hip dormer on each slope. The north third of the façade consists of a two-story, three-sided bay window. The remainder of the façade is fronted by a single-story porch supported by Ionic columns on pedestals. The varied fenestration includes double-hung windows with six lights or diamond panes in the upper sash and an oriel window on the first floor of the side elevations. Above the front porch a lunette topped glass-and-panel door accesses the upper level which is enclosed by a stick balustrade with balled newel posts matching that on the lower level.

A driveway extends along the south side of the house terminating at a two-car garage constructed of rusticated concrete blocks with a parapet front. According to Sanborn maps, the garage was constructed between 1922 and 1931.

This is one of a number of well-preserved wood shingled dwellings in the Payson Park neighborhood displaying the influence of the Colonial Revival, Queen Anne, Shingle and/or Craftsman styles.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line along Belmont Street in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

In September 1908 this lot (Lot 36) was sold by the Payson Park Land Company to Emma Gray, a Cambridge widow (Book 3398, Page 189). In August 1910 Mrs. Gray deeded the property to her son, Robert (Book 3540, Page 311). In September 1910 Robert W. Gray of 18 Hilliard Street in Cambridge was given a building permit for a dwelling. It was designed by Cambridge architect Nathan Douglas. Douglas was born in Boston about 1860 and later went to New York where he graduated from the Brooklyn Institute. He returned to Cambridge to practice about 1901 and designed a number of structures in the Boston metropolitan area over the next 25 or so years.

In 1919 the house was sold by Robert Gray to Edith Mann Goodrich, wife of Lyman Goodrich. Frederick Roberts, a Somerville manufacturer, purchased the house in 1922 and added a garage, built by Jacob Kirris of Arlington. He died about 1925 but his widow Henriette was still living here in the early 1950s. Later owners included Dexter and Thelma Wesson from 1954 to 1984. The Wessons were married in 1937. He saw action in the D-day invasion of Normandy in the Battle of the Bulge. After the war, the couple moved to Belmont and raised their family. He was the vice president of Field Machinery Co. of Cambridge and was active in the Payson Park Congregational Church in Belmont. The Wessons moved to South Yarmouth in 1984 and sold the house to Pamela Rajpal. It has been owned by Shasmi and Pamela Rajpal since 2001 (Book 33976, Page 414).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

51 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.787
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Cambridge Tribune, January 24, 1903 [information on Nathan Douglas]

Cape Cod Times, Nov. 15, 2002 [obituary of Dexter Wesson].

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Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

5-82	Boston North	B	BLM.14
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 60 Oak Avenue

Historic Name: Dohs-Lane House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1900

Source: deeds, *Cambridge Chronicle*, July 14, 1900

Style/Form: English Revival

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: wood shingles (vinyl?)

Roof: asphalt shingles

Outbuildings/Secondary Structures:
shed (2004)

Major Alterations (*with dates*):

1997 – rear addition

2004 – small entryway add. side rear

Condition: good

Moved: no yes **Date:**

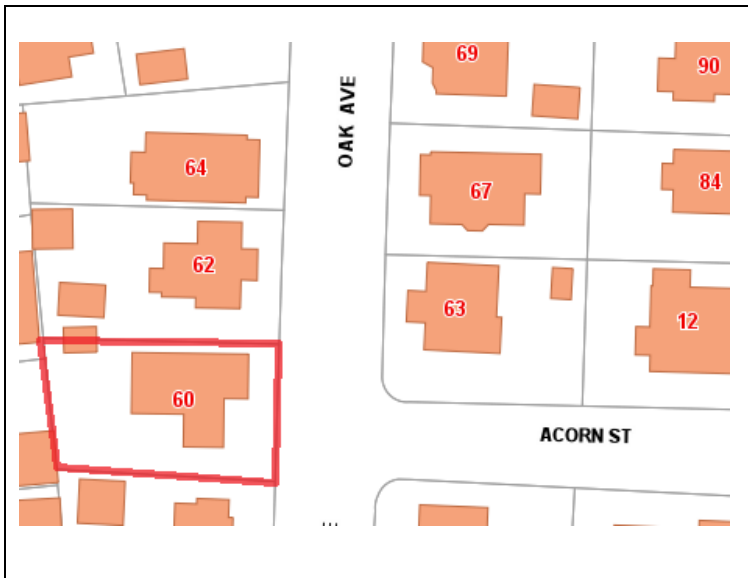
Acreage: 7,457 SF

Setting: densely populated residential neighborhood dating to late 19th and early 20th c.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

60 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.14

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 60 Oak Avenue is an early English Revival dwelling constructed in 1900 which also displays elements of the concurrent Craftsman style as well. The 2 ½-story, cross-gable dwelling is sheathed in (artificial?) wood shingles and is capped by a gable roof with decorative rake boards, projecting eaves and exposed rafters on the lateral eaves. The main front gable has more ornate half timbering combining vertical and curved stickwork and a bottom dentil-like molding. The second story also overhangs the first and is supported by large brackets. The single-story front porch which is south of this gable has tapered wooden posts resting on a shingled wall and a smaller gable with vertical half timbering, a decorative pendant and incised ornament. Most of the windows consist of 6/1 (replacement) sash including individual, paired and sets of three; a diamond-paned window is located in the front gable. Underneath the porch, the wooden front door is flanked by wide sidelights. On the south gable end, the upper story also overhangs but the gable is simpler and lacks half timbering.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees.

This property (Lot 199) was sold by the Trustees of Payson Park to Francis Dohs of Cambridge in 1900 (Book 2834, Page 254). On July 14, 1900 the *Cambridge Chronicle* reported that Mr. Francis Dohs, instructor in the Hemenway gymnasium at Harvard University had purchased a lot on Oak Avenue and would proceed at once to build a residence for his own occupancy. Dohs was one of a number of Cambridge residents who bought lots at Payson Park at the time.

Dohs only lived here a few years. In 1905 he sold the property to Josiah Lane, bookkeeper of the Cambridgeport Savings Bank. According to another brief notice in the Cambridge paper, Lane was to occupy the house about June 1 (*Chronicle*, April 29, 1905). In 1920 Lane, then 64, was living here with his 40-year old wife Elizabeth. The couple was still living here in 1930. After Josiah's death, Elizabeth Z.H. Lane continued to own the house. In 1949 she sold the house to James and Dorothy Kennedy (Book 7508, Page 148). In 1996 Dorothy Kennedy sold the house to Michael and Paulette McDonough (Book 26554, Page 48). It was purchased by Jeanne and Joel Mooney in 1999 (Book 30407, Page 614).

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Cambridge Chronicle, July 14, 1900; April 29, 1905.

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FORM B – BUILDING

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

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

5-61	Boston North	B	BLM.788
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 63 Oak Avenue

Historic Name: Jesse Eddy House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1906 (by 1909)

Source: directories

Style/Form: Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
shed

Major Alterations (*with dates*):

2002 – rear porch extended

Condition: good

Moved: no yes **Date:**

Acreage: 6,394 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots.

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

63 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.788

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 63 Oak Avenue is one of a handful of well-preserved 2 ½-story, 3 x 2-bay dwellings built on the east side of Oak Avenue according to the same plan. In this case the house is sheathed in wood clapboards and capped by a hip roof. It displays a number of Colonial Revival style details including two story corner pilasters, a modillioned cornice with wide frieze, entablature lintels and clusters of three Doric columns supporting the porch roof. Like its neighbors, it also has a variety of window types including double-hung windows with six lights or diamond panes in the upper sash, oriel windows on the side elevations, and tripartite windows on the second floor over the entrance porch and also in the attic above.

This is one of a number of well-preserved, wood-shingled dwellings in the Payson Park neighborhood displaying the influence of the Colonial Revival, Queen Anne, Shingle and/or Craftsman styles.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line along Belmont Street in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

This was lot 36 of the Payson Park subdivision. The 1898 Plan of Payson Park shows a vacant lot. Acorn Street had not yet been laid out. The house was constructed sometime between 1898 and 1909 when it is shown on the 1909 Plan. According to the *Belmont Tribune*, at least four houses were built on Oak Avenue in 1906 by builders Loomer & Allen (Guy Loomer and Alonzo Allen). This may have been one of those houses.

On January 23, 1909 the *Belmont Tribune* reported that A.C. (?) Eddy of Allston had moved to Oak Avenue. The 1909 directory lists Jesse Eddy as living at 63 Oak Avenue. Jesse Eddy was a clothing salesman who worked in Boston. At the time of the 1910 Census Jesse Eddy was 40 years old, living here with his wife Annie, a son James (11), daughter Margaret (9) and a servant. By 1917 the house was owned and occupied by Byron William Reed, an attorney, and his wife Edna. The couple had married in 1911 after his graduation from Harvard Law School. They were still living here in 1930 with their son who was an orchestra musician.

The house was rented by John and Annie Power beginning in the 1930s and they purchased the house in 1945. John R. Power was a stock broker. In 1940 the couple was living here with their two daughters, as well as John's father, brother, sister, and niece. The house at 63 Oak Avenue was sold by the Powers' daughter, Joan Timmins, in 1982 to Otakar and Hildy Dvorak (Book 14652, Page 1). It was owned by the Dvoraks until 2000. John and Carol Long owned the house from 2000 to 2006 when it was sold to Charles and Deborah Douglis. Robert and Michele Hogan purchased the property in 2014 (Book 64163, Page 276).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

63 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.788
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Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

U.S. Census, various dates.

FORM B – BUILDING

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

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

5-60	Boston North	B	BLM.789
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 65-67 Oak Avenue

Historic Name: Sydney M. Homer Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1913

Source: building permit

Style/Form: Craftsman Colonial

Architect/Builder: Harry Voll, architect;
Gaetano DeVincent, builder (likely – see text)

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2015 – replacement windows

Condition: good

Moved: no yes **Date:**

Acreage: 5,700 SF

Setting: neighborhood of early 20th century dwellings on small, informally landscaped lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014/2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-67 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.789
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

65-67 Oak Avenue is a two-story hip-roofed duplex which is sheathed in wood shingles and displays the influence of the Craftsman and Colonial Revival styles. It is set on a rusticated concrete block foundation. The widely overhanging front eaves are supported at the northwest (front corner) by a single, shingled bracket. The south portion of the façade consists of a bowed, two-story projection while the three bays to the north are fronted by a single-story porch which is supported by Tuscan columns of various heights and arrangements including sets of three on pedestals and individual full height columns flanking the front stairs. On the second floor a door accesses the deck above the entrance. A second entrance porch is located on the north elevation for the other unit. The exterior doors retain original varnished wood doors with upper glass panes. The windows contain double-hung 6/1 sash. There is a two-story, three-sided bay window on the south elevation. The front dormer is either a later addition or the windows have been replaced.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Oak Avenue was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the streetcar line along Belmont Street in 1898. The deeds for the Oak Avenue lots included restrictions that were in effect until 1912. These limited development to a single house and stable, prohibited the sale of liquor or offensive trade and required a setback of 25' from Oak Avenue.

This was lot 35 of the 1899 Payson Park subdivision. There is no building on the site at the time of the 1909 Payson Park Plan and no listing for the address in the 1910 Census or 1912 town directory. It is shown on the 1915 Sanborn map. The building permits available for this building are somewhat confusing. In April 1913 Mr. S.M. Homer of Boston was granted a permit for a two-family dwelling. The architect was Harry Voll and the builder was Gaetano DeVincent of East Boston. A second permit in the file is dated Sept. 1913 for A.E. Auerbach of Dorchester notes changes on the plans. The architect/builder for this permit was F.W. Morash of Belmont.

According to deed research the property was sold by Sydney and Ethel Homer in 1914 to Ella Needham of Lancaster, Massachusetts. Yet the 1915 town directory lists Sydney and Ethel Homer as living at #65 in 1915 while Ethel Bartlett lived at #67. Sydney Homer was born in Canada in 1884 and immigrated to the U.S. in 1900. He worked as a bookkeeper.

The property was owned by Evva Wardwell, wife of Frank, from 1916 to 1919 and by Richard and Stella Summers from 1919 to 1927. The 1920 Census indicates that Richard and Stella occupied the unit at 67 Oak Avenue and rented #65 out to Charles Reed who worked as an office clerk for the telephone company. Richard Summers was an electrician.

Albert and Elsie Annable purchased the house in 1927 and the Annable family continued to own the two-family for more than 50 years. Albert Annable was the foreman of a lumber company. In 1930 he was living in one unit with his wife Elsie, son, daughter and mother while the other was rented to Waldo Wilde, a lumber dealer, who lived here with his wife and daughter. The building was sold by Elsie Annable in 1981. The property was owned by Paul and Lawrence Familetto from 1981 to 1987. In 1987 ownership was transferred to Paul and Jerilyn Familetto who sold it to Wei Guo in January 2015 (Book 64797, Page 557).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-67 OAK AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.789
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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

3-196	Boston North	B	BLM.794
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 9 Oakley Road

Historic Name: Howard Flint House

Uses: Present: single family dwelling
Original: single family dwelling

Date of Construction: 1917

Source: building permit

Style/Form: Dutch Colonial

Architect/Builder: Frederick H. Gowing

Exterior Material:

Foundation: stone/concrete block

Wall/Trim: wood clapboards, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
date? – enclosure of end porch

Condition: good

Moved: no yes **Date:**

Acreage: 4,968 SF

Setting: densely populated residential neighborhood
dating to late 19th and early 20th c.

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

9 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.794
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 9 Oakley Road is a good example of a gambrel-roofed Dutch Colonial home of the early 20th century. In an attempt to fit the small lot, the house has been oriented with its end to the street which is somewhat unusual. It is set on a concrete block foundation and is clad in wood clapboards. Centered on the three-bay façade is an arched entrance porch with paired posts and lattice side walls. On either side is a tripartite window consisting of a central 8/1 flanked by multi-light sash. A full shed dormer spans the front roof slope and a single-story porch is located on either end.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. Oakley Road was lotted in 1912, and this was part of lot 84 of that subdivision.

Deeds indicate that in 1916 Alfred C. Fuller of Harvard sold this lot measuring 4,968 SF to Howard and Inez Flint of Cambridge (Book 4091, Page 1). The deed carried a restriction prohibiting the construction of anything but a single family dwelling and private garage for five years. The Flints had married in 1909. Howard was a real estate agent in Boston. Howard Flint was granted a building permit in February 1917. The house was designed by architect Frederick H. Gowing who had offices at 101 Tremont Street in Boston. The builder was David Robert of Cambridge and the cost of the home was \$4,500.

By 1951 Howard Flint had passed away and Inez Flint deeded the house to the Roman Catholic Church although she was still living here in 1955. (Our Lady of Mercy Church was formerly located nearby at 399 Belmont Street but was demolished in 2010.) The Church sold the house in 1977 to Leif and Regina Rosenberger (Book 13199, Page 292). Herbert Dorris purchased the property in 1981 and the family still owns it today.

Architect Frederick H. Gowing was in practice from 1903 to 1929 and was a versatile and prolific architect, working in many of the popular styles of the day (Fannin Lehner 1986). In 1926 Gowing was quoted as saying that his office planned 2,000 homes each year. Key to this was the fact that he sold books of building plans. The house at 9 Oakley Road bears a striking resemblance to the house in a 1927 advertisement for his books (see continuation sheet). The MACRIS data base includes listings for 45 buildings designed by Gowing including residences in Arlington, Boston, Brookline, Newton, Quincy, Watertown and Wellesley. Gowing also designed 6 Raleigh Road in Belmont in 1919.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

9 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.794
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U.S. Census, various dates.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B

BLM.794

BUILDING PLANS *For Modern Homes*



The most comprehensive book of home plans ever published by any architect, size 8x11 inches. 224 pages, 214 different designs for colonial and two-family dwellings, cozy bungalows, cottages and other medium cost homes; contains floor plans and all dimensions, photos and approximate cost to build. You cannot afford to build until you have seen this book. It is a real help to the home builder. Postpaid. Only \$3.00. A smaller book, 8x11 inches, 150 designs of bungalows and other medium cost homes, pamphlet cover, \$1.00.

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101 Tremont Street Boston, Mass.

A 1927 Ad for Gowing's Building Plan Books

FORM B – BUILDING

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

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

3-195	Boston North	B	BLM.5
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 15 Oakley Road

Historic Name: Dr. Sherman Lancaster House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1919

Source: building permit

Style/Form: Craftsman

Architect/Builder: S. F. Sutherland

Exterior Material:

Foundation: fieldstone

Wall/Trim: fieldstone/wood half timbering/stucco

Roof: asphalt shingle

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

2002- one story add. above stone garage

2011- some window replacements

Condition: good

Moved: no yes **Date:**

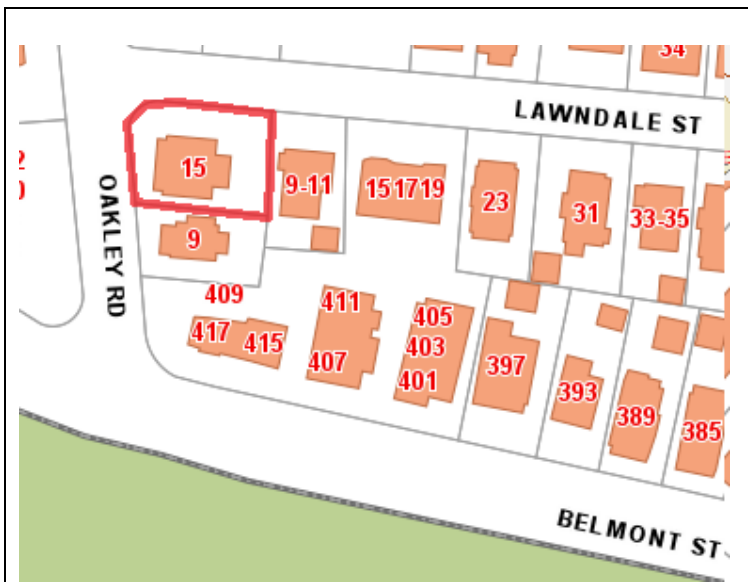
Acreage: 10,315 SF

Setting: densely populated residential neighborhood dating to late 19th and early 20th c.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.5
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Oakley Road and Lawndale Street, 15 Oakley Road is a well-preserved example of a Craftsman-inspired Four Square house. Typical of the style, the two-story dwelling is boxy in form and capped by a hip roof with overhanging eaves and exposed rafter tails and a hip dormer rises from the front slope. What distinguishes this house from other similar houses in town are the unusual, intact porches on the façade and north elevations. The porch facing Oakley Road is five bays wide and supported by Doric columns which support a wide two-part frieze with brackets. The central bay is arched and has fluted blocks over each column. Underneath the porch, the front door is flanked by full sidelights. A smaller version of the front porch on the north side also has an arched profile with brackets and Doric columns and shelters a glass-and-panel door. There is a tripartite set of windows on either side of the front door and 6/1 sash elsewhere. The front dormer retains distinctive windows including a central "starred" window and Queen Anne types with a border of small glass panes on either side.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. Oakley Road was lotted in 1912 but this was one of the last houses constructed in the neighborhood.

Deed research indicates that in Nov. 1916 Alfred Fuller of Harvard sold the lot to Dr. Sherman Lancaster of Cambridge (Book 4096, Page 399). Dr. Lancaster applied for a building permit in July 1919; the architect/builder of the home was S.F. Sutherland. No additional information was found concerning Sutherland.

At the time of the 1920 Census Dr. Lancaster was single and living in Cambridge. By 1922 the present house had been built and he was living with his wife Alice (see Sanborn map and directories). Sherman Lancaster died about 1930 but his wife continued to live here for many years. The house was sold by her estate in 1964 to the Catholic Church (Book 10711, Page 414). At the time Our Lady of Mercy Church was located around the corner at 399 Belmont Street (it was demolished in 2010). The house was owned by Brian and Judith Gilligan from 1978 to 1992. It was purchased by the present owners, Elizabeth Gibson and Neil Goldstein, in 1992 (Book 22163, Page 476).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.5
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Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.



FORM B – BUILDING

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

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

5-5	Boston North	B	BLM.12
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 38 Oakley Road

Historic Name: James W. & Nellie McArdle House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1912

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: James W. McArdle, contractor

Exterior Material:

Foundation: stone

Wall/Trim: brick/stone

Roof: not visible

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

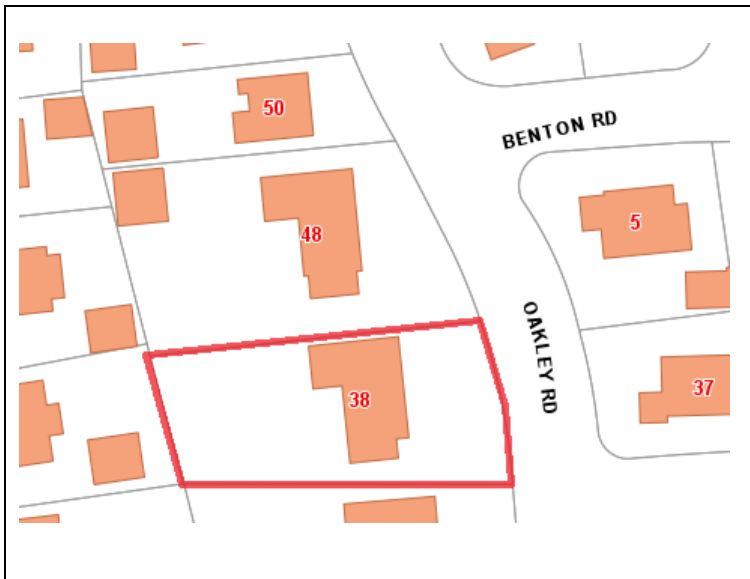
Acreage: 10,710 SF

Setting: densely populated residential neighborhood
dating to late 19th and early 20th c.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

38 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.12
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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The later of the two side-by-side McArdle Houses, 38 Oakley Road is a two-story, flat-roofed brick dwelling in the early 20th century Colonial Revival style. The brick is laid in a common bond alternating seven courses of stretchers to a course of headers and stretchers. The projecting eaves are adorned by brackets and the central entrance is sheltered by a rounded portico supported by fluted columns. The fanlit entrance consists of a raised panel door flanked by partial sidelights. Most of the rectangular window openings contain double-hung 12/12 sash and are capped by splayed stone lintels with central keystones. Above the entrance the central bay is defined by an arrangement of three windows – a 12/12 window at the center flanked by smaller 9/9s. A single-story porch supported by fluted columns is located on the south end of the house.

The well-treed lot has a hedge running along the sidewalk.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. Oakley Road was lotted in 1912, and this comprised part of lot 159 of that subdivision.

James McArdle was issued a building permit in 1912 for the construction of this house. McArdle was a well-known building contractor with offices in Boston. He was born in Canada about 1862. He had moved to Belmont from West Somerville and had previously constructed 48 Oakley Road in 1908. The Building Permit application includes Mrs. McArdle's own description of the difference between her first Oakley Road house (#48) and her second (#38): "We have no plans or specifications. It is just being built like our former residence with the exception of the top story with which we are doing away in this house. It is to be two stories with a flat roof and rail around it. The porch in front will be round instead of square" (Building permit 1912). The cost of the house was \$10,000.

The 1920 Census confirms that James McArdle was living here with his wife Nellie and daughter Doris. James McArdle died in 1925 but his wife continued to live here with her daughter, Doris, and her second husband William McCarthy who worked in real estate. The house was sold by Doris McCarthy in 1966 (Book 11230, Page 240). Joseph and Matina Horner purchased the house in 1970. Ownership was transferred to Christopher Horner in 2009.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

38 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.12
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Boston Globe, Sept. 24, 1925 [obituary of James W. McArdle]

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department Files.

U.S. Census, various dates.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

38 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.12
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 38 Oakley Road appears to be eligible for the National Register with local significance under Criterion C as a good example of the Colonial Revival style, dating to the early 20th century. It was erected by a prominent local builder, James McArdle, a few years after he built the adjacent house at 48 Oakley Road. Both are personal expressions, built for his own family's use. The house retains a high degree of integrity.

FORM B – BUILDING

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

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

5-6	Boston North	B	BLM.306 BLM.795
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 48 Oakley Road

Historic Name: McArdle-Carrington House

Uses: Present: two family dwelling

Original: single family dwelling

Date of Construction: 1908

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: James W. McArdle, contractor

Exterior Material:

Foundation: stone

Wall/Trim: brick, stone

Roof: slate

Outbuildings/Secondary Structures:

stable/garage (1908) BLM.795

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 13,764 SF

Setting: densely populated residential neighborhood
dating to late 19th and early 20th c.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

48 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.306
BLM.795

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 48 Oakley Road is a highly detailed and well preserved brick Colonial Revival dwelling constructed in 1908 by a prominent contractor for his own use. The 2 ½-story, 5 x 4-bay dwelling is capped by a slate hip roof with modillions and dentils under the projecting eaves. A wide, single-story pedimented portico projects from the center entrance. It is supported by Ionic columns with modillions and dentils and Ionic pilasters are mounted on either side of the entrance which contains a six-panel door flanked by partial sidelights. Above the entrance porch there is a Palladian window set into a brick recess with contrasting keystone and impost blocks. The other windows contain 12/12 sash with stone sills and splayed lintels with central keystones. The first floor façade windows are set into shallow brick arches with keystones. Three pedimented dormers rise from the front roof slope and contain 6/6 sash. A single-story porch spans the south end of the building and is also detailed with modillions and dentils.

Behind the house is a brick stable (BLM.795) capped by a hip roof and also decorated by modillions and dentils. It was also constructed in 1908.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. This was lot 160 on the 1903 plan.

In July 1908 Nellie and James McArdle applied for a building permit. At the time the couple was living at 117 Elm Street in West Somerville. James McArdle was a well-known building contractor with offices in Boston. He was born in Canada about 1862. He and his wife Nellie and daughter Doris lived here only a few years before building and moving next door to 38 Oakley Road which they built in 1912. In 1912 the McArdles sold the house at 48 Oakley Road to Fitz Roy Carrington of New York (Book 3749, Page 317; 3759, page 469). Fitz Roy Carrington (1869-1954) was an American editor, born in England. He was appointed curator of prints at the Boston Museum of Fine Arts in 1912 and served in that position until 1921. During the same period he was also a lecturer at Harvard.

The house was owned briefly by Homer Rawson before being sold to Mary Farrell in 1921 (Book 4480, Page 27). Mrs. Farrell sold the house in 1941 to Charles and Mary Egan who owned it until 1955. The house had a succession of short-term owners before it was purchased by the Young family in 1976. The Young family continues to own the property today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

48 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.306
BLM.795

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U.S. Census, various dates.

FORM B – BUILDING

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

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

5-10	Boston North	B	BLM.796
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 58-60 Oakley Road

Historic Name: Everett C. Benton Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1915

Source: Sanborn map

Style/Form: English Revival

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: fieldstone/wood half timbering/stucco

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (2011)

Major Alterations (*with dates*):
2013-2015 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 10,315 SF

Setting: level corner lot in densely populated residential neighborhood dating to late 19th and early 20th c. Kitty corner from the Benton Library.

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

58-60 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.796
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southwest corner of Oakley Road and Spruce Street, 58-60 Oakley Road is a two-story structure dating to the early 20th century and designed in an English Revival style. The first floor of the building is constructed of mortared fieldstone; the second story is sheathed in a false half-timbering/stucco finish. The building is capped by an asphalt-shingled hip roof with overhanging eaves that display exposed rafter tails. Punctuating the roof are a series of wood shingled hip dormers and two rear brick chimneys. The plan of the house is rectangular with a two-story wing offset to the south with a recessed porch on the first floor; a single-story fieldstone porch is located to the north and two side-by-side hipped eaves extending from the back wall.

The center entrance is marked by a small stone arch and displays a paneled recess. Above the entrance there is a second floor bay window. Most of the windows on the building contain double-hung 6/1 sash grouped in sets of three or used individually. On the first floor they have granite sills and lintels.

Behind the house, facing Spruce Street, there is a hip-roofed two car garage constructed in 2011.

This is a rare example of rubble construction in the neighborhood and is located kitty corner from the Benton Library at 75 Oakley Road (BLM.8) which was constructed in 1892 as a chapel for the Belmont School for Boys and also is rubble.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This two-family dwelling is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. Oakley Road was lotted in 1912, and this was lot 163 of that subdivision. The lot was sold in July 1912 to Everett C. Benton (Book 3712, Page 159). Col. Benton occupied the "Bellmont" mansion which was located on the east side of Oakley Road. He had purchased the property in 1902 and it included the chapel (now Benton Library, 75 Oakley Road, BLM.8).

The present two-family building was apparently constructed as a residence for Benton's daughter, Dorothy, who married Edward E. Wood, Jr. on July 18, 1914. The architect of the building is not known. The building at 58-60 Oakley Road was under construction at the time of the July 1915 Sanborn map which shows the dotted footprint of a foundation.

Edward Emerson Wood, Jr. (1894-1975) was born in Cambridge and was employed as a wholesale candy manager. In 1918 the Wood family was occupying #60 Oakley while Mr. and Mrs. George Miller were renting #58. The 1920 Census indicates that the Wood household included three children under the age of 5 as well as a servant from the West Indies. In 1920 58 Oakley Road was being rented to Samuel Murray, a wholesale roofing salesman.

Col. Everett Benton died in 1924 and in 1926 his son Jay Benton (who lived at 3 Pequossette Road, BLM.4) sold the property to Estelle Robinson, wife of Robert (Book 5016, Page 282). The Wood family moved to Newton. According to the 1930 Census, the house was then owned by Robert Robinson, a 41-year old Railroad claim agent who lived here with his wife Stella and four children.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

58-60 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B

BLM.796

Edward and Anita Gugger purchased the building in 1939. Edward Gugger was born in Switzerland about 1890 and worked as a mechanic. He and his wife lived at 61 Pine Street. In 1940 #58 Oakley was being rented to Royal V. Hudson, a hardware salesman. The building was sold by Edward Gugger in 1984 to James and DeAnn Burrows (Book 15930, Page 376). It is still owned by DeAnn Burrows-Proeme today.

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Belmont Directories, various dates.

Belmont: The Architecture and Development of the Town of Homes. Prepared for the Belmont Historic District Commission, 1984.

Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition).* Belmont: Belmont Historical Society, 2012.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

B	BLM.796
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The two family dwelling at 58-60 Oakley Road is eligible for the National Register with local significance under Criterion C as a unique two-family dwelling in the English Revival style, constructed in 1915. It is a rare example of rubble construction and complements the Belmont Library at 75 Oakley Road (BLM.8) which was constructed in 1892 as a chapel and is also rubble. The building is also eligible under Criterion A for its association with the locally prominent Benton family. It was constructed opposite Col. E.C. Benton's estate on the occasion of the marriage of his daughter, Dorothy to Edward E. Wood, Jr. in July 1914. The building retains a high degree of integrity.

FORM B – BUILDING

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

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

7-68	Boston North	F	BLM.33
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 163-165 Oakley Road

Historic Name: Chenery House

Uses: Present: condominiums

Original: single family dwelling

Date of Construction: ca. 1830

Source: visual inspection

Style/Form: Greek Revival (altered)

Architect/Builder: Underwood, H.T. (1923)

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1923 – moved and turned into two-family, ell added
ca. 1980 – dormers added
2004-2005 – new windows

Condition: good

Moved: no yes **Date:** 1923

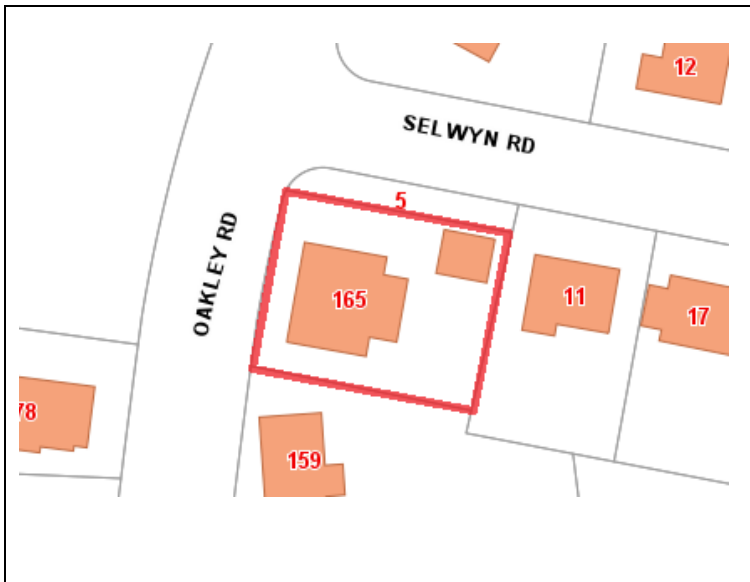
Acreage: less than ¼ acre

Setting: corner lot in early 20th century subdivision

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

163 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F

BLM.33

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 163 Oakley Road is an early 19th century farm house which was moved here in 1923 and modified for use as a two-family dwelling. The 2 ½-story, 5 x 2-bay side-gabled dwelling is set on a fieldstone foundation and clad in wood clapboards. It is capped by a gable roof with eaves that overhang slightly but are without returns. Two brick chimneys rise from the rear slope. The center entrance contains a six-panel door which is flanked by full sidelights, typical of the Greek Revival style. The gable entrance porch set on Doric columns was added after the building was moved. Windows on the structure contain 1/1 replacement sash; the first floor façade windows are elongated which is also a Greek Revival feature. The small windows above the entrance porch were likely also a ca. 1920 addition as is the rear ell. The two gable dormers on the front slope and the shed dormer on the rear were all added in the 1980s.

To the northeast of the house there is a two-car garage that was restructured in 1989. The house occupies a small corner lot surrounded by 20th century homes on similar sized lots.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house originally stood on the south side of Washington Street. According to Building Department records it was moved in late 1922 or early 1923 from 161 Washington Street. (Betts incorrectly states that it originally stood on the site of the Chenery Middle School.)

It is known that, prior to the move, the house was owned by the Chenery family but its exact early history remains somewhat unclear. The 1875, 1889 and 1898 maps all show the property on the south side as being owned by Charles H. Chenery. As shown on all three maps, the property included a mansard-roofed farmhouse that was later moved to 63 Hurd Road but do not show this house. What is now 163 Oakley Road does however appear to show on the 1922 Sanborn map, to the east of the main farmhouse.

Charles Hurd Chenery died in 1915 and the property south of Washington Street was inherited by Mollie Jackson. The 1918 and 1922 directories show Frank and Mollie Jackson living at 161 Washington Street. In November 1922 the Jacksons applied for a building permit to move what is now 163 Oakley Road. Soon thereafter they subdivided the acreage into 67 house lots. Local architect H.T. Underwood was retained to modify the building into a two-family and a building permit was filed in January 1923. At the time the building had a slate roof.

In April 1923 Frank and Mollie Jackson sold the house to Arthur Hough and Warren Reid (Book 4602, Page 216). Arthur Hough (1880-1942) was first elected Belmont Town Clerk in 1917 and served in that capacity until his death in 1942. He lived in one half of the house with his wife Mary and his mother-in-law. The other part of the house was occupied by Reid, a telephone engineer, his wife Ruth and their two children. The Houghs and the Reids sold the building to Everett Dewar in 1941. Everett, who was in real estate, occupied half of the house with his wife Vera while Russell and Loretta Dewar lived in the other. The house was sold by Loretta Dewar in 1988 to Richard and Nicholas LaFauci (Book 19033, Page 434). It was converted into two condominiums in 2001.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

163 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F

BLM.33

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Assessors' photo

FORM B – BUILDING

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

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

23-83	Boston North	Q	BLM.790
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Photograph



Address: 11 Oak Street

Historic Name: Eleazar Cate House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1894

Source: maps, deeds

Style/Form: Queen Anne/Shingle

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1999 – two-story rear addition

2006 – replaced front porch (had been rebuilt in 1972)

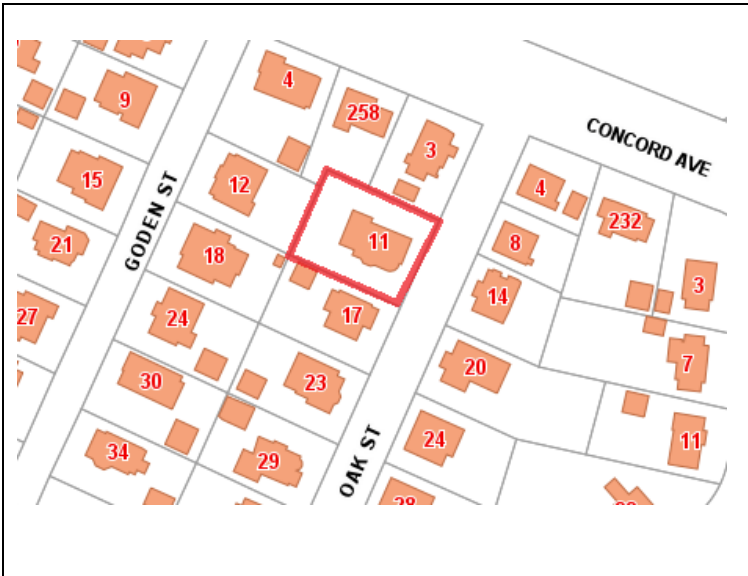
Condition: good

Moved: no yes **Date:**

Acreage: 9,775 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

11 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.790

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 11 Oak Street is a late 19th century 2 ½-story dwelling blending Queen Anne and Shingle Style influences. The side-gabled core is enlivened by a variety of volumes and featuring a round tower with conical roof at the southeast corner, a two-story bay window on the south side and a two-bay porch supported by clusters of Doric columns resting on shingled pedestals (the porch was rebuilt in 2006). A stick balustrade rests on the porch roof and a polygonal bay with shed dormer above rise from the front roof slope. Windows contain 6/1 double-hung sash.

As is common in the Belmont Park subdivision, this house form is visible in multiple variations around the neighborhood. See also 16 Myrtle Street (BLM.782) which is a similar design but has shingled porch supports.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000.

The 1898 map shows that the house had already been constructed on Lot 30 and was owned by S.M. Bartlett. Susan Bartlett lived in Melrose and was likely related to the Bartlett Brothers who were builders. She owned a number of lots in Belmont Park. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business". This may have very well been one of the houses constructed by the Bartletts.

The earliest known occupant was Eleazar Cate who was born in New Hampshire in 1865 and was a graduate of Dartmouth College. He was the president of L.E. Knott Apparatus Co. which sold scientific apparatus for schools and colleges. Cate lived here with his wife Alice and son Allan. The Cate family was living here in the early 1900s and was still here in 1944. Later owners included Mary Ford. The house was conveyed by Mary Ford to Maureen Ford-Waitkus and Richard Ford in 1987. It has been owned by David and Margaret Lazenby since 1994 (Book 24945, Page 576).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

11 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.790
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Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.

Q	BLM.790
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 11 Oak Street appears to be eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as a good example of the Queen Anne/Shingle style, and was likely constructed by the Bartlett Brothers who built many of the houses in the neighborhood. Designs were repeated throughout Belmont Park and this house was built according to the same plan as the house at 16 Myrtle Street. Under Criterion A, Belmont Park is significant as an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. The development was laid out in 1894 and all of the lots had been developed by 1898.

FORM B – BUILDING

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

23-82	Boston North	Q	BLM.791
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Photograph



Address: 17 Oak Street

Historic Name: Eugene and Edna Pierce House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1897

Source: maps, deeds

Style/Form: Colonial Revival

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard, wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1953)

Major Alterations (*with dates*):

1996 – repair porch

2015 – 2 story addition to rear

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month/year): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

17 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.791

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 17 Oak Street is a good example of a late 19th century Colonial Revival dwelling also influenced by the Queen Anne and Shingle Style. Capped by a hip roof, the asymmetrical Colonial Revival incorporates details inspired by colonial precedents including the semi-circular arched panel centered above the main entrance, the Palladian window on the north wall, and the denticulated cornices. A porch supported by fluted posts fronts part of the façade and adjacent there is a shingled, curved bay. Other Queen Anne-inspired features include the use of bay windows, the double-hung sash with 6/1 and 12/1 sash, and the hipped, wood shingled dormers.

The two-car garage to the rear was constructed in 1953.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000.

The (Lot 32) was conveyed by William Lowe and Wilbert Bartlett to Susan Bartlett on November 30, 1896 (MCRD Book 2519, Page 338). Mrs. Bartlett lived in Melrose and was likely related to Wilbert Bartlett. She owned a number of lots in Belmont Park. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business". This may have very well been one of the houses constructed by the Bartletts. It had been constructed by the time of the 1898 Stadley map.

In 1900 Mrs. Bartlett sold the property to Edna Pierce of Boston, wife of Eugene (MCRD Book 2850, Page 535). He was a civil engineer and she worked at the State House. The couple had no children. In 1911 the house was conveyed by Edna Pierce's estate to Belle J. Grant. In 1940 73-year old Belle Grant was living here with her 86-year old sister Marjorie Grant. Both were born in Canada. In 1941 Belle Grant conveyed the property to Ima Dorothy Pierce, wife of Melbourne Pierce (Book 6552, Page 386). The Pierces added a two-car garage to the rear. Later owners included Carlton Bird and Barbara Pierce Bird who sold the property in 2006 to Anil Khosla. It was sold to Jean-Francois Goldstyn and Angela Saltonstall in 2009 (Book 52122, Page 267).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

17 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.791

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.

U.S. Census, various dates.

FORM B – BUILDING

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

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

23-81	Boston North	Q	BLM.792
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Photograph



Address: 23 Oak Street

Historic Name: George Woodin House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: maps, deeds

Style/Form: Shingle Style

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (ca. 1940)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

23 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.792

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 23 Oak Street is a well-preserved example of a suburban-scaled Shingle Style dwelling. The compact design is capped by a gambrel roof with gable dormers and a tall brick chimney. The house is clad entirely in wood shingles which envelop all the features including the bulge of the oriel window in the front gable and the base of the front porch. Colonial Revival details include the clusters of Doric columns which rest on shingled bases on the curved front porch as well as the dentils and turned balustrade. Windows contain double-hung 8/1 sash.

A paved driveway extends to the south of the house, terminating at a two-car, wood-shingled garage which is capped by a hip roof. Sanborn insurance maps indicate that it was constructed between 1931 and 1949. The small informally landscaped lot includes a small front lawn.

The house at 23 Oak Street is one of several gambrel-roofed Shingle Style houses in the Belmont Park neighborhood. See also 41 Myrtle Street, 14, 20 & 29 Oak Street and 135 School Street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000.

The property (Lot 34) was conveyed by Susan Bartlett to Mercy Woodin, wife of George Woodin in April 1896 (MCRD Book 2458, Page 7). Mrs. Bartlett lived in Melrose and was likely related to the Bartlett Brothers who were builders. She owned a number of lots in Belmont Park. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business". This may have very well been one of the houses constructed by the Bartletts. It had definitely been constructed by the time of the 1898 Stadley map.

George and Mercy Woodin lived here until about 1934 when their mortgage was foreclosed. He was a broker. Census records indicate that they typically had one or two servants living here with them. The property was purchased by John J. and Eleanor Hickey in 1936 (Book 6062, Page 355). He was employed as a marketing specialist. Joseph and Claire King owned the house from 1958 to 1964. Peter Reich purchased the home in 1964 (Book 10561, Page 258). It was transferred from Peter Reich to Lee Reich in 1997 and sold to Alma and Kristiina Sorensen in 2007 (Book 49687, Page 131).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

23 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.792

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.

Town of Belmont, Building Department files

U.S. Census, various dates.

FORM B – BUILDING

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

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

23-80	Boston North	Q	BLM.382
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 29 Oak Street

Historic Name: John Bathrick House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1897

Source: maps, deeds

Style/Form: Shingle Style

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1919)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

29 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.382

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 29 Oak Street is a good example of a late 19th century Shingle Style dwelling. Like a number of houses in the neighborhood, the dwelling displays a gambrel front. Typical of the style, the house is clad entirely in wood shingles which form a homogenous covering to unify the various projections including gables, oriel windows, angles and rounded bays. The front door is sheltered by a flat-roofed porch supported by Doric columns which rest on stone piers. The varied fenestration includes double-hung windows, diamond-panes and leaded glass.

A paved driveway extends to the north of the house, terminating at a two-car, wood-shingled, gablefront. Building permits indicate that the garage was constructed in 1919. Sanborn insurance maps indicate that a garage was in place. The modest front lawn area features a two-tiered stone wall.

The house at 23 Oak Street is one of several gambrel-roofed Shingle Style houses in the Belmont Park neighborhood. See also 41 Myrtle Street, 14, 20 & 23 Oak Street and 135 School Street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000.

The 1898 Stadley map shows a house on this property (Lot 36) owned by J.J. Bathrick. The 1900 Census indicates that John Bathrick was then 30 years old, living here with his wife Elizabeth, their young daughter and a servant. He was employed as a salesman. In 1919 the property was sold to Hattie Bennett, wife of William Bennett of Chelsea (Book 4245, Page 65). William Bennett was born in Prince Edward Island, Canada and also worked as a salesman. The next owner of the house was Mary Ramsay, widow of William Ramsay, who lived here from 1936 to 1947. The 1940 Census suggests that Mrs. Ramsay took in lodgers however lists her at 35 Oak Street. The house at 29 Oak Street was sold to Joseph Phelan and Gordon Flint in 1947 and sold by Gordon Flint in 1972 (Book 12341, Page 292). Richard Olen owned the house from 1975 to 1992. It was owned by Michael Appel and Sheila Katz from 1992 until 2006 when it was sold to Terence and Sally Martin (Book 47577, Page 315).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

29 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.382

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Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

23-79	Boston North	Q	BLM.793
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 35 Oak Street

Historic Name: Worth House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1897

Source: maps, deeds

Style/Form: Colonial Revival

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1991 – front deck

1994 – porch replaced

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.793

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 35 Oak Street is a late 19th century dwelling which blends Colonial Revival and Queen Anne influences. Capped by a hip roof, the two-story box-like house is sheathed in wood clapboards with simple cornerboards and a wide frieze decorated by modillion brackets. The symmetrical three-bay façade features a central entrance porch (rebuilt in 1994) with square posts and a stick balustrade above the flat roof. The entrance retains a glass-and-panel door and is flanked by partial sidelights that are set into the wall. The first floor façade windows are embellished by entablature lintels. All the other windows have molded surrounds; those on the upper story extend to the frieze. Windows contain 1/1 sash and those on the façade are flanked by shutters. A large gable pent dormer is centered on the front roof slope. The Queen Anne style is expressed in the scalloped shingles in the gable and the multi-light upper sash in the three windows.

The house has seen minimal alteration consisting only of the replacement of the front porch and the extension on either side with a deck with balustrade.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The deeds for the lots carried restrictions for seventeen years from January 1, 1893 prohibiting buildings other than dwelling houses and private stables. Manufacturing and the sale of liquor was also prohibited and all buildings had to have a value exceeding \$3,000.

The 1898 Stadley map shows a house on this property (Lot 38) owned by H. Worth. No additional information was found concerning Worth. In 1907 the house was occupied by John Edgeworth, a flour broker. By 1909 the Maguire family had purchased the house. The 1910 Census lists the members of the family. The parents – Patrick and Eleanor – were born in Ireland and immigrated to this country about 1850. Living with them were four daughters – Katherine, 49, a bookkeeper; Margaret, 38, a typewriter demonstrator; Helena, 34, a piano teacher, and Mary, 30. By the 1930s only Katherine and Mary were still living here. After Mary's death the house was inherited by Helena Maguire Duffy and finally left the Maguire family in 1980.

Later owners have included William and Helgard Tomford (1980-1985) and Lanier Smythe (1985-2002). It was purchased by Jack Nelson in 2002 and sold by him to Nathaniel Kuhn, the present owner, in 2010.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.793

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Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

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FORM B – BUILDING

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

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

23-100	Boston North	V	BLM.797
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 23 Orchard Street

Historic Name: Atkins-Baxter House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1920

Source: deeds

Style/Form: Craftsman Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: novelty siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1921)

Major Alterations (*with dates*):

date? - sunporch

2011 – new rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 14,297 SF

Setting: early 20th century residential neighborhood on informally landscaped lots, facing Orchard Circle

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

23 ORCHARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BLM.797

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 23 Orchard Street is a distinctive early 20th century house which displays the influence of both Colonial and Craftsman sources. The gambrel-roofed dwelling is unusual for retaining its novelty siding. The Colonial Revival is reflected in the gambrel roof, modillions decorating the front overhang and front entrance porch with Doric front columns and pilasters flanking the door. The exposed rafter tails on the front shed dormer and the smaller shed dormer on top belie a Craftsman influence. A gambrel-roofed wing to the west has a first floor glazed sunporch. Most of the windows contain 6/6 sash; there is a lunette in the attic. The rear ell dates to 2011 replacing a late 20th century ell.

To the west of the house is a gambrel fronted two-car garage constructed in 1921.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This property was part of a larger parcel of land sold by Charles Stone to the Trustees of School Street Associates in 1912 (Book 3671, Page 214). In August 1919 the Trustees sold this parcel of land (Lot 47) to Robert W. Atkins (Book 4311, Page 247). The original building permit for the house was not found in the town files but Atkins apparently built the present house although he lived on Somerset Street on Belmont Hill and does not appear to have ever occupied this dwelling. In June 1921 Robert W. Atkins sold the land with buildings to Richard A. Baxter (Book 4441, Page 590). He was granted a building permit for the garage in July 1921. Richard Baxter was a commercial traveler for an art publishing company and lived here with his wife Marion. In 1939 Baxter defaulted on his 1926 mortgage and the property was subsequently sold by the Belmont Savings Bank to Doris Reed, wife of L. Kendall Reed (Book 6515, Page 54). L. Kendall Reed was an insurance agent. The house was sold by Doris Reed to Henry and Mary Mulloy in 1963 (Book 10419, Page 378). Mrs. Mulloy sold the house in 1985. The house was later owned by William Fisher and by Joann Lisberger until 2003 when she sold it to Robert Mountain and Carol Kean.

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FORM B – BUILDING

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

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

7-96	Boston North	B	BLM.798
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 210-212 Payson Road

Historic Name: Reed Two-Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Shingle Style/Colonial Revival

Architect/Builder: Richard Shaw, architect;
Albert E. Lynch, builder

Exterior Material:

Foundation: bluestone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 9,400 SF

Setting: level lot in mixed residential area opposite Payson Park reservoir

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

210 PAYSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.798

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located on the east side of Payson Road, facing the reservoir, 210 Payson Road is an unusual and well-preserved early 20th century two-family dwelling constructed by a young architect for a Cambridge merchant. The symmetrical structure consists of two side-by-side units and displays the influence of both the Shingle and Colonial Revival styles. It is set on a bluestone foundation and sheathed in wood shingles. The upper two stories of the façade are framed by steeply pitched gambrel-like roof slopes while the entire house is capped by a hipped roof. Recessed entrance porches, each with a single fluted post set on a paneled base, occupy the two front corners of the façade. Fenestration includes front doors with 4 x 2-lights over two vertical panels and double-hung windows with 6/1 and 6/6 sash. On the façade, the windows are grouped in two's with an entablature lintel with dentils spanning over the two noncontiguous windows. Two narrow 1/1 sash with the same lintels flank the pair of attic windows. On the side elevations there are two-story shingled bay windows and a two-story enclosed porch spans the rear elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This two-family house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. Payson Road was lotted in 1909 (Plan Book 186, Plan 9), and this was lot 75 on that plan. There is no house on the site at the time of the 1909 Payson Park brochure. A building permit was granted to Albert Lynch in 1910. The architect was Richard Shaw.

The property was conveyed by Albert E. Lynch to Albert H. Reed in April 1911 (Book 3595, Page 341). Reed was a baker in Cambridge. The 1912 directory shows Reed in residence. The other unit was rented to Mr. and Mrs. D. Henry Bonner. The 1920 U.S. Census indicates that Reed was born in Maine and was living here with his Canadian-born wife Ida, daughter and a boarder. The unit at 212 Payson was being rented to William Hampson, a traveling valve specialist.

The property was sold by the Reeds to Harold and Roy Davis in 1922 (Book 4494, Page 2). Harold S. Davis occupied one unit. He was a Canadian-born chemist who lived here with his wife Mary and four children. The tenant in 1930 was James Dawson, also from Canada. He worked as a college professor. The building was sold by Harold Davis in 1943. L. Virginia Devine purchased the building in 1946. Ownership passed to George and Ilse Strassman in 1969. It is still owned by Frederick Strassman today.

According to building department records, the two-family dwelling was designed by Richard Shaw, architect. Richard J. Shaw (1887-1958) was born in South Boston and graduated from the Harvard School of Design in 1912, suggesting this was one of his earliest commissions. Shaw later worked in the firm of Maginnis & Walsh and in 1923 entered into a partnership with Timothy O'Connell to form O'Connell & Shaw which lasted for six years. Nearly all of Shaw's known works are ecclesiastical. These include the Corpus Christi Church in Newton (NWT.2589). His best known work is the Hatch Memorial Shell in Boston (1940).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

210 PAYSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.798
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Town of Belmont, Building Department Files.

U.S. Census, various dates.

B	BLM.798
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The two-family dwelling at 210-212 Payson Road is eligible for the National Register with local significance under Criterion C as a unique two-family dwelling combining the influences of the Shingle Style and Colonial Revival. It retains a high degree of integrity and has seen few alterations since its construction in 1910. It is also of note as an early work of Boston architect Richard J. Shaw (1887-1958).

FORM B – BUILDING

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

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

7-97	Boston North	B	BLM.799
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 230 Payson Road

Historic Name: John Gill House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1890

Source: maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: vinyl siding, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1987 - siding

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 15,261 SF

Setting: mixed residential area opposite Cambridge reservoir

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

230 PAYSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.799

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located across from the Cambridge Reservoir, 230 Payson Road is a 2 ½-story late 19th century Queen Anne-style dwelling that was built a few years before many of the homes in the Payson Park area. Most of the L-shaped building is clad in vinyl siding although a number of decorative details survive. These include staggered butt and diamond pattern shingles in multiple gables and gable pents, a bracketed cornice, cutaway corners, a circular upstairs balcony, tall brick chimneys and a single-story wrap-around porch supported by turned brackets that becomes a porte cochere on the principal (west) façade. Among the varied window shapes is an arched window over the porte cochere consisting of a double-hung unit flanked by multi-light side panels.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This late 19th century house is located within the Payson Park subdivision but predates many of the homes in the neighborhood. Like its neighbors the house stands on land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees.

There is no house on this site at the time of the 1889 Walker Atlas. However it was built prior to 1898 as it is shown on the 1898 Payson Park Land Company brochure as standing on Lot 76, surrounded by vacant (but sold) lots. The first known owner of the house was John Seel Gill (1888-1925) who was living here by 1900. Gill was born in Halifax, England and in 1900 was living here with his wife Harriet, two sons and two daughters. Gill was a watchmaker/jeweler and operated a store in Harvard Square until 1897. By 1920 Gill was living in the Soldiers' Home in Chelsea although his wife continued to live here into the 1930s. A son, Harold Lincoln Gill (1888-1963) lived here for many years. Later owners included Virginia and Ralph Woods and their son Ralph Woods, Jr. from 1966 to 1983. In 1983 Ralph Woods, Jr. conveyed the property to William Greenberg and Arlyn Hoffman (Book 15032, Page 510).

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FORM B – BUILDING

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

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

62-15	Boston North	AV	BLM.800
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Town/City: Belmont

Place: (*neighborhood or village*):
Pinehurst

Address: 63 Pinehurst Road

Historic Name: Francis Sears House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1949

Source: building permit

Style/Form: Modern Movement

Architect/Builder: Alderman & Alderman, architects

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 26,852 SF

Setting: neighborhood of mixed 20th century residences near Belmont Day School

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

63 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV

BLM.800

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1949, the house at 63 Pinehurst Road presents a discreet single-story façade to the street offering little indication of the size or complexity of the house. The flat-roofed structure is clad in a combination of vertical wood boards and brick. Fronted by a patio, the understated entrance is sheltered by an overhang of the roof and is accented by a single twisted brick column. Windows on the façade are small and without any decorative detailing. A two-car garage is located at the north end of the façade.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is of historical interest for its associations with the early career of folk singer Joan Baez and her younger sister Mimi Baez Farina. This house was built on lot in the Pinehurst Subdivision, which was originally lotted in 1931 by Harris Reynolds, a landscape architect. Reynolds had purchased the land from the Meisel family in 1928. He lived in a home at 95 Pinehurst Road until his death in 1953 (Betts: 186-7). Reynolds sold this land to Frederick B. DeKnatel in 1940 who in turn sold it to Clarence and Jeannette Howlett in 1946 (MCRD Book 6989, Page 318). The Howletts constructed the house next door at 69 Pinehurst Road and sold this parcel of land to Francis W. Sears in 1947 (Book 7141, Page 302).

Dr. Francis W. Sears (1898-1975) was a professor of physics at MIT for thirty-five years before moving to Dartmouth College in 1956. He also served as blackout officer for Belmont during World War II (Robbins: 341). In 1958 Dr. Sears rented the house to Dr. Albert Baez and his family of California. Dr. Baez had accepted a teaching post at MIT and lived here briefly with his family including daughters Joan and Mimi. It was during this period that Joan Baez (b. 1941) developed an interest in the Cambridge folk music scene and coffeehouses. She registered at Boston University but soon quit. In 1959 Joan began performing at Club 47, folk music venue in Cambridge. The following year Albert Baez moved back to California.

In 1969 Francis and Mildred Sears sold the property at 63 Pinehurst Road to Simmons College (Book 11736, Page 294). It was sold the following year to William and Barbara Morse who owned the house until 1983 when it was sold to George and Virginia McManama who continue to own it today (Book 15067, Page 318).

The architect of the house, Bissell Alderman (1912-1999) was the son of Holyoke architect George P.B. Alderman (1862-1942). Bissell Alderman received a Bachelor's degree in Architecture from MIT in 1935 and a Master's in 1937. He worked as a student one summer for Perry, Shaw & Hepburn and another for Coolidge, Shepley, Bulfinch & Abbott. He was in the Air Force during World War II and worked a year for Voorhees, Walker, Foley & Smith in New York before opening Alderman & Alderman in 1945. The only other known works found by Alderman & Alderman were three dormitories at the University of Massachusetts in Amherst constructed in 1948 – Hampshire, Middlesex and Berkshire. In 1950 Bissell Alderman entered into a new firm (Alderman & MacNeish) with engineer Archibald MacNeish. The firm was based in West Springfield.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

63 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV	BLM.800
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FORM B – BUILDING

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

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

62-13	Boston North	AV	BLM.801
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Town/City: Belmont

Place: (*neighborhood or village*):
Pinehurst

Address: 69 Pinehurst Road

Historic Name: Clarence & Jeannette Howlett House

Uses: Present: single family dwelling
Original: single family dwelling

Date of Construction: 1948

Source: building permit

Style/Form: International Style

Architect/Builder: The Architects Collaborative
(Walter Gropius & Benjamin Thompson,
Partners in charge)

Exterior Material:

Foundation: stone

Wall/Trim: wood, metal, glass

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 28,748 SF

Setting: mid 20th century residential neighborhood with mix of houses in wooded setting near Belmont Day School

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV

BLM.801

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 69 Pinehurst Road is a well-preserved example of the International Style designed by prominent architects Walter Gropius and Benjamin Thompson of the Architects Collaborative in 1948. Set up a low driveway in a wooded setting, the flat-roofed house presents a single-story to the street and is L-shaped in plan. The house is set on a mortared stone foundation and is sheathed in vertical stained boards. The main entrance is sheltered by a canopy that extends at right angles and also covers a porch and carport. Fenestration includes ribbons of small windows facing the street and larger plate glass windows particularly toward the rear. All of the windows are without decorative detailing. Thin round columns support cantilevered spaces, decks and the carport canopy.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built on lot 12 and the westerly 2/3 of lot 13 in the Pinehurst Subdivision, which was originally lotted in 1931 by Harris Reynolds, a landscape architect. Reynolds had purchased the land from the Meisel family in 1928. He lived in a home at 95 Pinehurst Road until his death in 1953 (Betts: 186-7). Reynolds sold this land to Frederick B. DeKnatel in 1940 who in turn sold it to Clarence and Jeannette Howlett in 1946 (MCRD Book 6989, Page 318).

Dr. Clarence Edward Howlett (1905-1996) was a native of Wisconsin and attended the University of Wisconsin. He worked as an industrial engineer. He married his wife Jeannette about 1941. The Howletts engaged architects Walter Gropius and Benjamin Thompson of The Architects Collaborative to design their home. They worked closely with Gropius and Thompson who handled all aspects of the project including the structure of the house, furnishings and landscape. Donald Tait served as the general contractor.

One of the most influential architects of the twentieth century, Walter Gropius (1883-1969) was the founder of the German design school known as the Bauhaus. He came to the United States in 1937 and built a home for his family in Lincoln. From 1938 to 1952 Gropius served as chairman of the Department of Architecture at Harvard's Graduate School of Design. In 1946 he and several like-minded architects including Benjamin Thompson (1918-2002) formed The Architects Collaborative firm in Cambridge. The firms' designs emphasize the belief that every aspect of a home and its surrounding landscape should be simple in design and planned for maximum efficiency (Cornish).

The finished project was featured in the June 1950 issue of *Architectural Forum*. As stated in the article:

The unique feature of the house is the almost sleight-of-hand cleverness with which its three different levels face three different kinds of terrain with three different kinds of character, never losing the homogenous quality of the whole. To the nearby street the house presents a discreet cypress front with a low silhouette to blend with a conventional neighborhood. On the side away from the street the one-story top-floor living area turns an all-glass face to tree-covered rolling ground. The two floors of the sleeping and playroom areas front on a smooth lawn at the lower level. The focal point of these different elements is a big central open stairwell, walled with glass extending the full height of the house where the three levels converge. From almost any viewpoint, the open plan of the house gives a sense of spaciousness, yet the split level arrangement of the living and sleeping areas insures privacy where it is needed.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV

BLM.801

The interior of the Howlett House was furnished by TAC Interiors which preceded the well known Design Research. Among the interior furnishings selected by Ben Thompson was a Saarinen Womb chair, webbed seats by Sweden's Bruno Mathsson, and a Breuer bentwood stool (Lang & Thompson).

The Howletts occupied the house until 1960 when they moved to 20 Howells Road, selling the house to Pierre du Pont IV (MCRD Book 9594, Page 477). Du Pont lived here while attending Harvard Law School. Donald Shively purchased the house in 1963 and sold it in 1965 to Shepard and Evelyn Shapiro of New York City. The property was sold by Mrs. Shapiro's estate to Graham and Elisabeth Allison in 1975. In recent years Matthew Cunningham was retained for a landscape restoration project to edit and replant the garden while respecting the original intent to celebrate indoor and outdoor spaces. The Allisons still own the property today.

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INVENTORY FORM B CONTINUATION SHEET

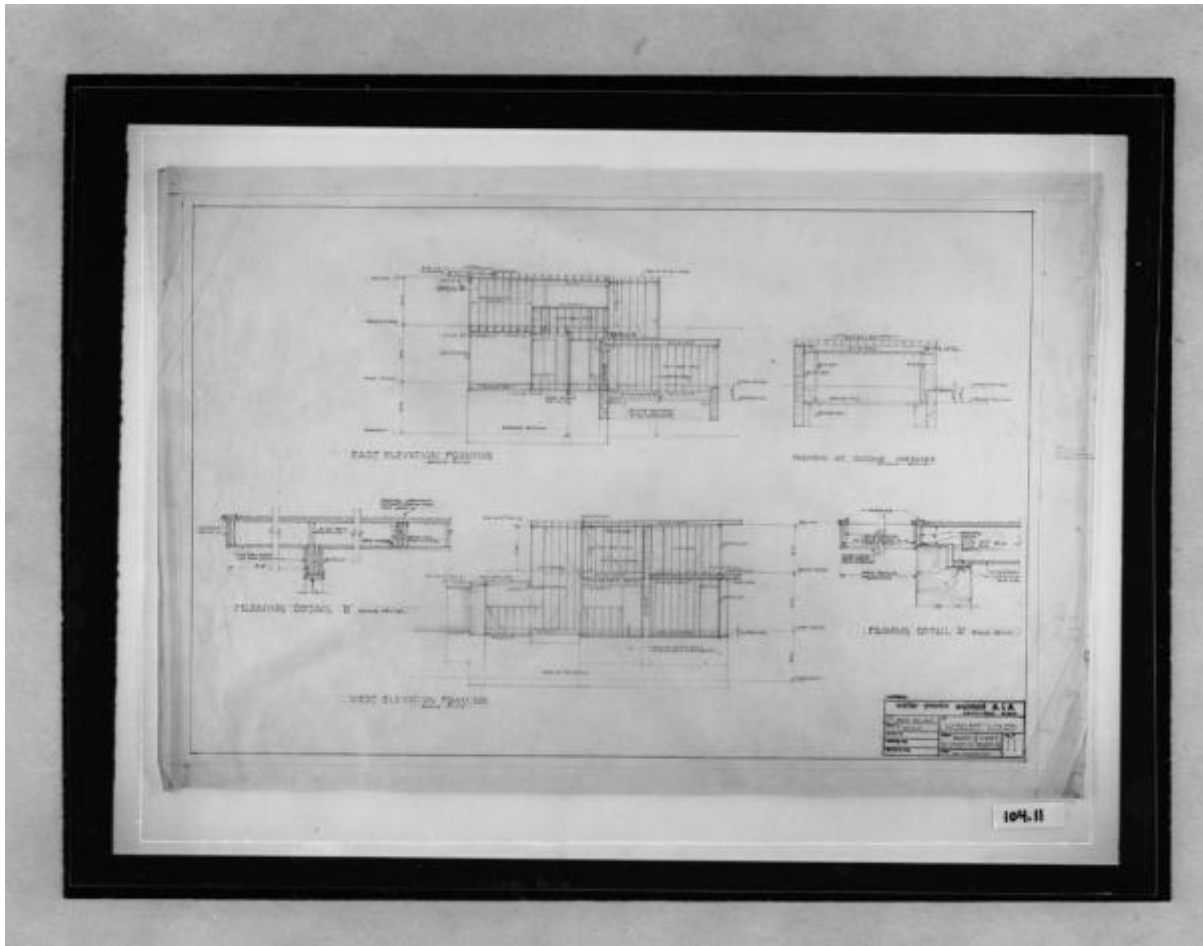
BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV	BLM.801
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Howlett House drawing

Source: Harvard Art Museums

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV	BLM.801
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Howlett House

Source: www.ncmodernist.org

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV	BLM.801
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Howlett House

Source: www.ncmodernist.org

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV

BLM.801



Interior, Howlett House Living Room

Source: Lange, Alexandra and Jane Thompson. *Design Research: The Store that Brought Modern Living to American Homes*. Chronicle Books, 2012.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 PINEHURST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AV	BLM.801
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf

The criteria that are checked in the above sections must be justified here.

The Clarence Howlett House at 69 Pinehurst Road is eligible for the National Register, Criterion C, as a unique local example of the work of preeminent architect Walter Gropius working in concert with Benjamin Thompson (The Architects Collaborative). Constructed in 1948, the house was featured in the respected journal, *Architectural Forum*, in June 1950. It is a well-preserved example of the International Style which has seen minimal alteration since its construction.

FORM B – BUILDING

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

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

45-37	Boston North		BLM.802
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 300 Pleasant Street

Historic Name: Evangel Baptist Church

Uses: Present: church

Original: church

Date of Construction: 1949

Source: *Belmont Citizen*, March 4, 1949

Style/Form: Colonial Revival

Architect/Builder: Harold A. Palmborg, engineer
Arthur Nilsson, builder

Exterior Material:

Foundation: concrete blocks

Wall/Trim: concrete blocks, stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

rectory (1953)

Major Alterations (*with dates*):

1962 – addition to rear and front vestibule addition

1977 – fiberglass steeple

Condition: good

Moved: no yes **Date:**

Acreage: 27,782 SF

Setting: on major thoroughfare in densely settled mixed-use area near Rt. 2

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

300 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.802

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located near Rt. 2, the Evangel Baptist Church was built over a number of years beginning with the construction of a concrete block basement in 1949 by male members of the congregation. The main portion of the building consists of a single-story concrete block structure with stuccoed finish, oriented with its gable end facing Pleasant Street. Colonial Revival-inspired features include corner quoins, a two-part frieze and arched, multi-light windows lighting the sanctuary with raised keystones and impost blocks. The front gable is sheathed in boards and a two-stage square tower projects from the front with corner quoins and a stick balustrade. The fiberglass steeple on top was installed in 1977.

The original building is fronted by a later (1962?) vestibule addition that is also stuccoed and outlined by fluted cornerboards. Centered on the front is a double-doored entrance with fluted pilasters and transom. An oval window is located in the boarded pediment above and rectangular double-hung windows punctuate the side walls. Extending to the southwest is a two-story ell added in 1962 with rectangular 12/12 windows on the first floor and 8/8 windows in the basement.

The church is set close to Pleasant Street on a level open lot measuring approximately a half acre. There is a small area of lawn in front of the building and to the east while a large parking lot extends to the rear. To the southeast of the church is a single-story, gable-roofed rectory constructed in 1953.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Evangel Baptist Church was constructed in 1949 on land that was historically owned by the Frost family and later by George Tobey who had married Gertrude Frost, the daughter of Sylvester Frost, in 1900. Tobey operated a florist business (G.E. Tobey and Son Florists) on twenty acres of land along Lake Street between Pleasant and Cross Streets with eight greenhouses, four of which were for carnations. The land on which the church stands was later owned by Armstrong Knitting Mills. Building department records indicate that burnt materials were removed from the site in January 1946.

The Evangel Baptist Church was formerly known as the First Swedish Congregational Church of Cambridge which was incorporated on July 31, 1896. In 1946 the congregation sold its Cambridge property and established itself in Belmont, home of many members of its congregation. Initially the church held services in the Masonic Building at Belmont Center. The cornerstone for the church was laid in November 1948. Much of the construction was accomplished by men of the church under the supervision of their pastor, Rev. Harry Aronson, who was a contractor prior to entering the ministry. According to building permits, the building was designed by Harold Palmborg, a draftsman/registered engineer from Needham. The builder was Arthur Nilsson of Dedham.

The initial building permit given to the congregation in 1948 was to construct the basement of a future church with concrete block walls. The basement portion of the building was dedicated in March 1949. According to a brief article in the *Belmont Citizen*, "though the present building is of but one story, a gabled front and small spire give it the appearance of added height" (*Belmont Citizen*, March 4, 1949). An illustration of the initial building being constructed was included (see next page). The Dec. 1949 shows the outline of a rectangular structure. In the years that followed various additions were made to the building including a front vestibule, addition to the north (1962) and a new fiberglass steeple (1977). The church is presently known as the Open Door Baptist Church.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

300 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.802

BIBLIOGRAPHY and/or REFERENCES

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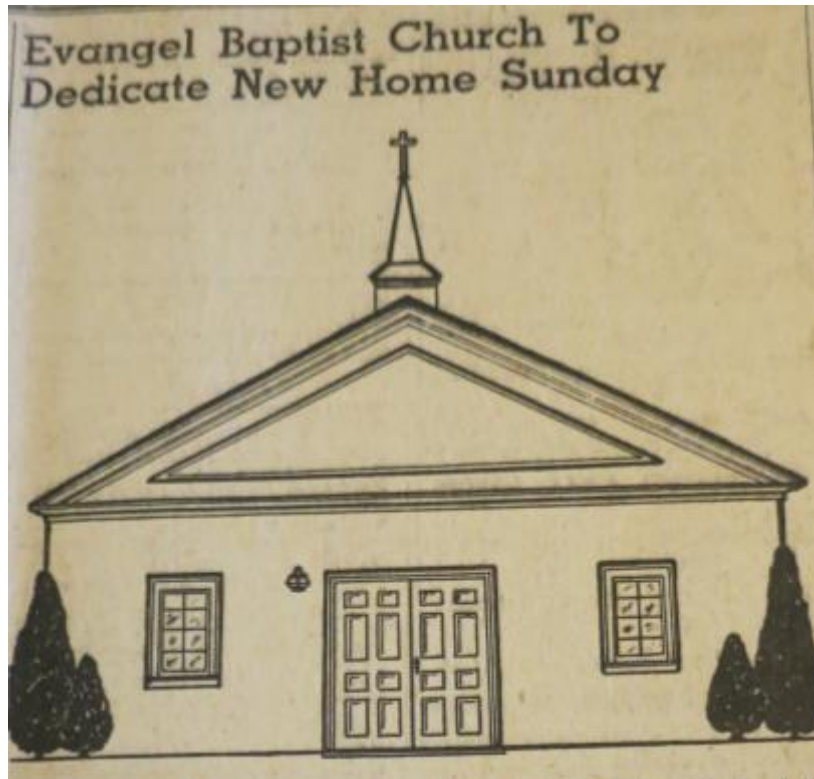
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Belmont Citizen, March 4, 1949

FORM B – BUILDING

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

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

46-42	Boston North		BLM.803
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 307 Pleasant Street

Historic Name: Henry Frost House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1844

Source: Betts, p. 286

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: granite

Wall/Trim: wood clapboards, wood

Roof: slate

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

ca. 1884 – bay window, new front doors, front porch
2013 – new windows, porch replaced

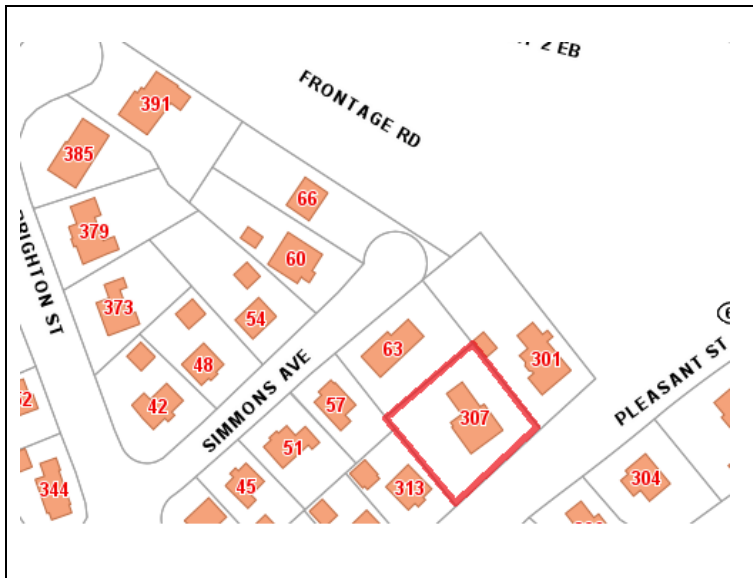
Condition: good

Moved: no yes **Date:**

Acreage: 13,215 SF

Setting: mixed residential along busy road

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

307 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BLM.803

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Henry Frost House at 307 Pleasant Street is a 2 ½-story, 5 x 2-bay dwelling which is sheathed in wood clapboards and trimmed with recessed panel cornerboards that give rise to a wide frieze and pediment ends, features which are indicative of the Greek Revival style. Two interior brick chimneys rise from the roof ridge and a two-story ell extends behind. The house is fronted by a single-story, six-bay porch supported by simple posts with a stick balustrade. The window openings under the porch are elongated, indicative of the Greek Revival style; those on the second floor are shorter and extend to the frieze. In the 1880s the original center entrance framed by pilasters was altered, removing the sidelights to accommodate double doors. At the same time a two-story, three-sided bay window was added on the west elevation. Windows contain modern 6/6 sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed about 1844 for Henry Frost, a member of the locally prominent Frost Family. Progenitor Ephraim Frost bought a lot containing twelve acres of land in the vicinity of Pleasant Street in 1739. By the time his son Ephraim died in 1797 the Frost estate had grown to 171 acres. Four generations later, Henry Frost (1801-1882), the son of Ephraim and Elizabeth Frost built the house at 307 Pleasant Street about 1844 (Betts: 286). In 1850 Henry Frost was living in the house with his wife Miranda (Cutter) whom he had married in 1830, six of their children, his mother-in-law and a laborer. Silas and Warren Frost lived nearby. Henry and Miranda's seventh child Albert C. Frost was born in the house in 1845. He was later killed in the Civil War. Like his ancestors, Henry Frost was a farmer and also served the town as Selectman from 1876 to 1880.

Henry Frost died in 1882 and the house was inherited in 1884 by his son, Charles Austin Frost (1843-1926). It was during Charles' ownership that the house was renovated in the Queen Anne style. Alterations included the addition of bay windows and new front doors and parquet floors and a new over mantel inside. He had married his second wife Georgiana Smith in 1881. In 1900 the couple was living here with their two children and a servant. Charles was a well-known and successful market gardener who had built his first greenhouse to the rear of the house in 1890. Others were added in the years that followed and in 1911 he built the largest, measuring 240 feet long. Frost had two and a half acres "under glass" and produced five crops a year. Lettuce was raised in the hot houses but there were also fields with beets, tomatoes, celery, dandelions, parsley, and lettuce.

In 1913 Charles Frost conveyed the house at 307 Pleasant and farm to his son Albert H. Frost (1883-1953), building a new house next door at 301 Pleasant Street (Betts: 286). In 1920 Charles was living at #301 with his daughter Mabel, a boarder and a servant while Albert, his wife Marie and four children lived at #307. Prior to the laying out of the Concord Turnpike in 1933, the property included fourteen acres of land. Four acres were lost to the Turnpike. In March 1943 Albert Frost closed down the farm and auctioned off his six greenhouses and farm equipment. The lack of help available during the World War II forced the closing of the farm (Betts: 286; Belmont Citizen, March 19, 1943). The ten-acre property was sold by Marie Frost in 1961 to Robbins Spring Realty, headed by Paul Nelson, a developer from Arlington (Book 9861, Page 258). The house at 307 Pleasant was owned by Gerald and Ann Ouellette from 1961 to 1971 and by Robert and Ruth Davis from 1971 to 2003. Dana and Elizabeth Bonstrom owned it from 2003 to 2009 when it was sold to Iris Ponte and John Hugg. The property has housed the Henry Frost House preschool center since 2011. Iris Ponte received an award from the Belmont Historical Society in 2011 for the renovation of the house.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

307 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.803

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FORM B – BUILDING

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

45-40	Boston North		BLM.803
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MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 312 Pleasant Street

Historic Name: Walter L. Frost House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1892 (by 1897)

Source: marriage records, maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1950)

Major Alterations (*with dates*):

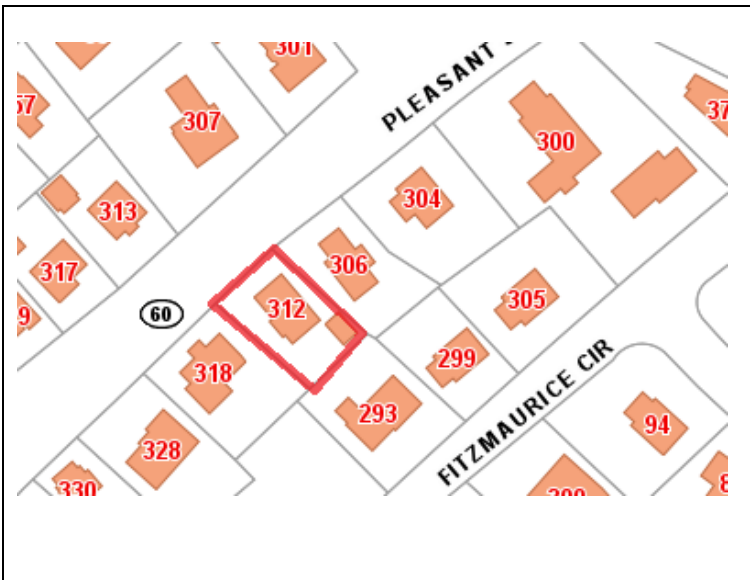
Condition: good

Moved: no yes **Date:**

Acreage: 5,968 SF

Setting: mixed residential on busy road near Rt. 2

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

312 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BLM.803

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 312 Pleasant Street is a well-preserved example of the Queen Anne style, displaying an asymmetrical form and many hallmarks of the style including a combination of wood clapboards and wood shingles, multiple gables with sunburst motif, an oriel window set on oversized brackets, a front porch with stick frieze and balusters and a side gable with cutaway corners. The rectangular window openings contain double-hung 2/1 sash with shutters and decorative lintels.

A driveway extends along the east side of the house, terminating at a one-car, frame garage (1950) capped by a hip roof.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The original owner of this house was Walter Locke Frost (1859-1925) of the Belmont family of prosperous market gardeners. Walter L. Frost was the son of Warren L. and Lucinda Frost who lived next door at 318 Pleasant. Warren married Ella Eastman of Hollis, New Hampshire in 1892 and it is likely that the house was built at that time. The house is not shown on the 1889 map but is depicted on the 1898 Stadley map with extensive barns and greenhouses to the rear. The couple lived here with their sons Walter E. and Richard.

In 1925 Walter E. Frost, administrator of his father's estate sold the property for \$7,500 to Constance W. Franklin, wife of Philip Franklin of Cambridge (Book 4882, Page 385). Philip Franklin (1898-1965) was a professor of mathematics at MIT for forty years. The house was sold by Constance Franklin's estate in 1974 (Book 12651, Page 346). Later owners included Joseph Annese from 1978 to 1987 and Walter Bauke from 1987 to 1999. The house was purchased by the present owners, Yohannes Sahlu and Bizunesh Groom, in 1999.

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FORM B – BUILDING

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

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

45-41	Boston North		BLM.805
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 318 Pleasant Street

Historic Name: Warren S. Frost House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1860

Source: maps, visual inspection

Style/Form: Italianate

Architect/Builder: Herbert Colby (1909 renovations)

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1909 – new front porch and entrance

Condition: good

Moved: no yes **Date:**

Acreage: 8,080 SF

Setting: mixed residential on busy road near Rt. 2

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

318 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.805

- Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 318 Pleasant Street is a 2 ½-story, 5 x 2-bay dwelling which dates to the mid-19th century and displays the influence of both the Greek Revival and Italianate style with some later Colonial Revival alterations. The house is capped by a gable roof with overhanging eaves which end in returns on the side elevations with dentils on the lateral eaves. A low flushboard gable with oculus window rises from the center of the façade above a three-sided bay window with dentil trim and arched louver panels. The window rests on the flat, bracketed roof of the porch below. The porch is supported by Doric columns and tracery fanlights flank the front door; both of these suggest a later Colonial Revival period of alterations (building department records indicate general remodeling occurred in 1909). The windows are capped by entablature lintels and predominantly contain 2/2 sash. Tripartite windows are located on the side elevations. Two arched dormers rise from the front roof slope and the two attic windows are also arched.

Along the sidewalk the driveway is marked by several granite posts with rough faces and smooth margins.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The original owner of this house appears to have been Warren Shattuck Frost (1823-1907) of the prominent Belmont family of market gardeners. The house was probably built in the 1850s or 1860s. In 1870 he and his wife Lucena were living here with six children, a servant and two farm laborers. The 1875 map shows the house as being owned by W.S. Frost as do the 1889 and 1898 maps. In 1900 the couple was living here with their daughter, Lucena (b. 1861) who was a stenographer. Also living here was a Swedish servant.

After Warren Frost's death, various members of the Frost family lived here. Building Department records indicate that in 1909 Lucena Frost received a building permit for remodeling 318 Pleasant Street. The architect for the renovations was Herbert Colby. In 1944 Lucena Frost was living here with Walter E. Frost's widow. In 1955 the residents were Lucena Frost, Etta Frost (widow of Walter), Richard Frost, a draftsman and Walter E. Frost who sold eggs. Ownership of the house later passed to Richard Frost and after his death in 1980 to his wife Dorcas Frost (d.2007). It was acquired by Lawrence Brenkus from Dorcas Frost in 1991 (Book 21289, Page 551).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

318 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BLM.805

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Town of Belmont, Building Department files.

U.S. Census, various years.

Walker, G.H. *Atlas of Middlesex County, Massachusetts*. Boston: G.H. Walker, 1889.

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by _____ Lisa Mausolf _____

The criteria that are checked in the above sections must be justified here.

The Warren Frost House at 318 Pleasant Street is potentially eligible for the National Register with local significance under Criterion C as a well-preserved mid-19th century house in the Italianate style which was later updated in the Colonial Revival. It is also eligible under Criterion A for its association with the locally prominent Frost family of market gardeners. Multiple generations of the family farmed in the vicinity of Pleasant Street as far back as the early 18th century. This house remained in the Frost family until 1991.

FORM B – BUILDING

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

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

58-11-A	Boston North		BLM. 806
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill

Address: 737 Pleasant Street

Historic Name: Antonio Mastrobuono House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1973

Source: building permit

Style/Form: Contemporary pre-fab

Architect/Builder: Techbuilt design;
George Weymouth, builder

Exterior Material:

Foundation: concrete

Wall/Trim: vertical boards

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 23,621 SF

Setting: wooded setting, base of Snake Hill Road

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

737 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.806

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the base of Snake Hill Road, 737 Pleasant Street is an example of a prefabricated Contemporary house manufactured by the Techbuilt Homes of North Dartmouth, Massachusetts. Although constructed in 1973 it continues the basic principles of the designs developed by company founder Carl Koch in the 1950s. Capped by a low pitch gable roof with widely overhanging eaves the two-story house is of post-and-beam construction with modular walls sheathed in cedar vertical boards. The predominant window is a casement unit with larger expanses of glass found on the wide gabled ends. The lack of ornamental detail is characteristic of the Techbuilt form. A deck fronts the long east elevation. In keeping with the Techbuilt philosophy the house is set into a natural and wooded landscape. The house at 737 Pleasant Street is also located down the hill from Carl Koch's significant Snake Hill development of contemporary houses including his own home at 77 Snake Hill Road (BLM.458).

First introduced in 1953 the Techbuilt house was a low cost, semi-factory-built modern style house which utilized modular construction. Examples of houses constructed utilizing modular house plans and/or building systems by Techbuilt, Deck House and other companies are located throughout town and found popularity during the 1960s and 1970s. Other similar houses included the Urner House at 533 Pleasant Street which is a Deck House with Deck House garage (1963) and the Hazen House 36 Dunbarton Road (1973).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Town building permit records indicate that in June 1973 Antonio Mastrobuono of 25 Woodland Road was given a building permit to erect a Techbuilt house. The builder was George Weymouth of Woburn and the estimated cost of the house was \$35,000. Antonio and Diana Mastrobuono had purchased the lot of land from Reuben and Helen Brower in 1973 (Book 12437, Page 327). The Mastrobuonos sold the house in 1976. It was owned briefly by Alfred Ford and by David and Deborah Bourbeau from 1977 to 1984. Arthur Wolfson purchased the property in 1984 and still owns it today (Book 15436, Page 506).

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FORM B – BUILDING

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

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

29-129	Boston North	AT	BLM.229
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Town/City: Belmont

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

Address: 936-1000 Pleasant Street

Historic Name: Pleasant Street Garage

Uses: Present: commercial

Original: auto service and repair

Date of Construction: 1912-1949

Source: building permits

Style/Form: Moderne

Architect/Builder: Charles Bagnaschi, arch. (1945);
Albert Wilson, arch. (1949)

Exterior Material:

Foundation: concrete

Wall/Trim: yellow brick, concrete block

Roof: tar & gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2010 – renovations for new uses/tenants

Condition: good

Moved: no yes **Date:**

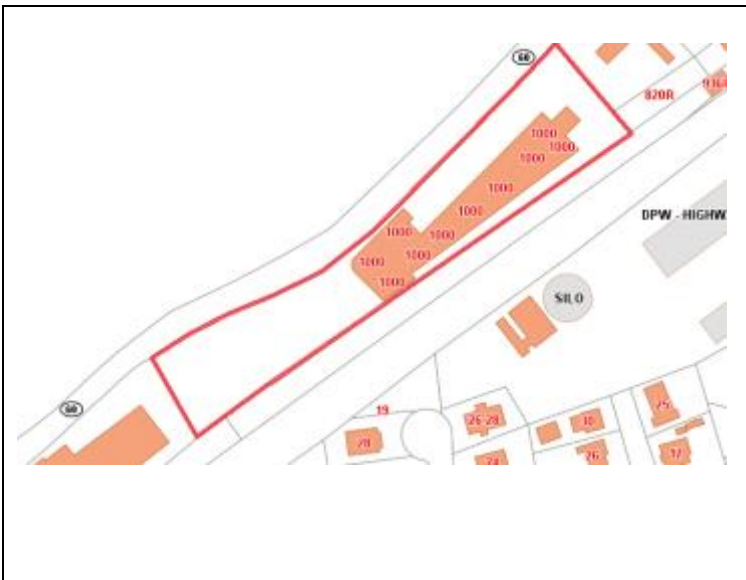
Acreage: 103,620 SF

Setting: busy road, opposite McLean Hospital property

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

936-1000 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.229

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The former Pleasant Street Garage was constructed as an automobile sales and service facility in multiple stages between 1912 and 1949. The complex includes an automotive showroom at its west end and a long narrow section extending to the northeast formerly used for service and storage. The entire façade is faced in orange brick with details in yellow brick including lintels, quoining around the windows, beltcourses and signage bands. At the west end of the building the former showroom incorporates a distinctive curved corner of display windows; a less dramatic curved corner is located to the east which originally housed the parts department and accessories. The garage section to the east of this is capped by a simple pediment with angled panels projecting above the roofline. At the east end there are a mix of garage openings and display windows. New garage doors were installed in 2011.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Pleasant Street Garage was initially operated by Cheney J. Holton and George Williams about 1912. The garage consisted of a small building and offered supplies, accessories and storage with all makes of cars bought, sold and exchanged. Holton sold his share of the business to Williams and in 1928 George Williams sold to Amedio (Joseph) DeMelia (Book 5304, Page 389).

Amedio Joseph DeMelia (1897-1986) was born in Verona, Italy, and upon arriving in the U.S. settled initially in New York City before arriving in Belmont. Under his ownership, the Pleasant Street Garage was continually expanded over the next fifty years and became one of the largest Dodge dealerships in New England. Building Department records document the evolution of the complex. In 1932 a repair shop/lubritorium was constructed to the side of the original building and in 1936 a 15' x 25' x 33' concrete block paint shop was added to the public garage according to plans by local architect H. Thaxter Underwood. The paint shop was later demolished in 1945 (see below).

The 60' x 45' commercial show room with a distinctive rounded corner was added in 1945 according to designs by Charles Bagnaschi of Quincy. The builder was Edmund Tocci of Watertown. Bagnaschi (1907-1990) was a native of Barre, Vermont and was educated at the Boston Architectural Club from 1927 to 1931. No other works by Bagnaschi have been found (MACRIS database, AIA Historical Directory, 1970).

In 1946, a small, utilitarian addition was constructed for the Bodyworks Department. In 1949 architect Albert Wilson of Cambridge designed a 110' x 60' thirty car, brick and block addition. Again, no further information was found concerning Wilson.

The Pleasant Street Garage was a complete auto sales and service center providing Plymouth and DeSoto (and later Dodge) sales and service, a body shop, Bear Wheel Alignment Service, Norwalk (later Goodyear) Tires and Tubes, Socony (later Mobil) Gasoline and Oils and Delco Batteries. In the 1980s the building was used by Peter Fuller Dodge. A small loading dock was added at the north end of the building in 1983.

The complex was sold by Joseph DeMelia's daughters, Claire and Lorraine DeMelia, in 2010 to Paul Tocci (Book 55949, Page 279). It now houses a series of small businesses. In 2013 Paul and Adam were given an award by the Belmont Historical Society for the adaptive use of the building.

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT	BLM.229
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BRAKE LIGHT STATION 145

PLEASANT STREET GARAGE

A. JOSEPH DE MILIA, Prop.



Willard

NATIONAL

BATTERIES



Dodge and Plymouth Sales and Service

GENERAL REPAIRING

NATIONAL AND WILLARD BATTERIES

STEWART WARNER REFRIGERATORS

24 HOUR TOWING SERVICE

GOODYEAR TIRES AND TUBES

MOBILGAS SOCONY GASOLINE AND OILS

Bear Wheel Alignment Service Stops Shimmy, Hard Steering, Tire Wear

AUTO ACCESSORIES

1000 PLEASANT STREET, WAVERLEY, MASS.

PHONE BELMONT 1108 — 3370

Advertisement in 1937 and 1944 Directories

INVENTORY FORM B CONTINUATION SHEET

BELMONT

936-1000 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT	BLM.229
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FORM B – BUILDING

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

48-38

Boston
North

BA

BLM.807

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

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 48 Prentiss Lane

Historic Name: Dr. Zachary Mollica House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1931

Source: building permit

Style/Form: Colonial Revival/French Provincial

Architect/Builder: James MacNaughton, arch.;
Harry Demone, builder

Exterior Material:

Foundation: not visible

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1996 – new front door

2011 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 13,738 SF

Setting: neighborhood of architect designed early 20th
century houses on well landscaped lots

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

48 PRENTISS LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.807

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 48 Prentiss Lane is a ca.1930 century interpretation mixing French Provincial and Colonial Revival styles. The two-story, 3 x 2-bay brick dwelling is constructed of veneer brick with details including brick corner quoins, a frieze of soldier brick, brick window sills and small rectangular areas of perforated brick screen on either side of the segmentally arched center entrance. The entire center bay on the façade is faced with concrete from the ground to the roof and includes rusticated quoin details, a keystone and entablature highlighting the front door. Above the entrance there is a segmentally arched opening containing a 6/6 window. The remaining façade openings are rectangular with 12/12 sash on the first floor and 8/8 windows upstairs. Other windows on the lesser elevations contain casement units. The house is capped by a steeply pitched hip roof which is clad in slate and has small arched dormers on all but the front slope. A large brick chimney rises from the flat top.

In front of the house there is a semicircular gravel drive with a rough fieldstone wall along the road and granite posts marking the driveway.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This was part of the Belmont Hill Company's second development area. In April 1925 George Prentiss and Arthur Fletcher, Trustees of the Company, applied to subdivide land that had been owned by J. Varnum Fletcher, George Prentiss and George Lawrence. The subdivision laid out what is now Fletcher Road, Prentiss Lane and Tyler Road. This property constitutes Lot 10 on the plan of Prentiss Lane (Plan 3404) filed in 1931 by Charles Trenholm and the Belmont Hill Associates. The land was originally owned by George Prentiss. A building permit was issued in March 1931 to Charles Trenholm. James MacNaughton was the architect and Harry Demone was the builder.

The first owners appear to have been Dr. and Mrs. Zachary Mollica who are listed as the occupants in the 1932 directory. Dr. Mollica was born in New York City in 1888 and died in Belmont in 1938. The house was later occupied by Henry A. Fonda (1887-1958) and his wife Marjorie. Later occupants included Harvard President Derek Bok and his wife Sissela Ann and Judith Gardner. The house was sold by Gardner's estate in 1996 to the present owners, Barton and Jane Henderson.

The architect of the house, James H. MacNaughton (1883-1961), was born in New Brunswick, Canada in 1886 and moved to the United States in 1903. He was a 1909 graduate of the Williston Northhampton School in Easthampton, Massachusetts. He studied architecture at Syracuse University and after graduating in 1913 worked for the noted architectural firm of Shepley, Rutan, and Coolidge in Boston, living in Watertown. In the late 1910s he entered a partnership with architect George Ernest Robinson that lasted at least into the mid 1920s. During the 1930s he established his own general architectural practice and executed a number of residential commissions including the Potter House at 99 Seaver Street in Brookline (1936, BKL.2093).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

48 PRENTISS LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA	BLM.807
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FORM B – BUILDING

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

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

48-28	Boston North		BLM.808
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 200 Prospect Street

Historic Name: Henry Perry House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1915

Source: directories, building permits

Style/Form: Craftsman Colonial

Architect/Builder: Bellows & Aldrich (1922 &
maybe original?)

Exterior Material:

Foundation: not visible

Wall/Trim: stucco/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1922- addition, glazing second story piazza, converting one car garage to two

1955 – wood roof shingles replaced by asphalt

Condition: good

Moved: no yes **Date:**

Acreage: 22,478 SF

Setting: large landscaped lot screened from street

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Nov. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.808
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 200 Prospect Street is a stately Craftsman Colonial dwelling constructed ca.1915. The 2 ½-story side gabled dwelling is oriented with its end to the street and its five bay façade oriented south and facing the backyard. The building has a stuccoed exterior with Colonial-inspired details including the segmental door surround on the façade. The varied windows include multi-light casements, a single-story projecting bay adjacent to the entrance and double-hung units used individually and in sets of three. There is a glazed, two-story sunporch attached to the west end of the house and a wing to the east. A rear entrance is located within a pedimented, glazed vestibule. The garage is located near the street and consists of two bays – one in the original gablefront section and another in the adjacent wing added in 1922.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

There does not appear to be an original building permit for this house in the local building records. Directories indicate that Henry Perry was living here in 1918. Perry was a bond salesman and lived with his wife Edith, children and several servants. In 1922 Perry applied for a building permit to make various alterations to the house including an addition to the dining room, converting the single car garage to a two-car garage and glazing-in a second story piazza. The architects for the project were Bellows & Aldrich of Boston who were also likely the original architects. Robert Bellows and William T. Aldrich formed an architectural partnership from about 1911 to 1924, after which time they both practiced individually.

By 1929 Frederick Bacon was living here. He worked in the furniture industry. Justin Dempsey purchased the property prior to 1939. At the time of the 1940 Census Dempsey lived here with his wife Alison and their three children. He worked as a Vice president for the James Hanley Co., a liquor company, in Providence. The Dempsey family was still living here in 1955 at which time the wood shingles on the roof were replaced with asphalt shingles.

Richard and Ann Omohundro owned the house from 1984 to 2012 when it was sold to Amitabh Chandra and Anja Liisa Saloranta.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

<https://backbayhouses.org/bellows-and-aldrich/>

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.808
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Web Photo of Rear elevation

FORM B – BUILDING

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

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

48-29	Boston North		BLM.809
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 204 Prospect Street

Historic Name: Lucia Peabody House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1913

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Philip S. Avery, architect

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1919)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 76,789 SF

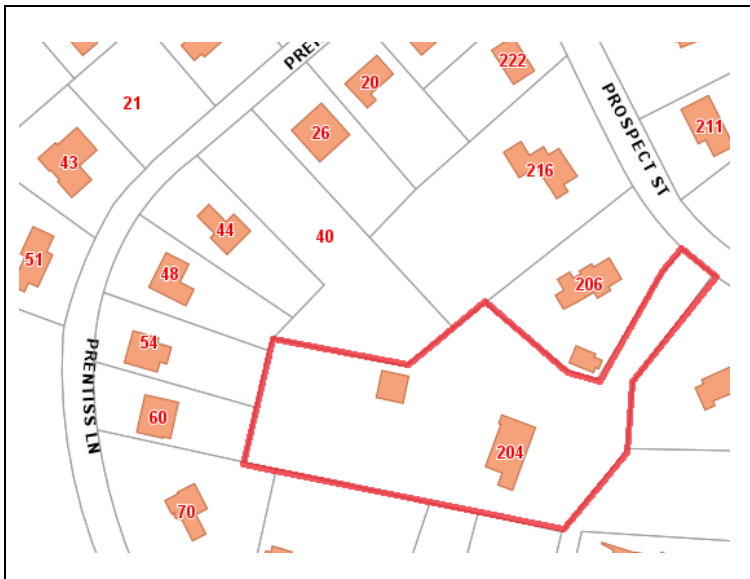
Setting: large lot setback from road

Photograph



(assessor's photo)

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

204 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.809
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set back from Prospect Street on a large lot that is located near the center of the block bordered by Clifton, Fletcher, Prospect Streets and Prentiss Lane, 204 Prospect Street is an early 20th century dwelling combining Colonial Revival elements with a stuccoed exterior. The 2 ½-story dwelling has broad side gables that are without returns. Two painted brick chimneys rise from the ridge and there are three gable dormers on the front slope and a mix of gable and shed dormers on the rear. The five-bay façade features a recessed center entrance; a shallow canopy fronts the first floor with a small gable marking the entrance. Above the entrance there are two small windows; remaining openings are double-hung units with shutters. Glazed sunporches flank the ends of the front façade.

A hip-roofed garage is located to the west of the house. It was originally constructed in 1919 and added onto in 1928.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Building Department records indicate that in November 1913 Miss L.R. Peabody of North Brookline, Maine applied for a building permit for this dwelling. The architect of the home was Philip S. Avery (1888-?). The MACRIS database lists Avery as the architect for approximately ten large dwellings in Boston's fashionable suburbs including Brookline, Newton, and Wellesley between 1919 and 1936. Avery also designed the house at 210 Clifton Street in Belmont for Edward K. Robinson in 1929. No additional information was found concerning Avery.

The Belmont Directory of 1918 confirms that Miss Lucia R. Peabody was living here at that time. By 1922 the house was occupied by Clarence Piper. Damon Hall (1875-1953), an attorney, acquired the house about 1927 and lived here with his wife Isabel until his death in 1953. After the Molasses Flood of 1919 in Boston in which a molasses tank exploded under pressure killing 21, Hall served as the (winning) lead attorney for the plaintiffs. He was later also counsel for the Boston and Maine Railroad, the New England Power Co., the Boston Mutual Life Co., served as assistant attorney general in a legislative investigation of the Boston Police Department in 1930, was a member of the Salvation Army Advisory Board for many years and was active in town affairs.

The house was subsequently acquired by Barry and Laura Simmons in 1977. It is still owned by the family today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

204 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.809
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FORM B – BUILDING

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

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

48-29	Boston North	BA	BLM.230
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 206 Prospect Street

Historic Name: George A. Prentiss House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1881

Source: deeds

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1918/1935)

Major Alterations (*with dates*):

1993 – former rear add. demolished, replaced with two new rear additions

2008 – front porch replaced

Condition: good

Moved: no yes **Date:**

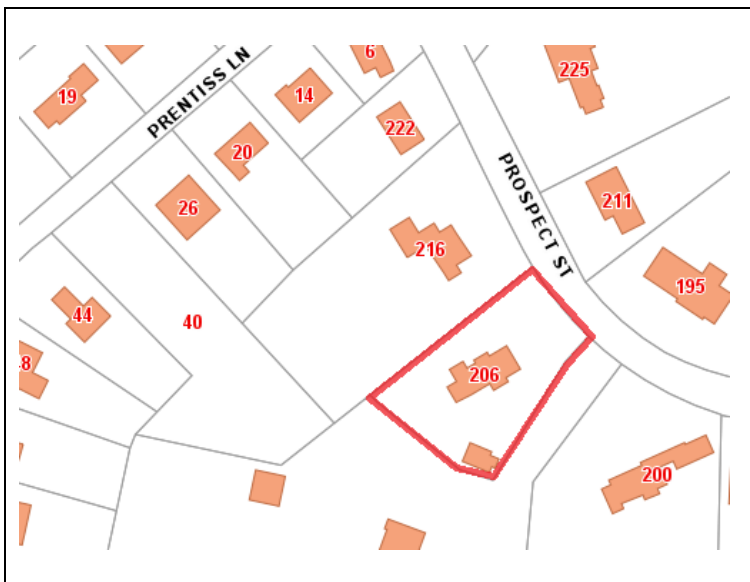
Acreage: 76,789 SF

Setting: set on low knoll on informally landscaped lot

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

206 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.230

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1881, 206 Prospect Street is an example of the vernacular Italianate style. The 2 ½-story dwelling presents a three-bay gablefront to the street, outlined by wide, paneled cornerboards, with a plain frieze and overhanging eaves that end in returns. Two corbel cap brick chimneys rise from the ridge. A single-story, two bay porch (rebuilt in 2000) spans the façade, supported by square posts with entablature caps. The sidehall entrance contains double doors and the windows consist primarily of double-hung 2/2 sash set into molded surrounds. A single-story, three-sided bay window fronts the south cross gable which also has projecting eaves with returns. In 1993 the previous wing was removed and replaced by two new 2 ½-story gable-roofed additions which are sympathetic to the original house and incorporate details such as paneled cornerboards.

To the south of the house is a wood-frame gablefront garage originally constructed in 1918 for one car and expanded in 1935 to its present two-car configuration.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This was the home of George A. Prentiss (1848-1942) who was the son of George and Mary Prentiss who lived next door at 216 Prospect Street. George A. Prentiss acquired the land from his father and the house was built in anticipation of his wedding to Anna Humphrey which occurred on October 27, 1881. Like his father, George A. Prentiss was a farmer. He and his wife raised three children here – Eleanor, John Herbert and Joseph. George Prentiss became one of the trustees of the Belmont Hill Company in 1925 and part of his land was subdivided for new homes. George Prentiss continued to live at 206 Prospect until his death in 1942. J. Herbert Prentiss who worked as an electrician continued to own and occupy the house until his own death in 1959. The house was owned by William and Mary Burchard from 1959 to 1986 when it was purchased by Gary and Barbara Fauth (Book 17454, Page 28). It is still owned by the Fauths today.

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

48-31	Boston North	BA	BLM.232
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 216 Prospect Street

Historic Name: George Prentiss III House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1847

Source: French article, 1973

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2004 – 11' x 13' wing rebuilt

2014 – second floor added over garage

Condition: good

Moved: no yes **Date:**

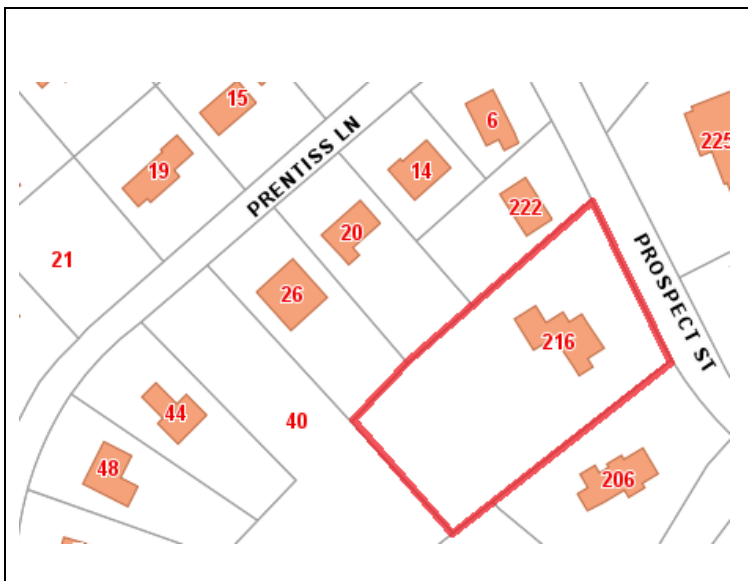
Acreage: 41,216 SF

Setting: mixed residential

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

216 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.232

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Largely screened by vegetation, the house at 216 Prospect Street is a Greek Revival style farmhouse oriented with its 2 ½-story, three-bay pediment front to the street. The clapboarded building is outlined by paneled cornerboards with a two-part frieze. The façade is fronted by a single-story porch supported by fluted Doric columns. The sidehall entrance is framed by sidelights and the windows contain double-hung 6/6 sash. Attached to the north side of the main block is a lower two-story ell fronted by a single-story, 11' x 13' projection with a wood-frame attached barn/garage offset to the west. (Note: this property is not included in Sanborn maps but the footprint of these sections appear to be in place on the 1898 map.) The 11' x 13' section was replaced in kind in 2004. In 2014, a second floor was added over the garage.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built by George Prentiss III (1809-1891) at the time of his 1847 marriage. Prior to this he lived in his father's house at 233 Prospect Street (BLM.241). He and his wife Mary (who was born in England) raised three children here – George A., Josephine and Mary. In 1870 two farm laborers and a domestic servant were also in residence. Like his father before him and his son, George Prentiss III was a farmer. When George A. Prentiss married in 1881 he moved to his own house next door at 206 Prospect (BLM.230), built on land he received from his father.

After her father's death in 1891, the house was occupied by Josephine Prentiss (1852-1937). At times Miss Prentiss rented out part of the house to tenants. Architect James MacNaughton and his wife were living here in 1915. The Misses Bradley (Anna and Mary) were living here from about 1918 to 1925. By 1927 Josephine Prentiss had moved to Arlington and the house was occupied by Henry Sears and William Barker.

In 1931 a large barn on the property was demolished. Mrs. Alice Hutchins was living here from about 1932 into the 1940s. The 1940 Census lists the occupants of the house as Mrs. Hutchins, her daughter, Ruth Mather, son-in-law Thomas Mather, a college English professor and their two children.

Later owners included Kenneth Wadleigh. John and Agnes Burke owned the house in 1986 and ownership passed to Rosemary Burke in 1995. She still owns it today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

216 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.232

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Town of Belmont, Building Department files.

U.S. Census, various dates.



Assessor's photo

FORM B – BUILDING

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

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

52-9	Boston North	BA	BLM.810
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 225 Prospect Street

Historic Name: Albert Locatelli House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1929

Source: building permit

Style/Form: English Revival

Architect/Builder: Lewis A. St. Sauveur, arch.

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stone, wood clapboards

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2007 – two-story addition at rear

Condition: good

Moved: no yes **Date:**

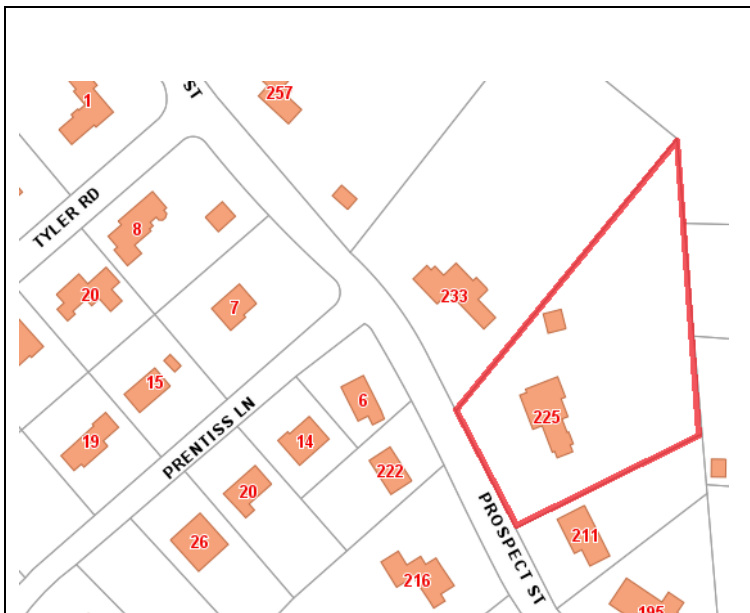
Acreage: 63,203 SF

Setting: large formally landscaped lot with stone wall along sidewalk

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

225 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.810

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Locatelli House at 225 Prospect Street is an impressive exercise in English Revival design, dating to 1929. Capped by a slate-covered hip roof the house has a façade dominated by multiple gables and bays, a massive front chimney and numerous other decorative details. Much of the house has brick wall cladding contrasted with cast stone or stone trim but the gables are largely clad in a rustic (live edge) wood siding. The wooden front door is set into an arched surround which is echoed by an arched iron gate at the street. Castellated trim caps the two-story bay window on the façade and an archway at the north end of the house is also capped by a parapet. Most of the window openings contain multi-light casements although there are also several traditional double-hung sash windows and an oriel window is located above the front door. The house has seen minimal alterations since its construction. A two-story addition was constructed at the rear in 2007.

The house is set on a large, landscaped lot. A stone wall runs along the front sidewalk and behind the house there is a large formal garden.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed in 1929 by local developer Charles Trenholm and designed by Watertown architect Lewis St. Sauveur. The original owner was Albert J. Locatelli (1900-1964), realtor and developer. Born in Somerville, Locatelli was the son of a contractor. During the 1920s he built and operated a chain of motion picture theaters including the Capitol in Arlington and the Central and Ball Square Theaters in Somerville. He moved to Belmont in 1930 and lived here with his wife Emily, son Albert Jr., and daughter Joan. In the 1930s he began building shopping areas that combined urban shops with suburban settings and architecture including 49-89 Leonard Street in Belmont which was developed in stages in 1936, 1941 and 1952. He built similar units in Winchester and later Dedham. Locatelli lived in Belmont until 1950 and was a trustee of the Belmont Hill School.

The house was purchased about 1950 by Dr. Joseph Dorsey (1914-2011), chief of neurosurgery at St. Elizabeth's Hospital. Dr. Dorsey owned the property for fifty years, selling it to Robert Orfaly in 2000 (Book 1228, Page 29). It is still owned by Robert and Sylvia Orfaly today.

Only minimal information has been found regarding the career of architect Lewis Aldrich St. Sauveur (1897-1968). The 1930 Census indicates that he was a draftsman in an architectural office and lived in Watertown with his wife Grace. Among the other buildings he is known to have designed in Belmont in the late 1920s or early 1930s are 10, 15 & 59 Clairemont Road, 5 Fieldmont Road and 60 Rockmont Road.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

225 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA	BLM.810
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U.S. Census, various dates.

FORM B – BUILDING

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

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

52-8	Boston North	BA	BLM.241
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 233 Prospect Street

Historic Name: George Prentiss II House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1809

Source: French, 1973

Style/Form: Federal

Architect/Builder: Elizabeth Cope Aub (1928 renov.)

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1928 – ell and sheds removed for new wing & greenhouse, interior alt. including library

2009 – new windows

2010 – new two-story addition to east

Condition: good

Moved: no yes **Date:**

Acreage: 72,529 SF

Setting: screened by vegetation with stone wall in front

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

233 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.241

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Prentiss House at 233 Prospect Street is a property which was originally constructed in 1809 but saw considerable alteration and addition in the early 20th century and more recently, an addition in the first decade of the 21st century. The 2 ½-story, 5 x 2-bay dwelling capped by a gable roof with shallow cornice returns displays a form typical of the Federal style. The center entry features a six-panel door with partial sidelights filled with geometric glass and the windows contain double-hung 6/6 sash that were installed in 2009. Twin brick chimneys rise from the back roof slope of the main house block. A two-story ell extends behind. Offset to the southeast of the ell there are two two-story wings. The wing closest to the house dates to 1928. Fenestration on its façade includes casement windows and a simple door capped by a shed door hood set on triangular braces. Extending to the southeast from this wing is a two-story addition constructed in 2010 with two arched garage doors facing the street and 6/6 double-hung windows above.

The view of the façade is screened by vegetation and a fieldstone wall runs along the front lot line.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to Belmont Historian, Camilla French, this house was constructed in 1809 for George Prentiss II and his wife Susanna. The couple had married in 1804 and at first lived in the old family homestead with his parents. It is believed that this house was constructed after Susanna gave birth to their third child and only son, George III, in March 1809. This house was constructed just below the older house which was torn down in 1929. George Sr., whose father had been a housewright, and with uncles, brick makers, built the new house (French 1973). Deed records indicate that in 1812 George Prentiss sold the land to George Jr. (Book 231, Page 107). George Prentiss Jr. died in 1856. The house was then occupied by other family members. "Miss Prentiss" is shown as the owner on the 1889 map; G. Prentiss is shown as the owner on the 1898 map.

The house was sold by George A. Prentiss to Bruce Rogers in 1907 (Book 3279, Page 206). He apparently used it as a rental property as there is no record of him actually living there.

Dr. Joseph Aub and his wife, the former Elizabeth Cope, purchased the house in 1928 (Book 5256, Page 448). The couple had married in 1925. Dr. Aub was a physician specializing in cancer research and was also a professor at Harvard Medical School. Mrs. Aub was a graduate of the MIT School of Architecture and was the daughter of Walter Cope, the prominent Philadelphia architect. Soon after buying the property she removed a deteriorating side ell and sheds and replaced them with a wing and greenhouse. She also designed a spacious paneled library using the old Dutch oven fireplace as a focal point. The house was sold by Mrs. Aub's estate in 1978 to James and Marilyn Heskett who owned it until 1992 and added a sun room addition at the rear. Later owners included Robert Chernack (1992-2003). Colin and Melinda Beecroft purchased the house in 2003 and still own it today. They constructed a new two-story section to the east in 2010.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

233 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.241

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2010 addition

FORM B – BUILDING

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

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

6-73	Boston North	D	BLM.811
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 38 Raleigh Road

Historic Name: John W. Ellis House

Uses: Present: single family dwelling
Original: single family dwelling

Date of Construction: 1920

Source: building permit

Style/Form: Bungalow

Architect/Builder: Aladdin Co. (house plans);
John Butt, carpenter

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1922)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 5,400 SF

Setting: neighborhood of modest early 20th century residences

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

38 RALEIGH ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D

BLM.811

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Raleigh and Bellevue Roads, 38 Raleigh Road is a good surviving example of a "Sheffield" house constructed in 1920 from plans and/or a kit obtained from the Aladdin Company of Bay City, Michigan. The well-preserved 1 ½-story hip roofed bungalow is clad in a distinctive pattern of wood shingles alternating courses with narrow and wider reveals (described as a "double shingle effect" in the catalog). The house is capped by a steeply pitched hip roof with wide overhanging eaves displaying exposed rafter tails (a "Japanese roof effect" according to the Aladdin catalog). Large hip roofed dormers are centered on each slope and the house is fronted by a single-story, two-bay porch supported by posts with paneled caps with a squat post at the top of the stairs, stick balusters and lattice trellises at either end. The eaves of the porch also display exposed rafters. Windows contain 1/1 sash.

Behind the house and facing Bellevue Road there is a two-car garage constructed of rusticated concrete blocks and capped by a hip roof. According to building permits it was constructed in 1922.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land owned by William H. Poole, a piano manufacturer, in the early 20th century. After his death in 1915 it was sold to Francis H. Benson who subdivided it into small lots for houses. The portion of land that is today Raleigh Road, York Road, Bellevue Road and part of Carleton was laid out in 1918. This is Lot 42 of the subdivision (Plan Book 280, Plan 43).

According to Town Building Department records, the plans for this house were obtained from the Aladdin Company in Bay City, Michigan. The house, known as "The Sheffield" appeared in the Spring 1919 Aladdin catalog. John W. Ellis was given a building permit in April 1920. The house was constructed by a Watertown carpenter, John Butt, using Aladdin plans or an Aladdin kit. The Aladdin Company of Bay City, Michigan was one of America's most long-lived manufacturers of mail-order, "kit homes." The company was begun in 1906 by two brothers, Otto and William Sovereign; it continued to manufacture houses until 1981. Over 75,000 homes were sold over this period. Other companies which sold building plans, materials, and kit houses in the early 20th century included Sears and Roebuck and Montgomery Ward.

John W. Ellis is shown as living at 38 Raleigh Road in the 1922 town directory but occupied the house only briefly. Thomas Coyle was living here in 1925. Dr. Theodore Hoch, Assistant Commissioner of the State Department of Mental Diseases was the owner occupant in the late 1920s, living here with his wife Lenora. Dr. Hoch died in 1932 and the house was rented out from the 1930s to the 1950s to Alfred and Margaret Chapman. Wallace and Elizabeth Lord purchased the house in 1945 (Book 6853, Page 50). It was sold by Elizabeth Lord to Brooke and Helen Albert in 1980. Mrs. Albert died in 2015 and the house is now owned by a trust (Book 46978, Page 402).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

38 RALEIGH ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	BLM.811
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The Sheffield

See prices on inside of front cover.

DO not the roof and porch lines of the Sheffield please you? The heavy overhang and Japanese roof effect give an individuality to this attractive home that invariably pleases its owner. Notice the heavy porch columns and exposed scrolled rafters. How well these carry out the general architectural lines. Ascending to the porch by the wide front steps, one is surprised with the size of the porch, 26x8 feet. An attractive front door and a French door lead into and through the vestibule to the living room. Notice the size, 26x15 feet, and the wide archway leading to the well lighted dining room. Arch A-1, page 106, is furnished for



48

Source: *Aladdin Houses*, Spring 1919 catalog. Clarke Historical Library, Central Michigan University.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

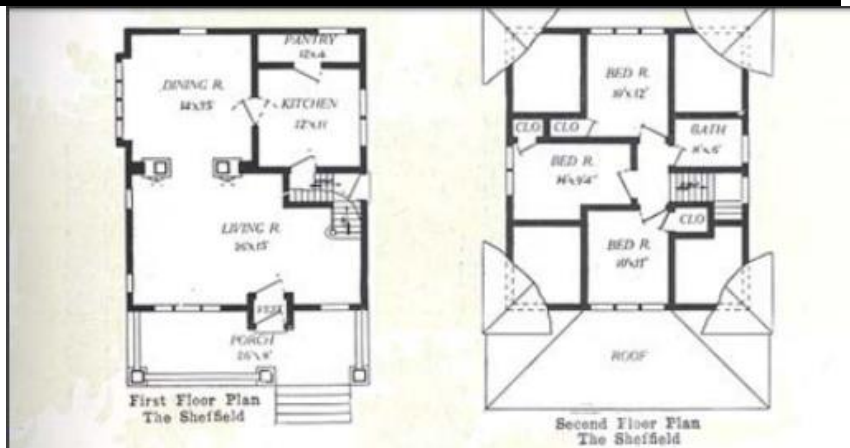
38 RALEIGH ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

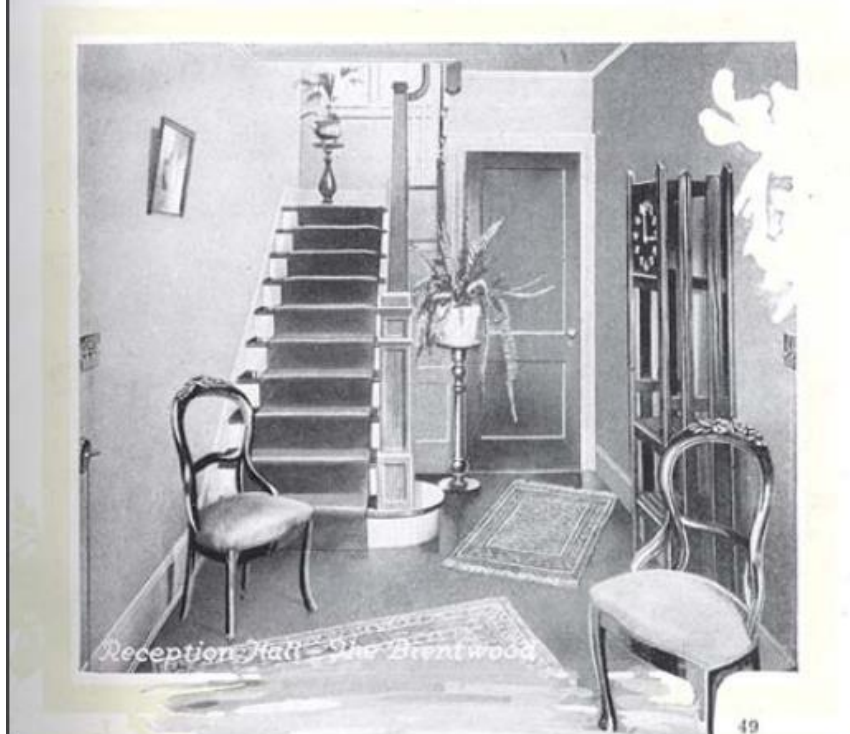
D	BLM.811
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this archway. A kitchen with pantry and stairs leading to basement and grade entrance complete the first floor. From the living room our easily ascending semi-open stairs lead to a central hall on second floor. Opening off the hallway are three bedrooms and a bath.

While this picture of the Sheffield shows the side walls with the double shingled effect, yet when desired siding without extra cost will be substituted for shingles.

For a substantial, convenient, attractive home, don't you think the Sheffield is one of the best? Refer to inside of front cover for price of the Sheffield. See Terms on page 2 and General Specifications on pages 12 and 13.



Source: *Aladdin Houses*, Spring 1919 catalog. Clarke Historical Library, Central Michigan University.

FORM B – BUILDING

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

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

50-39	Boston North	AZ	BLM.145
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 32 Rockmont Road

Historic Name: James Connelly House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1929

Source: building permit

Style/Form: Spanish Eclectic

Architect/Builder: Hugh MacDonald, bldr.

Exterior Material:

Foundation: not visible

Wall/Trim: stucco

Roof: tile

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

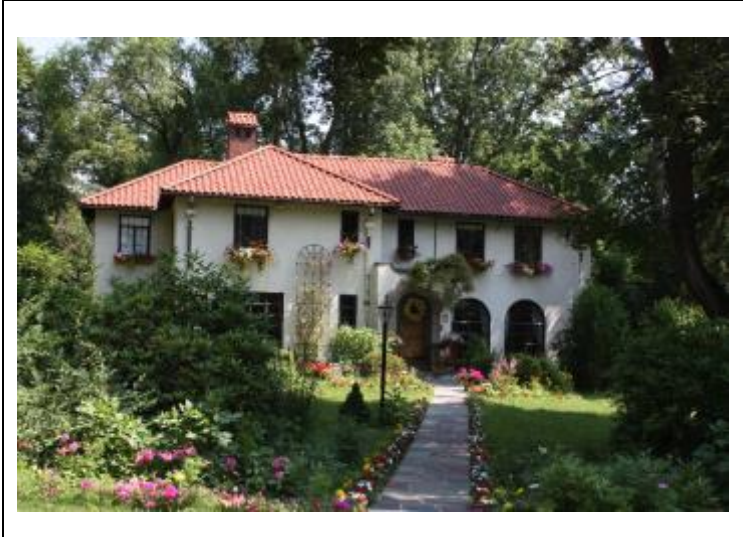
Condition: good

Moved: no yes **Date:**

Acreage: 30,448 SF

Setting: neighborhood of early 20th century dwellings on generous level lots

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

32 ROCKMONT ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ

BLM.145

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 32 Rockmont Road is a two-story stuccoed dwelling with a cross hip plan. As is typical the roof is covered in a red tile and the brick chimneys also have tile-roofed tops. The main entrance contains an arched wooden door with large iron hinges and a quoined surround. The single-story entrance vestibule has a flat roof with curved parapet. There is a mix of rectangular and arched casement windows glazed with multiple panes of rectangular glass. At the east end of the house is an enclosed sunporch with a two-car garage underneath.

The large informally landscaped lot has a flagstone front walk, large pine trees and rhododendrons in the front yard and many planting beds.

The house is one of the few early 20th century Spanish Eclectic dwellings in Belmont. See also 171 School Street and 225 School Street (BLM.391). According to building permits, 225 School Street was constructed by the same builder.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 32 Rockmont Road is located within the first phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The houses were built between 1920 and 1932 on lots ranging from .75 acre to three acres, laid out by Loring Underwood, landscape architect. Almost all of the 39 houses were built in the English Revival or Colonial Revival styles of architecture.

Hugh MacDonald, a local carpenter/builder was given a building permit for the construction of 32 Rockmont in December 1928; the house had an estimated value of \$12,000. This was lot 24 on the 1921 plan and measured 30,449 SF. MacDonald was born in Canada about 1875 and came to this country about 1895. He lived in a modest house at 15 Essex Road in Belmont in the late 1920s but had moved by 1932. It is likely that he got the Spanish Revival design for 32 Rockmont Road from a book of building plans, a common source of the period. MacDonald worked in a variety of styles. Belmont Building Department records indicate that he was also the builder for a Dutch Colonial residence at 21 Pequossette, a Colonial Revival dwelling at 44 Clairemont and another Spanish Revival house at 225 School Street (BLM.391).

In October 1929 Hugh MacDonald sold the stuccoed dwelling with attached garage to Arthur W. Wood, an Arlington investment banker (Book 5404, Page 119). There is no indication that Wood ever occupied the house; in 1936 he gave Rose Connelly a quit claim deed. The property was owned by James and Rose Connelly until 1960.

James Connelly was born about 1898 and worked as the manager of a loan company. In 1940 he was living here with his wife, daughter Joan and a maid. In 1960 the Connells sold the property to Frank and Luise Cahill who owned it until 1979. It was owned by Medea Herman and the MEDA Trust from 1979 to 1999. James Charnesky purchased the property in 1999 (Book 30755, Page 399). It is still owned by James Charnesky and Hana Maria Laznickova today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

32 ROCKMONT ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AZ	BLM.145
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FORM B – BUILDING

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

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

53-85-D	Boston North	BC	BLM.812
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Village

Address: 24 Ross Road

Historic Name: Malcolm Davis House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: Colonial Revival/Cape Cod

Architect/Builder: Royal Barry Wills

Exterior Material:

Foundation: concrete/stone

Wall/Trim: wood clapboards

Roof: wood shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
2005 – rear addition, front dormer

Condition: good

Moved: no yes **Date:**

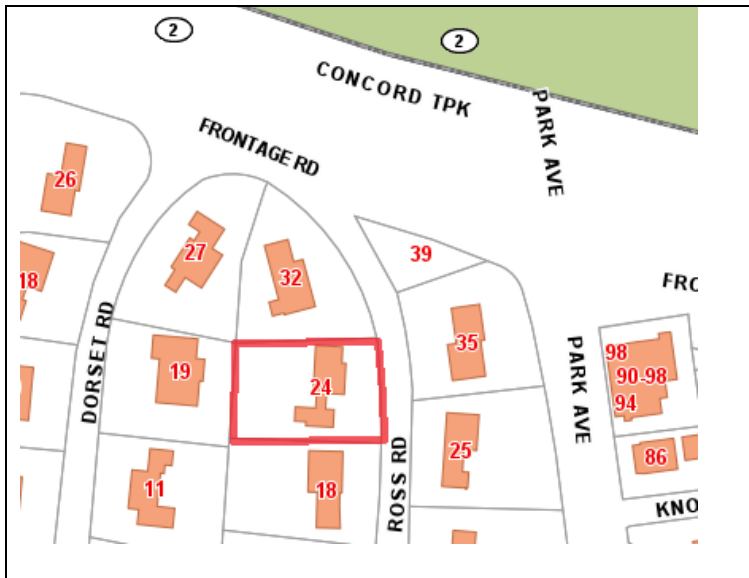
Acreage: 11,245 SF

Setting: neighborhood of similar early 20th century dwellings on small, landscaped lots near Concord Turnpike

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 ROSS ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.812

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1936, the house at 24 Ross Road is a quintessential example of a Royal Barry Wills-designed Cape. The 1 ½-story main house displays graduated clapboards where the exposure decreases at the base of the wall. The house is capped by a wood shingled roof with close eaves and a large chimney. A small single-story wing with arches reminiscent of a carriage house connects the house to a garage to the south with an asymmetrical gablefront. The offcenter entrance has a six-panel door with the upper two panels glazed and is topped by transom lights and flanked by fluted pilasters with diamond corner blocks. A single-story wing is offset to the north. Windows contain 6/6 sash with shutters. Alterations to the house have been minimal and include a front dormer and rear addition (2005).

The house is set up from the road and is screened by informal plantings; a stone wall runs along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the "Belmont Hill Village" subdivision which consisted of thirty-six residences all built between 1935 and 1939 under the supervision of August Johnson Associates. Belmont Hill Village was the fourth of nine areas in Belmont developed by the Belmont Hill Company. It was developed after the Concord Turnpike was built in 1934.

All of the lots in the Belmont Hill Village subdivision were about ¼ acre – smaller than the earlier developed areas. Deed restrictions controlled the type of development which could occur. Construction was limited to single-family dwelling houses with a garage permitted accommodating not more than two cars. The houses were to be setback from the road at least twenty-five feet and the designs had to be approved by the Belmont Hill Village Trust. Lastly, the houses had to cost at least \$7,000 to construct. The Village Hill Trust received a building permit for this lot (Lot 32) in 1936. The architect of the house was Royal Barry Wills and the builder was Carl Swanson of Natick. Wills designed several other houses in the subdivision including 27 Dorset Road (BLM.764), 25 Ross Road, 35 Ross Road (BLM.813) and 43 Village Hill Road (BLM.835).

The house was sold to Malcolm and Erika Davis of Cambridge in November 1936 (Page 6079, Page 254). He was an engineer. Davis continued to own the house until 1987 when it was sold to Paul and Joanne Konig (Book 17802, Page 46). Paul Konig sold the property in 2003 to Joseph and Jennifer Baldwin who still own the house today (Book 38772, Page 328).

The house was designed for Johnson and Trenholm by architect Royal Barry Wills (1895-1962). Royal Barry Wills grew up in Melrose and graduated from MIT in 1918. After working as a design engineer with the Turner Construction Company from 1919 to 1925, Wills opened an architectural office in Boston in 1925 which he maintained until his death in 1962. His office specialized in small house design including traditional two-story, central hall houses, two-story, garrison houses and English Revival cottages but became especially well known for their Cape Cod homes. The Massachusetts Historical Commission MACRIS database includes a number of Capes including Wills's own house at 59 Oakland Street in Melrose (MEL.266, 1929) and houses in Brookline, Cohasset, Lexington, and Lincoln. The house across the street at 25 Ross Road is an example of one of his gambrel Cape designs.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 ROSS ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BC

BLM.812

Wills's simple designs met with considerable success. Between 1935 and 1942 he won awards in more than two dozen design competitions including those sponsored by *Pencil Points*, *House Beautiful*, *Better Homes and Gardens* and *Ladies' Home Journal*. In 1938 *Life* magazine selected him as one of eight architects (four modern and four traditional) to prepare home designs for families in four income categories. In the category for families with \$5,000 to \$6,000 income, Wills's traditional design competed against a modern design by Frank Lloyd Wright. The selected family in the article chose the Wills house over the Wright design and subsequently the home was built in Edina, Minnesota. In the 1940s Royal Barry Wills wrote three books on architecture that were widely read and publicized in both the popular and professional architectural press. By 1946 over a half million copies of his books had been sold and *Life* Magazine declared him the nation's most popular architectural author. Royal Barry Wills went on to win a number of national contests and was also featured in the *Saturday Evening Post*. He received a Certificate of Honor from the Massachusetts State Association of Architects in 1949 and a fellowship in the American Institute of Architects in 1954 (Ibid).

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files.

U.S. Census, various years.

FORM B – BUILDING

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

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

53-69	Boston North	BC	BLM.813
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Village

Photograph



Address: 35 Ross Road

Historic Name: Edward Dewhirst House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1938

Source: building permit

Style/Form: English Revival

Architect/Builder: Royal Barry Wills

Exterior Material:

Foundation: concrete

Wall/Trim: stone, stucco, shingles, clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 11,335 SF

Setting: neighborhood of similar early 20th century dwellings on small, landscaped lots near Concord Turnpike

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 ROSS ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.813

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 35 Ross Road is a distinctive English cottage designed in 1938 by architect Royal Barry Wills. The main house is a two-story structure sheathed in a combination of stone veneer, wood shingles and half-timbering. It is capped by a steeply pitched, wood-shingled roof with a pent and brick chimney on the north end and small arched wall dormers on the façade. The door on the south end of the façade and all the windows are fitted with rustic board shutters. Windows include 6/6 sash and multi-light casements. Offset toward the street, south of the main house is a single-story original wing which is clad in stucco, half-timbering and rough clapboards. The building contains a single-car garage and breezeway. Fenestration on the wing includes diamond paned casements.

The rustic character of the property is reinforced by natural landscaping and a stone wall running along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the "Belmont Hill Village" subdivision which consisted of thirty-six residences all built between 1935 and 1939 under the supervision of August Johnson Associates. Belmont Hill Village was the fourth of nine areas in Belmont developed by the Belmont Hill Company. It was developed after the Concord Turnpike was built in 1934.

All of the lots in the Belmont Hill Village subdivision were about ¼ acre – smaller than the earlier developed areas. Deed restrictions controlled the type of development which could occur. Construction was limited to single-family dwelling houses with a garage permitted accommodating not more than two cars. The houses were to be setback from the road at least twenty-five feet and the designs had to be approved by the Belmont Hill Village Trust. Lastly, the houses had to cost at least \$7,000 to construct. The Village Hill Trust received a building permit for this lot (Lot 22) in 1938. The building permit notes that used bricks were to be used in construction. The architect of the house was Royal Barry Wills. Wills designed several other houses in the subdivision including 27 Dorset Road (BLM.764), 24 Ross Road (BLM.812), 25 Ross Road, and 43 Village Hill Road (BLM.835).

The completed house was sold by August Johnson to Edward Dewhirst in July 1938 (Book 6218, Page 215). The 1940 Census indicates that the house was then occupied by Edward, his wife Alice, infant son William and a maid. Building Department records indicate that Dewhirst was given a building permit for the addition of a rear maid's room in 1940. Edward Dewhirst worked in publishing. In 1953 the house was sold to Paul H. Gill (Book 8130, Page 4). Robert and Mary Fahey owned the house from 1958 to 1979 (Book 13650, Page 62). A small portion of the lot was taken by the Commonwealth of Massachusetts in 1966 as part of the Rt. 2 Widening Project. The house has been owned by William Brown and Judith McSwain since 1979 (Book 13650, Page 62).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

35 ROSS ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.813

The house was designed for Johnson and Trenholm by Royal Barry Wills (1895-1962). Royal Barry Wills grew up in Melrose and graduated from MIT in 1918. After working as a design engineer with the Turner Construction Company from 1919 to 1925, Wills opened an architectural office in Boston in 1925 which he maintained until his death in 1962. His office specialized in small house design including traditional two-story, central hall houses and two-story, garrison houses but became especially well known for their Cape Cod cottages. As seen here, Wills also designed a lesser number of Tudor Revival/English Revival homes. Of the 130+ properties currently listed in the Massachusetts Historical Commission MACRIS database, about a dozen appear to be variations on the English Revival. These include 55 Blake Road in Brookline (1930), the Fitzpatrick Estate at 159 Saddle Hill in Hopkinton (1922); and a number of homes in Newton: 60 Beacon Street (1930); 199 Dorset Road (1929); 33 Gate House Road (1927); 11 Sagamore Road (1929); 24 Sagamore Road (1928); and 62 Sheffield Road (1931) and 197 South Street in Reading (1931) (Mausolf 2009). In Belmont other English Revival designs by Wills include 27 Dorset Road (1938) in the Belmont Hill Village subdivision. He also designed Cape Cod houses such as 24 and 25 Ross Road (also in the Belmont Hill Village subdivision).

Wills's simple designs met with considerable success. Between 1935 and 1942 he won awards in more than two dozen design competitions including those sponsored by *Pencil Points*, *House Beautiful*, *Better Homes and Gardens* and *Ladies' Home Journal*. In 1938 *Life* magazine selected him as one of eight architects (four modern and four traditional) to prepare home designs for families in four income categories. In the category for families with \$5,000 to \$6,000 income, Wills's traditional design competed against a modern design by Frank Lloyd Wright. The selected family in the article chose the Wills house over the Wright design and subsequently the home was built in Edina, Minnesota. In the 1940s Royal Barry Wills wrote three books on architecture that were widely read and publicized in both the popular and professional architectural press. By 1946 over a half million copies of his books had been sold and *Life* Magazine declared him the nation's most popular architectural author. Royal Barry Wills went on to win a number of national contests and was also featured in the *Saturday Evening Post*. He received a Certificate of Honor from the Massachusetts State Association of Architects in 1949 and a fellowship in the American Institute of Architects in 1954 (Ibid).

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U.S. Census, various years.

FORM B – BUILDING

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

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

50-52	Boston North	BE	BLM.814
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 107 Rutledge Road

Historic Name: George W. Long House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1935

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: David Abrahams, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1988- rear addition

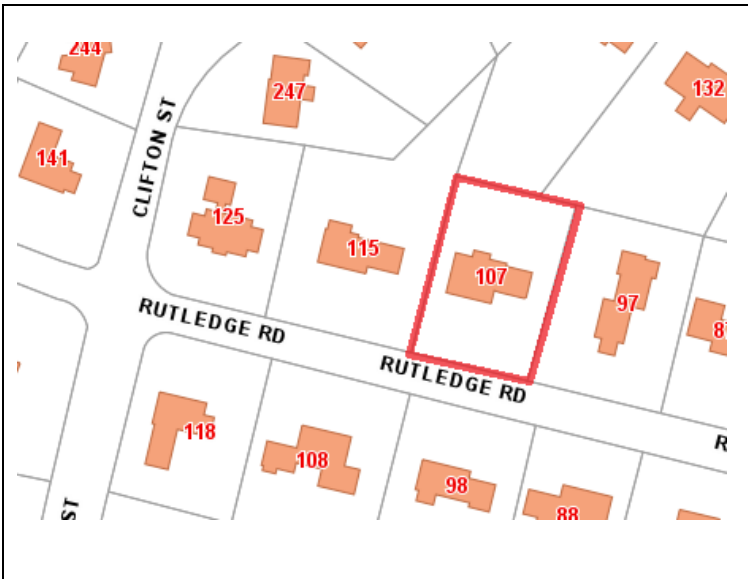
Condition: good

Moved: no yes **Date:**

Acreage: 19,116 SF

Setting: mixed twentieth century residential neighborhood

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

107 RUTLEDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BE

BLM.814

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 107 Rutledge Road is a 1930s interpretation of the Colonial Revival style. Set on a concrete foundation, the 2 ½-story wood frame structure has a brick veneer and a five-bay façade with end chimneys. A brick belt course extends under the second floor windows and the first floor façade openings have entablature lintels fashioned from brick. The central entrance has a brick quoined surround, paneled recess and contains a wooden door with upper lights. Windows contain 6/9 on the first floor and 6/6 above. To the east of the brick block a single bay wide connector joins the main house and two-car wood frame, gablefront wing with two garage openings on the first floor. Decorative fluting caps the garage doors.

The house is setback from the road by a landscaped front lawn with a low brick wall in front of the entrance.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This is one of thirty houses built between 1935 and 1941 on 1/3 acre lots along Rutledge Road. This was the fifth area to be developed by the Belmont Hill Company. George W. Long who resided at 5 Frost Street in Cambridge applied for a building permit in 1935. The house was designed by Boston architect David Abrahams and the builder was Irving Fillmore of Melrose. The cost of the house was \$22,000.

George W. Long was a funeral director and lived here with his wife Inez, two children and a maid. The Longs were still living here in 1955. Later owners included John and Sarah O'Leary and Steven and Margaret Wheelwright (1988-2000). Steven and Margaret Wheelwright sold the property to Michael and Dorothy Courtney in 2000 (Book 1222, Page 15). It is still owned by Dorothy Courtney today.

Architect David Abrahams (1901-1958) graduated from MIT in 1922 and was employed as a designer for William J.L. Roop Corporation before opening his own firm in 1926. A resident of Swampscott, Abrahams worked in a variety of styles ranging from the Colonial Revival to the International Style (Leo Mayer House, Newton, NWT.2903). He designed homes in Cape Cod, Newton, Swampscott, Brookline, Leominster, Lowell, and Norwood. MACRIS includes listings for 15 known commissions and Historic New England has a rendering of an unidentified International Style home in its collection. Abrahams' non-residential works include Beth El Temple Synagogue in Belmont (BLM.174), additions to the Toll House, Whitman; the Stop and Shop Supermarket, Cambridge; and the Kernwood Country Club in Salem/Peabody.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

107 RUTLEDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BE	BLM.814
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U.S. Census, various dates.

FORM B – BUILDING

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

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

24-31	Boston North	Q	BLM.815 BLM.816
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 90 School Street

Historic Name: Wilbert S. Bartlett House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: deeds, maps

Style/Form: Queen Anne/Shingle Style

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

original barn/stable (BLM.816)

Major Alterations (*with dates*):

ca. 1910 – porch expanded to wrap around to west

post 1950 – carport/porte cochere to east

2001 – new windows

2007 – replace porch columns

Condition: good

Moved: no yes **Date:**

Acreage: less than ½ (13,829 SF)

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

90 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.815 BLM.816
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house was built about 1895 for one of the original owners of the Belmont Park subdivision and is nearly identical to the house next door at 96 School Street (BLM.817) which his business partner erected at the same time. Located at the northeast corner of School and Myrtle Streets, 90 School Street is a well-preserved 2 ½-story Queen Anne-style dwelling displaying an asymmetrical massing and mix of decorative details that are typical of the style. Set on a mortared stone foundation, the first floor is clad in a combination of wood clapboards and wood shingles with wood shingles covering the upper stories. The core of the house consists of a side-gabled mass with pediment ends. A 2 ½-story projecting front gable with three-sided bay window on the second floor occupies the west half of the façade; on the first floor there is an arched projection with tripartite window. The east portion of the façade is fronted by a shingled pediment which accesses the single-story wrap-around porch. The porch is supported by Tuscan columns resting on shingled pedestals; between the pedestals there are simple stick balusters. Originally the porch was limited to the pedimented section but it was extended to the west elevation between 1910 and 1915. Large brackets with sunbursts support the overhanging eaves on the front pediment and the dormer eaves are supported by shingled brackets. The glass-and-panel front door is original and there are a variety of window types including double-hung units, quarter-round fixed pane with gridded glass, hexagonal sash and multi-light sash. The porte cochere on the east elevation was added after 1950. It is supported by Tuscan columns on concrete bases.

The corner lot is heavily landscaped and includes a number of large pine trees. To the northeast of the house is a clapboarded barn/stable which is contemporary with the house. The building is topped by a steeply-pitched hip roof with flared eaves and hip-roofed dormers. It is topped by a square cupola with pyramidal roof. The large door opening facing the street displays vertical bead board filled panels topped by multi-light windows. Breaking through the front eaves is a similarly detailed loft door topped by hip roof. Other windows primarily consist of 2 x 2-light square elevated windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. The initial owner was Wilbert Bartlett, Lowe's business partner. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The 1898 map shows the house in place, owned by Carrie Bartlett. The Bartlett property included lots 9 and 12 of the subdivision as well as part of lot 10. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business".

Wilbert Seymour Bartlett (1863- ?) was born in Bluehill, Maine and prepared for college at the Waterville Classical Institute but due to failing health went west instead for three years to recuperate his health. Upon his return east he entered the real estate business in Boston, specializing in the development of suburban properties. Among his projects was Russell Park in Melrose with houses worth five to ten thousand dollars, Belmont Park, and properties in Watertown, Newton, and Revere. He and his wife Carrie (Claus) married in 1888 and lived here from about 1896 to 1907 when he moved to Boston. He was still in Boston at the time of the 1920 Census.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

90 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Q	BLM.815 BLM.816
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By 1910 the house at 90 School Street was owned and occupied by George L. Wilson, a 37-year old lawyer who was born in Canada and immigrated to this country in 1895. He lived here with his wife Margaret and two young children. The Wilsons continued to own the house until 1924 when it was purchased by Bertha and Clarence Maynard of Cambridge (MCRD Book 4725, Page 326). Clarence Maynard worked as a contractor and later as a civil engineer for the State of Massachusetts. The Maynards owned the house until 1954. Later owners included William and Mary Foley (1954-1965). The present owners, Anne and Frederick Paulsen, purchased the house in 1965 and still own it today. In recent years, they have repaired the front porch and cupola, replaced windows and the front porch columns. In 2016 they were awarded a preservation award from the Belmont Historical Society in recognition of their efforts to preserve their home.

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Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

90 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.815 BLM.816
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Detached barn/stable (BLM.816)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

90 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.815 BLM.816
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf

The criteria that are checked in the above sections must be justified here.

The house at 90 School Street is eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as an excellent and well-preserved example of the Queen Anne style and was constructed by the Bartlett Brothers who built many of the houses in the neighborhood. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. Under Criterion A, Belmont Park is a significant component in an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston. The development was laid out in 1894 and all of the lots had been developed by 1898. The Bartlett House is notable as the home of one of the original developers and for retaining its historic stable/barn.

FORM B – BUILDING

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

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

24-16	Boston North	Q	BLM.383
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 96 School Street

Historic Name: William W. Lowe House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: deeds, maps

Style/Form: Queen Anne

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, wood clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:
ca. 1920 garage

Major Alterations (*with dates*):
post 1950 – porch enlarged to east
2011-2013 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: less than ½ acre (13,547 SF)

Setting: neighborhood of late 19th century dwellings on well-landscaped streets.

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

96 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.383

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Although the decorative details differ somewhat, this 2 ½-story Queen Anne style dwelling is basically the mirror image of its neighbor at 90 School Street (BLM.815); the two buildings were constructed for the two business partners who developed Belmont Park. Like the building next door, 96 School is clad in a combination of wood shingles and wood clapboards. The east portion of the façade consists of a 2 ½-story cross gable which is topped by a pediment supported by sunburst-decorated brackets. In the pediment there is a double-hung window flanked by quarter round fixed sash; below this the second floor consists of a three-sided bay window and on the ground floor the rounded bay has a tripartite window. The front porch originally extended only in front of the entrance but at some point was expanded to wrap around to the east, terminating at a projecting three-sided bay topped by pediment. The porch is supported by Tuscan columns with plain stick balusters. A small shed-roofed porch is located on the west side of the building, also supported by Tuscan columns. A rectangular bay window rests partially on the porch roof. Other decorative details include curved, shingled walls adjacent to the recessed attic window, raised foliate carvings in several window pediments and porch ends and the use of brackets decorated by raised sunbursts and knobs. Most of the windows contain 1/1 double-hung sash (not original) and there is a leaded glass window on the second floor over the porch.

To the northwest of the house is a hip-roofed two car garage. Sanborn maps indicate that originally the property had a carriage barn which was quite similar to that next door at 90 School Street. The stable was gone by 1910 and this garage was constructed between 1915 and 1922. The two-car garage has two pairs of wooden doors facing the street; each panel has 4 x 2-glass panes over vertical panels.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894 and was in fact Lowe's own house. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898. The 1898 map shows a house on this site, owned by Mrs. M.E. Lowe. At the time the property also included a detached barn to the rear which was removed prior to 1910.

William W. Lowe was born in Buckfield, Maine in 1834. In 1880 he was living in Saugus and was listed in Census records as a real estate broker. Later (post 1910) directories indicate that he also dealt in investment securities with an office at 50 Congress Street in Boston. At the time of the 1900 Census, William Lowe was living here with his wife Martha and a Swedish servant named Joanna Nilson. William Lowe died in November 1914.

In the early 1920s the house was occupied by Dr. George Smith, osteopath. Elias Edgecomb, an ironworker, was living here in the early 1930s. In 1941 the property was sold to Ralph Struzziero and his mother Devina Cogliani (MCRD Book 6550, Page 495). Mrs. Cogliani (1896-1983) lived here for over fifty years, transferring ownership to Maryann Scali in 1979 (Book 13794, Page 186). It was sold by Maryann Scali in 2004 to the present owners, Paul Chen and Gail Gorman (Book 41819, Page 294).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

96 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.383

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U.S. Census, various dates.

Q	BLM.383
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The William Lowe House at 96 School Street is eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as an excellent and well-preserved example of the Queen Anne style and was constructed by the Bartlett Brothers who built many of the houses in the neighborhood. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. Under Criterion A, Belmont Park is a significant component in an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston. The development was laid out in 1894 and all of the lots had been developed by 1898. The Lowe House is notable as the home of one of the original developers and for retaining a high level of integrity. It shares marked similarities with the house next door at 90 School Street which was occupied by Lowe's partner, Wilbert Bartlett.

FORM B – BUILDING

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

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

23-93	Boston North	Q	BLM.817
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 104 School Street

Historic Name: Richardson-Swift House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1883

Source: Betts, p. 78

Style/Form: Stick Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: slate

Outbuildings/Secondary Structures:
garage (1985)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: less than 1/2 acre (11,457 SF)

Setting: corner lot in neighborhood of late 19th century dwellings

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

104 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.817

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The oldest house in the Belmont Park neighborhood, 104 School Street is a good example of the Stick Style, an architectural mode which found popularity in the late 19th century due to the increasing availability of millwork trim. Typical of the style the house is sheathed in wood clapboards with applied stick work which is used for ornament rather than to express structure. There is a wide variety of wood trim including turned porch posts and turned balustrades, fancy brackets at the tops of the porch posts, at the tops of the cornerboards, decorating bay windows and overhangs and supporting canopies over the first floor windows. Jigsaw trim is located below the windows and raised wooden knobs decorate the gables and second floor window lintels. A large brick chimney with corbel cap rises from the east slope of the slate hip roof. Windows for the most part contain double-hung 1/1 sash. A fixed Queen Anne style sash with geometric border is located in the front gable. Behind the main house block is a historic ell and wing.

The house is set on a level corner lot measuring about 11,000 SF with frontage on both School Street and Goden Street marked by a modern iron fence. Shading the front yard is a large, old beech tree. A driveway to the east of the house terminates at a two-car garage capped by a hip roof with cupola. According to assessors' records it was constructed in 1985, although a garage had been built on this site prior to 1922 (Sanborn maps).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 104 School Street predates the Belmont Park subdivision and is the only house which was standing when the plan of the proposed subdivision was drawn in January 1894 by Walter C. Stevens, Civil Engineer and Surveyor for William W. Lowe (MCSR Plan Book 87, Plan 7). The property was lot 41 of the new subdivision.

Thomas Richardson had purchased the property about 1881 and in 1883 built this house at the corner of School and Goden Streets (Betts: 78). It was Richardson's land that was subdivided for Belmont Park in 1894. Belmont Park was an early speculative development of single family housing in Belmont, located off Concord Avenue. Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots were developed by 1898.

By 1896 the house at 104 School Street was owned and occupied by Sarah K. Swift. The 1900 Census lists Sarah Swift as a 43 year old widow. In 1910 she was living here with her daughter Nancy Hernandez, mother Adeline Mead and a servant.

The property was conveyed to Grace E. Hayward in 1919 and she sold it in 1924 to William Chute. Later owners included Francis and Margaret Schaffer (1929-1941) and Philip and Barbara Towne (1941-1968). The house was purchased by David and Anne Lessels in 1968 and sold to Zeph and Diana Stewart in 1974 (Book 12648, Page 327). The Stewarts owned the house until 1985 when it was sold to the present owners, Scott Fitzgibbon and Kwan Kew Lai Fitzgibbon. The Fitzgibbons built the present garage in 1985.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

104 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.817
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U.S. Census, various dates.

FORM B – BUILDING

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

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

23-71	Boston North	Q	BLM.818
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 111 School Street

Historic Name: Pearse House

Uses: Present: single family dwelling
Original: single family dwelling

Date of Construction: by 1898

Source: Stady map

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboards, shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (ca. 1915)

Major Alterations (*with dates*):
2000 – enclose side porch
2004 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: less than 1/4 acre (8,927 SF)

Setting: neighborhood of late 19th century dwellings on well-landscaped streets.

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

111 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.818

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southeast corner of Goden Street and School Street, 111 School Street is a well-preserved example of the Queen Anne style displaying many of the style's salient characteristics. The steeply pitched roof is of irregular shape with an octagonal tower at the northwest corner, a cutaway bay window on the west side, a two-story projecting gable on the east and a polygonal bay resting on the single-story porch which extends across the façade to the east of the tower. Smaller gables include dormers on the tower roof and a gable wall dormer on the façade framed by brackets. Most of the dwelling is clapboarded with the exception of decorative shingles filling the various gables. The front porch is supported by Doric columns. Most of the window openings contain 1/1 sash. The attic level has several more decorative windows including fixed Queen Anne sash and leaded glass.

The house is set on a level corner lot with a front lawn and minimal foundation plantings. To the southeast of the house is a single car garage constructed of rusticated concrete blocks and capped by a hip roof. It was built between 1915 and 1922.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This property comprises Lot 74 of Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots had been developed by the time of the 1898 map. The earliest known owner is "Pearse" who is indicated as the owner on the 1898 Stadly map. No further information was found concerning this individual. D. Frank Lord was living here in 1907. Elizabeth Gill, a Boston widow, owned the house about 1909. It was purchased by Oscar and Nancy Moriarty in 1911 (Book 3613, Page 555). Jacques and Laura Reitmayer purchased the house in 1919 (Book 4318, Page 282). He was the president of the American Belgian Exporting Co. in Boston. Theresa Shea McBride bought the house in 1939 and the family owned it until 1989 when it was sold to Linda Fentiman and Arthur Levine (Book 6285, Page 245 & Book 9774, Page 346). Linda Fentiman sold the house to Deborah Benjamin in 1994 (Book 24786, Page 576). It is still owned by Deborah Benjamin Hill and Richard Hill today.

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Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

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Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

111 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.818
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INVENTORY FORM B CONTINUATION SHEET

BELMONT

111 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.818
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The house at 111 School Street appears to be eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as a good example of the Queen Anne style. The neighborhood retains a high level of integrity as a cohesive area of late 19th century residences in the Colonial Revival, Queen Anne and Shingle Styles. Under Criterion A, Belmont Park is significant as an early development of single family housing that reflects the suburbanization of the town as a result of its easy access to Boston. The development was laid out in 1894 and all of the lots had been developed by 1898.

FORM B – BUILDING

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

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

23-113	Boston North	Q	BLM.819 BLM.820
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Park

Address: 128 School Street

Historic Name: Elmer & Carrie Fletcher House

Uses: Present: single family dwelling
Original: single family dwelling

Date of Construction: 1895-6

Source: deeds, directories

Style/Form: Queen Anne/Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
carriage house/garage (BLM.820)

Major Alterations (*with dates*):

1999 - repairs to carriage house
2007-2011 – new windows

Condition: good

Moved: no yes **Date:**

Acres: less than ½ acre (9,459 SF)

Setting: neighborhood of late 19th century dwellings on well-landscaped streets.

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

128 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q

BLM.819
BLM.820

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Oak Street and School Street 128 School Street is a well-preserved example of eclectic late 19th century architecture which is rich in ornament and decorative detail. The wood-shingled dwelling rests on a mortared stone foundation and is capped by a hip roof with a rounded two story bay on one end of the façade and a two-story rectangular bay on the other; both capped by gable pents. A three-bay, single-story porch fronts the east part of the façade with broad arches resting on squat shingled posts. A three-sided oriel window rests on the porch roof and other windows include double-hung 1/1 sash with varying lintels including entablatures with end brackets, swan neck pediments and/or molded surrounds as well as several hipped dormers. In the front gables there are tripartite windows with central 4/4 sash flanked by diamond pane sash. Other details include a bracketed cornice and trusses with pendants supporting the wider overhangs.

A trimmed hedge runs along the School Street frontage. To the rear of the house, fronting Oak Street is an historic two-story carriage house/garage (BLM.820) which is now set on a concrete foundation. It is sheathed in wood shingles with an asphalt-shingled hip roof and a small ventilator. There are two overhead garage doors capped by transom lights and a pair of 6/1 windows in the gable above.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of the Belmont Park subdivision laid out by William W. Lowe in 1894. Located off Concord Avenue, Belmont Park was an early speculative development of single family housing in Belmont (MCRD Plan Book 87, Plan 7). Advertisements touted the development of "moderately-priced suburban homes". Located a little more than a quarter mile from the depot and six miles from Boston, the neighborhood quickly became popular with affluent Boston commuters and all of the lots had been developed by the time of the 1898 map.

Deeds indicate that on September 9, 1895 William Lowe and Wilbert Bartlett sold Lot 44 containing 9,459 square feet to Carrie Fletcher of Boston (MCRD Book 2396, Page 198). According to a brief mention in the *Watertown Enterprise* of May 2, 1896, "The house recently erected at the corner of School and Oak streets, is one of the prettiest (in Belmont Park). Mr. E.A. Fletcher is the owner and is occupying it. He comes from another of Boston's suburbs; but both he and his good wife are of the opinion that Belmont Park bears the palm. They will be quite an acquisition to the society of the neighborhood".

Elmer Fletcher (b. 1863) was engaged in the insurance, and later real estate, business. He lived here with his wife Carrie (b. 1863) and a servant. The property was sold to Jean Chandler in 1911 at which time the couple moved to Hillcrest Road. Jean Chandler was the wife of Oscar Chandler, who worked as a clerk for the steam railroad. The couple had formerly lived on Goden Street and occupied the house with a maid. After Jean Chandler's death, the property was conveyed in 1944 to Fred and Nancy Macalester. It remained in the family until 1961 when it was purchased by Charles Davidson. Members of the Davidson family owned the house until 1978 when it was sold to the present owners, Robert Hasche and Virginia Fried (Book 13432, Page 293).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

128 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Q	BLM.819 BLM.820
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Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.

Middlesex County Registry of Deeds, Cambridge, MA

Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department files

U.S. Census, various dates.

Watertown Enterprise, May 2, 1896.



Carriage House/Garage (BLM.820) facing Oak Street

FORM B – BUILDING

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

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

12-109	Boston North	H	BLM.821
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 17 Slade Street

Historic Name: John Daly House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: early 19th century

Source: visual inspection

Style/Form: Federal-Greek Revival (alt.)

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1921 – garage constructed under piazza

2004 – replace rotted sun porch

Condition: good

Moved: no yes **Date:** ca. 1920

Acreage: 4,948 SF

Setting: mixed twentieth century neighborhood of houses on small lots

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

17 SLADE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

H

BLM.821

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The age of this house is not known although it likely dates to the early 19th century. It appears to have the form of an older 2 ½-story, 5 x 1-bay “I-house” with early 20th century renovations including a lower level garage. The house rests on a fieldstone foundation and its massing and detailing differs from the other 1920s houses on the street. The wood-shingled dwelling is oriented with its pent gable end to the street and its entrance centered on the south façade. The six-panel door is capped by transom lights. Windows are a mix of 6/6, 8/12, and 12/12 sash. A raised single-story porch fronts part of the south façade and the west end and the west section is enclosed. Supporting the porch roof are Doric columns interspersed by a stick balustrade. A single-car garage is located under the porch, facing the street.

Additional research including interior inspection would be helpful in ascertaining the date of construction of this house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The early history of this house is not known although it appears to date to the early 19th century. There was no building on the site at the time of the 1898; it was moved here ca. 1920. It originally stood on part of the John C. Palfrey estate; his house stood on the site of the present Methodist Church at 421 Common Street. After he died in 1906, Palfrey's widow sold the land and it was subdivided by the Edward C. Harrington Company into house lots.

The earliest known owner of 17 Slade Street was John J. Daly, an Irish-born laborer who lived here with his wife Annie. At the time of the 1920 Census the Dalys were living in a rental house at 214 Waverly Street. The first listing for them at this address appears in the 1925 directory. The house was sold by John J. Daly's estate to Edward and Katherine O'Mara in 1928 (Book 5255, Page 405). Edward O'Mara worked as a probation officer. The house was sold by Katherine O'Mara in 1981 (Book 14396, Page 159). The house was purchased by Candace Jenkins in 1983 and is still owned by her estate today.

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Lucas, Nora. Area form for Palfrey Estate (BLM.H), 1982.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

17-40	Boston North	AQ	BLM.107
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 223-225 Slade Street

Historic Name: Collins Graham Double House

Uses: Present: single family dwelling

Original: two family dwelling

Date of Construction: 1923

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Bates & Wigglesworth

Exterior Material:

Foundation: concrete

Wall/Trim: flushboard, wood clapboards

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

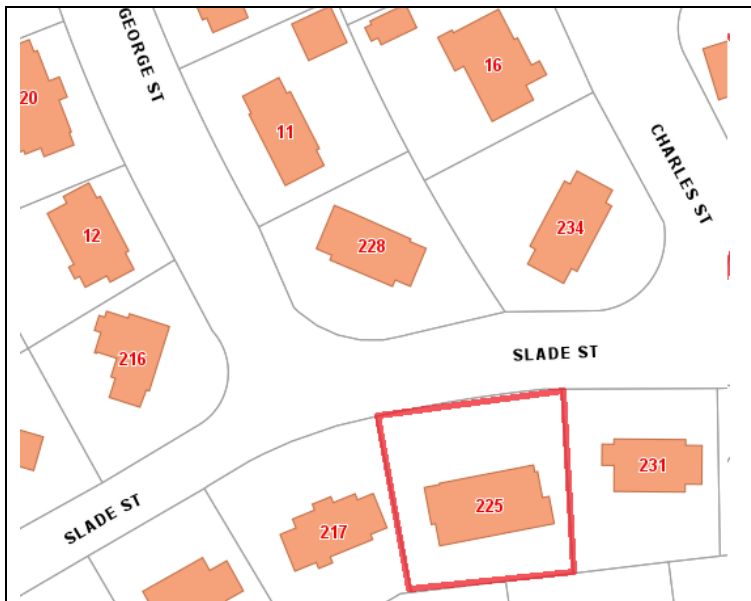
Acreage: 9,917 SF

Setting: mixed twentieth century neighborhood of houses

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

223-225 SLADE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AQ

BLM.107

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

223 Slade (originally 223-225 Slade Street) is an unusual early 20th century Colonial Revival duplex featuring side-by-side, two-story units which are mirror images of each other down to the original single car, fireproof (concrete) garage attached on either end. The flat-roofed structure presents a six-bay, flushboard façade to the street fronted by a full portico with two-story posts. The identical center entrances contain six-panel doors flanked by full-length sidelights and pilasters which support a shared entablature topped by an iron balconette with curvilinear scrollwork. Above the entablature there is a low solid wall parapet with a low gable at the center. A painted brick chimney rises from each end of the roof. The side elevations and the narrow offset wings (just a single bay wide) are sheathed in wood clapboards. Windows contain 6/6 sash and are flanked by shutters on the façade.

The house is set on a low knoll above the street level with a small front lawn and symmetrical plantings and driveways. A set of low concrete and brick steps lead from the street to a flagstone walk and the wide front stairs and front porch.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was part of a larger parcel owned by Winthrop Chenery in the mid 19th century. In 1919 the twenty-acre property was purchased by the Common Street Associates who subdivided the former estate into residential lots. This was Lot 45 on that plan.

In March 1923 Collins Graham of Watertown was granted a building permit for the construction of this house. The architects were Bates and Wigglesworth. The year before the architects had constructed a house with reinforced concrete walls and floors nearby at 256 Slade Street. According to building permits, the house at 223 Slade was instead of conventional wood construction above the concrete foundation.

Collins Graham (1889-1980) was born in Montreal and came to this country in 1890. He graduated from Harvard College in 1912 and worked as an insurance broker in Boston. In 1930 Collins was living at #223 with his wife Hannah and daughter Joae. The other unit (#225) was rented to Malcolm Bowen, a salesman, for \$100/month. Butler lived here with his wife Jean, son, and a servant. In 1943 the house was converted to a single family dwelling. Collins Graham was still living here into the 1960s. Later owners included Lois Allard and Robert Porthouse in the early 1990s. At some point it was again serving as a two-family but reverted to single-family use in the late 1990s.

Architect Victor Hugo Wigglesworth (1885-1958) was born in Hyde Park in 1885. Nothing is known about his educational background other than the 1940 Census indicating that the highest level of schooling he received was the first year of high school. In 1910 he was living with his mother in Chelsea and the local directory lists him as an architect. He and his brother Charles appear to have briefly formed a partnership and are credited with the design of several Colonial Revival buildings in Chelsea including buildings on Bellingham Square and the Chelsea Day Nursery.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

223-225 SLADE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AQ

BLM.107

Wigglesworth married Mary Winthrop Shackford on May 25, 1916 and designed the houses on Colonial Terrace in Belmont that same year. He and his wife lived at #4 Colonial Terrace for several years. In addition to Colonial Terrace, Wigglesworth also designed other dwellings in Belmont including 24 Cedar Road (1913), a Prairie Style dwelling, 20 Highland Road (1915), a house for his own use at 214 Common Street (1922, no longer extant), another across the street (217 Common Street, no longer extant), several other houses on Slade Street including 234 and 256 Slade Street, and another house for himself at 21 Knox Road (no longer extant). Many of the buildings he designed were of concrete, fireproof construction. Examples of his work were published in a number of early 20th century journals including *Carpentry and Building*, *The Builder's Journal* and *Concrete*. In 1929 Wigglesworth was awarded a patent for a tie for binding spaced walls together. The Common and Slade Street houses are credited to Bates & Wigglesworth, Architects and Engineers. His partner, Stacy C. Bates graduated from MIT in 1911. It appears that Wigglesworth did not always primarily work as an architect. Draft records indicate that in 1917 he was chief draftsman for the John H. Hammond Jr. Cruft Laboratory in Cambridge and at the time of World War II he was an engineer for Fay Spofford and Thorndike in Boston. Wigglesworth was still living in Belmont in 1955 but died in Newburgh, New York in 1958.

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Williams, Judy. Inventory form for 223-225 Slade Street (BLM.107), 1982.

Williams, Judy. Area form for Common Street Associates Subdivision (Area AQ), 1982.

FORM B – BUILDING

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

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

17-33	Boston North	AQ	BLM.106
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 256 Slade Street

Historic Name: Martin Powers House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1922

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Bates & Wigglesworth

Exterior Material:

Foundation: concrete

Wall/Trim: concrete, brick, wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
ca. 2000 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 12,644 SF

Setting: mixed twentieth century neighborhood of houses

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

256 SLADE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AQ

BLM.106

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 256 Slade Street is an unusual early 20th century dwelling which combines Colonial Revival detailing with reinforced concrete construction throughout. The two-story, hip-roofed structure displays a five-bay façade with a concrete façade which has the appearance of flushboard siding. The side elevations have a brick veneer. The center entrance has a Classically-inspired door surround with pilasters, entablature and full sidelights and is fronted by a monumental-scaled portico with two-story concrete columns. Capping the main entrance, the portico and the roof all are decorated by Chippendale-inspired panels and/or balustrades. Windows contain 6/6 sash with shutters. A two-car garage is located underneath the house.

The house at 256 Slade Street may be the only remaining example of Wigglesworth's reinforced concrete house designs. It was built shortly after the house he designed at 217 Common Street which was publicized in national trade publications (*Concrete* Jan. 1922) and is no longer extant. Other Colonial Revival designs by Wigglesworth including 223 and 234 Slade Street and Colonial Terrace, do not appear to be of reinforced concrete construction.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house marks the site of the mid 19th century Winthrop Chenery mansion. In 1919 the twenty-acre property was purchased by the Common Street Associates who subdivided the former estate into residential lots. The March 1922 Sanborn map shows this as a vacant lot.

Architect Victor H. Wigglesworth purchased the lot from the Common Street Associates in May 1922 (Book 4514, Page 335). In May 1922 Bates and Wigglesworth applied for a building permit to construct the present house, valued at \$10,000. Constructed of reinforced concrete with a garage underneath, the house was built by J. Pempstrom of Everett. The house was built shortly after Wigglesworth built another reinforced concrete house on Common Street (217 Common Street, no longer extant). That house received the following write-up in *Concrete* magazine in January 1922, which applies equally to the Slade Street house:

One of the most unusual achievements of concrete housing in the last year is on Common street, Belmont, Mass., the work of V.H. Wigglesworth, architect.

It is of reinforced concrete throughout – walls (which are double), floors, stairs, and roof – even to the tile, which are monolithic with the roof slab. Yet the casual observer would never suspect it to be anything else than a particularly well preserved example of the New England colonial farm house, with wide, heavy drop siding and beautiful two-story front columns. Even the hooded doorway with its moldings are of concrete, monolithic with the structure as a whole.

While this seems to be flying in the face of a common architectural conception that a structure should express the material of which it is made – Mr. Wigglesworth stoutly maintains that the lines of the old farm houses are so good for their own sakes – drop siding and all – that they deserve preservation in a permanent and worthy material. The forms for walls proper were carefully made for horizontal courses about 2 ft. high and were used repeatedly with very little waste. They are so faced as to produce the drop siding effect.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

256 SLADE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AQ	BLM.106
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Surfaces were carefully pointed, filled with a cement wash and rubbed with fine carborundum. The walls were then given a finish of special white paint.

In September 1924 the completed house was sold to Martin Powers of Medford (Book 4771, Page 192). Martin Powers lived here with his wife Mary; he worked as a manager in Boston. By 1935 the house had been sold to Retired U.S. Army Major Daniel Brinsmade. In 1940 Major Brinsmade, then 66, was living here with his wife Bertha and stepdaughter Barbara Billings. In 1949 the house was sold by George and Barbara Barlow to F. Paul and Marjorie Morgan (Book 7422, Page 421). Later owners included Vincenzo and Filomena Lucido (1952-1960); Julian and Clarice Schwinger (1962-1972); Roy & Jacklyn Macridis (1972-1983); and Richard & Margaret Hickey (1983-2002). Stephen McEvoy purchased the house in 2002 and sold it two years later to Kim and Susan Tang, the present owners (Book 44407, Page 92).

Victor Hugo Wigglesworth (1885-1958) was born in Hyde Park in 1885. Nothing is known about his educational background other than the 1940 Census indicating that the highest level of schooling he received was the first year of high school. In 1910 he was living with his mother in Chelsea and the local directory lists him as an architect. He and his brother Charles appear to briefly form a partnership and are credited with the design of several Colonial Revival buildings in Chelsea including buildings on Bellingham Square and the Chelsea Day Nursery.

Wigglesworth married Mary Winthrop Shackford on May 25, 1916 and designed the houses on Colonial Terrace in Belmont that same year. He and his wife lived at #4 Colonial Terrace for several years. In addition to Colonial Terrace, Wigglesworth also designed other dwellings in Belmont including 24 Cedar Road (1913), a Prairie Style dwelling, 20 Highland Road (1915), a house for his own use at 214 Common Street (1922, no longer extant), another across the street (217 Common Street, no longer extant), several other houses on Slade Street including 223-225 Slade Street and 234 Slade Street, and another house for himself at 21 Knox Road (no longer extant). Many of the buildings he designed were of concrete, fireproof construction. Examples of his work were published in a number of early 20th century journals including *Carpentry and Building*, *The Builder's Journal* and *Concrete*. In 1929 Wigglesworth was awarded a patent for a tie for binding spaced walls together. The Common Street and Slade Street houses are credited to Bates & Wigglesworth, Architects and Engineers. His partner, Stacy C. Bates graduated from MIT in 1911. It appears that Wigglesworth did not always primarily work as an architect. Draft records indicate that in 1917 he was chief draftsman for the John H. Hammond Jr. Cruft Laboratory in Cambridge and at the time of World War II he was an engineer for Fay Spofford and Thorndike in Boston. Wigglesworth was still living in Belmont in 1955 but died in Newburgh, New York in 1958.

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Town of Belmont, Building Department files.

U.S. Census, various dates.

Williams, Judy. Inventory form for 256 Slade Street (BLM.106), 1982.

Williams, Judy. Area form for Common Street Associates Subdivision (Area AQ), 1982.

AQ	BLM.106
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

Constructed in 1922, the Martin Powers House at 256 Slade Street is eligible for the National Register, Criterion C, as a unique local example of an early 20th century reinforced concrete single family dwelling. It was designed by local architect Victor Wigglesworth (1885-1958). Many of the buildings he designed were of concrete, fireproof construction and examples of his work were published in a number of early 20th century journals. In 1929 he was also awarded a patent for a tie binding spaced walls together. This house appears to be the only remaining example of Wigglesworth's reinforced concrete designs.

FORM B – BUILDING

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

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

58-2	Boston North	AU	BLM.461
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Photograph



Address: 15 Snake Hill Road

Historic Name: Philip Darlington Jr. House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1946

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch, architect;
Hans Tobiason, builder

Exterior Material:

Foundation: concrete

Wall/Trim: vertical boards

Roof: tar and gravel

Locus Map



Outbuildings/Secondary Structures:
carport (1964)

Major Alterations (*with dates*):

1970 – rear addition (Carl Koch, architect)

1998 – some new windows

2002 – entry and tool storage addition at front of house

Condition: good

Moved: no yes **Date:**

Acreage: 22,394 SF

Setting: Contemporary dwellings on steep hillside setting

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.461

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located on a bend in the road as one climbs Snake Hill Road, the Darlington House is an International Style dwelling designed by architect Carl Koch in 1946 for his sister and her husband. The house is clad in vertical boards and is set on a concrete foundation. It is capped by a slated roof with overhanging eaves on the east side. A large stone chimney rises from the roof. The window openings are grouped into bands. They were replaced in 1998.

The additions to the house have been minimal. A single-story rear addition designed by Koch was constructed to the southwest in 1970. The open carport to the northeast was added in 1964 and was also designed by Koch. The sides of the structure are clad in vertical boards above a concrete foundation and simple metal trusses support the roof. A small single story addition is also located in front of the entrance and includes outdoor tool storage; it dates to 2002. Like the other houses in the subdivision, 15 Snake Hill Road is informally landscaped and was intended to blend in with its surroundings. A patio is located to the rear of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch had petitioned for approval of a ten lot subdivision and a winding road to be laid out off Pleasant Street through a seven-acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. The Snake Hill location was selected because of its magnificent view of Boston, the fact that it was within a quarter mile of transportation and stores and because the land was cheap due to the fact that its rocky ledges were not believed to be suitable for conventional homes. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called “Witsend Road”. It was renamed Snake Hill Road in October 1940. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250).

The five initial Snake Hill houses constructed in 1940 and designed by Carl Koch (#68, 69, 77, 83 & 89) were quickly recognized as one of the most significant groups of contemporary houses in the world – notable for their planning and architecture and their success in creating a strong sense of community (Fixler). The development also incorporated new technology. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250). Carl Koch (1912-1998) received his Master of Architecture degree from the Harvard Graduate School of Design in 1937 and after traveling to Sweden developed the Snake Hill community housing project as a way to design an inexpensive house for himself and his family. A second phase of construction took place the following year and resulted in the construction of three additional Snake Hill Road houses - #50, 60 & 64. These houses were designed by Carl Koch working with Huson Jackson and Robert Kennedy. The builder was Joseph Richardson, grandson of H.H. Richardson. These three houses were built at the end of pre-war private residential construction, at a time when it was difficult to find builders to bid on the work and materials were in short supply. With the goal of building houses cheaply and quickly, the houses utilized a new experimental, economical construction featuring new materials and a new structural method. Construction was based on a four-foot module. The framing was expressed on the exterior by 4 x 4” and 4 x 6” redwood posts. The wall curtain consisted of cement-surfaced fiberboard (*Progressive Architecture*). The landscape architect for Snake Hill was Christopher Tunnard (1910-1979).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.461

The house at 15 Snake Hill Road was the last dwelling constructed in the development and was constructed on Lot 8A, land that was originally reserved for a tennis court. The original owners were Philip J. Darlington and his wife Elizabeth (Koch) who purchased the property in 1946. The couple had married in 1942. "Libby" (d. 2004) was the younger sister of the architect, Albert Carl Koch, Jr. Her husband (1904-1983) was a prominent biologist who was schooled at Harvard and later became a professor of Zoology there. The house was designed by Carl Koch and Hans Tobiason of Arlington was the builder. The initial cost of the dwelling was \$7,000.

The Darlington lived here only a few years and sold the house in 1948 to Arthur and Katherine Smithies of Washington, D.C. Arthur Smithies was a Harvard economist. In 1948 his book, *The Federal Budget and Fiscal Policy*, was published. It was regarded as the standard source on the budget for the next two decades. The Smithies sold the property in 1953 to Lewis and Ethel Kornfeld who retained ownership until 1970. Lewis Kornfeld worked for Radio Shack, becoming president of the company in 1970 and leading the company to become a major player in the personal computer market. In 1964 the Kornfelds added a garage/carport designed by Carl Koch and Associates and built by Paul Sullivan. Roy and Sylvia Hammer purchased the property in 1970 and soon thereafter constructed a 30' x 15' addition, designed by Carl Koch and Associates and built by Donald Tait.

The house was purchased by Elwood and Karel Henneman in 1975 (Book 12766, Page 363). Dr. Elwood Henneman was an expert on neurobiology at Harvard Medical School. The property was sold by the Henneman Trust to Kim Scola and Amy Wilson in 1996 and sold by Amy Wilson in 2007 to Jon Fullerton and Louisa Lund, the present owners (Book 50456, Page 499).

BIBLIOGRAPHY and/or REFERENCES

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<http://news.harvard.edu/gazette/1998/09.17/FacultyofMedici.html>
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- New York Times*, Sept. 11, 1981 [obituary of Arthur Smithies]; Aug. 15, 2013 [obituary of Lewis Kornfeld].
- Robbins, Samuel Dowse, ed. *Who's Who in Belmont*. Belmont: Belmont Historical Society, 1972.
- "3 New Houses at...Snake Hill, Belmont, Mass.", *Progressive Architecture*, October 1946.
- Town of Belmont, Building Department files.
- U.S. Census, various years.
- Williams, Judy. Area form for Snake Hill Road, Nov. 1982.
- Wilson, Edward O. *Philip Jackson Darlington, Jr. 1904-1983*. National Academy of Sciences, 1991.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

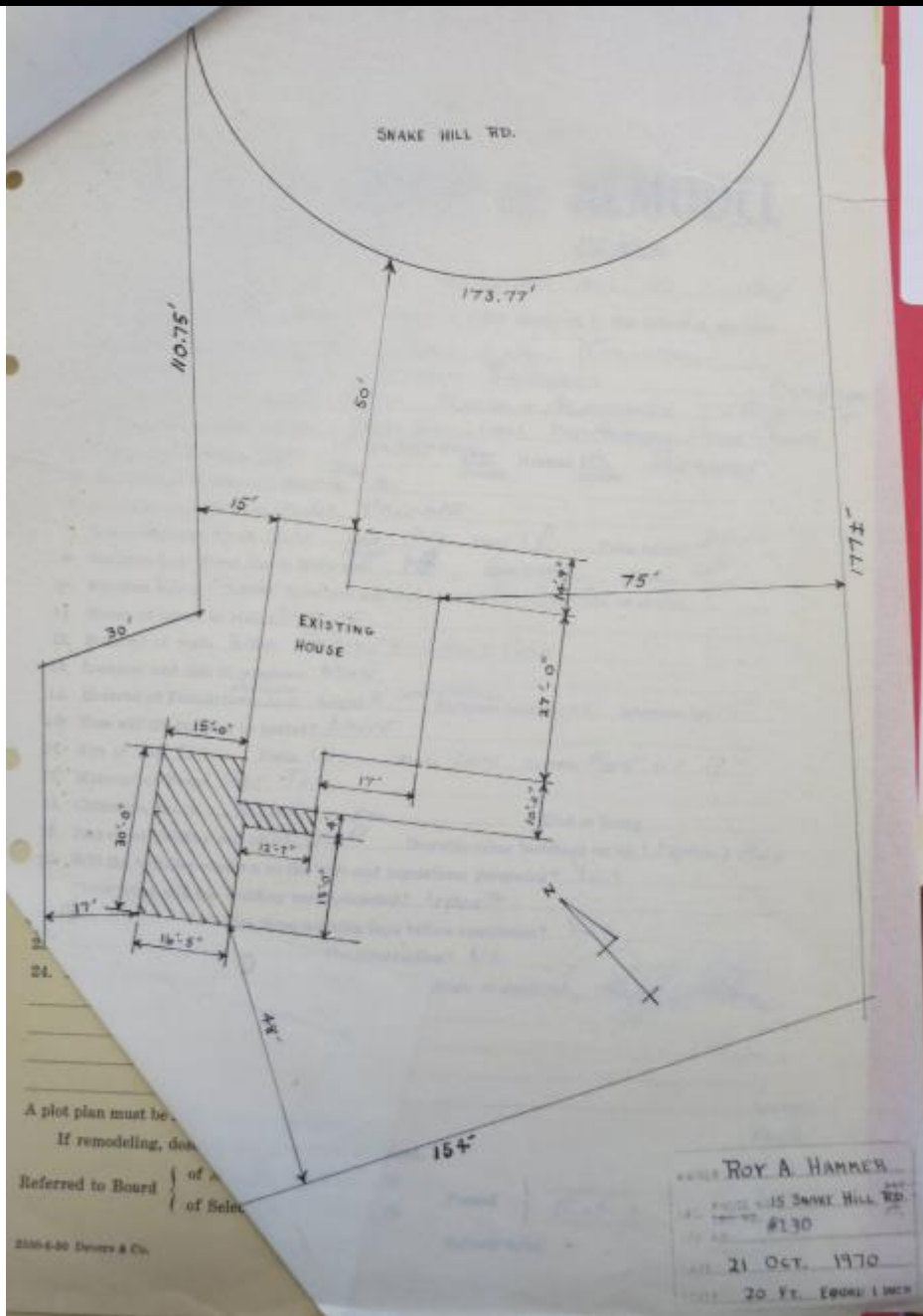
15 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.461
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Drawing showing original house and 1970 rear addition by Koch (hatched lines)
Source: Belmont Building Department files

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.461
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Darlington House at 15 Snake Hill Road is eligible for the National Register, Criterion C, as a well-preserved example of the International Style which has seen minimal alteration since its construction in 1946. It was designed by preeminent architect Carl Koch for his sister and her husband and was the last of the homes constructed at Snake Hill. Snake Hill is considered one of the best known and most significant groups of contemporary houses in the country – notable in terms of planning and architecture as well as its success in creating a strong sense of community.

FORM B – BUILDING

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

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

58-10	Boston North	AU	BLM.822
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Photograph



Address: 50 Snake Hill Road

Historic Name: Karl & Marion Zerbe House

Uses: Present: single family dwelling

Original: single family dwelling/studio

Date of Construction: 1941

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch, Huson Jackson & Robert Kennedy, arch.; Joseph Richardson, builder

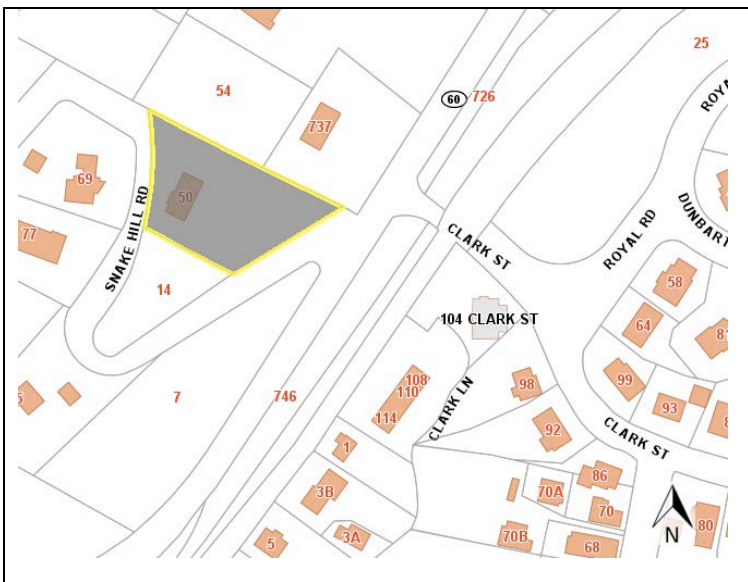
Exterior Material:

Foundation: concrete block

Wall/Trim: wood

Roof: rubber

Locus Map



Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2012 – addition, new windows and remodeling

Condition: good

Moved: no yes **Date:**

Acreage: 27,541 SF

Setting: steep hillside in area of other significant, similar International style dwellings.

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

50 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.822

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Built on a steep slope with a commanding view of Boston to the southeast, 50 Snake Hill Road is a three-level contemporary dwelling which was originally constructed in 1941 but was remodeled to its present appearance in 2012. From Snake Hill Road, the house has the appearance of a single-story dwelling, capped by a low gable roof with large brick chimney. From the east, the multiple levels and large window areas are visible. The present windows date to 2012 and differ from the original gridded arrangement of hoppers and large plate glass windows. The section to the northeast, topped by a deck was added in 2012. The homes were intended to blend into the trees and the rocky hillside. In recent years, the landscaping around the homes has been opened up in comparison to the original design.

Constructed beginning in 1940, Snake Hill was one of the best known and most significant groups of contemporary houses in the country, if not the world.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch petitioned for approval of a ten lot subdivision and a winding road to be laid out off Pleasant Street through a seven-acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called “Witsend Road”. It was renamed Snake Hill Road in October 1940.

The initial Snake Hill houses constructed in 1940 and designed by Carl Koch (#68, 69, 77, 83 & 89) were quickly recognized as one of the most significant groups of contemporary houses in the world – notable for their planning and architecture and their success in creating a strong sense of community (Fixler). The development also incorporated new technology. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250). (The boiler house was located to the west of this parcel.) Carl Koch (1912-1998) received his Master of Architecture degree from the Harvard Graduate School of Design in 1937 and after traveling to Sweden developed the Snake Hill community housing project as a way to design an inexpensive house for he and his family. The significance of the Snake Hill Development was appreciated soon after construction. In 1945 *Progressive Architecture* called the five original 1940 Snake Hill houses “one of the best known and most significant groups of contemporary houses in the world”.

The house at 50 Snake Hill Road was part of the second phase of construction. These three houses - #50, 60 & 64 were designed by Carl Koch working with Huson Jackson and Robert Kennedy. The builder was Joseph Richardson, grandson of H.H. Richardson. These three houses were built at the end of pre-war private residential construction, at a time when it was difficult to find builders to bid on the work and materials were in short supply. With the goal of building houses cheaply and quickly, the houses utilized a new experimental, economical construction featuring new materials and a new structural method. Construction was based on a four-foot module. The framing was expressed on the exterior by 4 x 4” and 4 x 6” redwood posts. The wall curtain consisted of cement-surfaced fiberboard (*Progressive Architecture*). The landscape architect for Snake Hill was Christopher Tunnard (1910-1979).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

50 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.822

The original owners of the house at 50 Snake Hill Road were Karl and Marion Zerbe who purchased the house and lot 10 in 1941 (Book 6545, Page 50). The original cost of the house was \$6,800. Karl Zerbe (1903-1972) was a German-born American painter and member of the so-called Boston Expressionists. He headed the painting department at the Museum of Fine Arts School from 1937 until 1955 and influenced countless students. The Zerbes moved to Tallahassee, Florida in 1955 and Karl served as professor of painting at the State University there until 1971.

The interior of the Zerbe House was described as follows in the October 1946 *Progressive Architecture*:

Arranged on three main floor levels, the house respects the site entirely, the floors becoming progressively larger in area (from basement to upper floor) as the slope recedes. The studio, a story and a half in height, occurs at a floor level of its own. The family living area – living-dining room and kitchen – makes the most of the space available in a combined plan arrangement; in the angled corner, a glazed door opens the room out to the high living porch. (*Progressive Architecture*, October 1946, p. 54).

The two bedrooms were located on the middle level with large windows looking to the southeast. Throughout the house “partitioning is kept as uncomplicated as possible; even closets are left without doors and the carpentry these would involve. In short, the highly important design reference point of economy applies all the way from structural concept to plan detail” (Ibid, p. 58).

The house at 50 Snake Hill Road was purchased by Harold and Marian Wilkins in 1955. It was sold by Harold’s estate in 1990. In 2012 owner Alan Jasanoff made various changes to the house. A basement level addition was constructed with a deck at the first floor. New windows were also installed. The architect for the renovations was Shaughn MacGilvray of Imai Keller Moore architects, Watertown.

BIBLIOGRAPHY and/or REFERENCES

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- Boston Suburbs Project, MIT, 1987 <http://dome.mit.edu/handle/1721.3/160270>
- Fixler, David *Hipsters in the Woods: The Midcentury-Modern Suburban Development*, Spring 2009. www.fomalincoln.org
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- Robbins, Samuel Dowse, ed. *Who’s Who in Belmont*. Belmont: Belmont Historical Society, 1972.
- “3 New Houses at...Snake Hill, Belmont, Mass.”, *Progressive Architecture*, October 1946.
- Town of Belmont, Building Department Files.
- Williams, Judy. Area form (BLM.AU) for Snake Hill Road, November 1982.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

50 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.822
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1987 view of entrance Massachusetts Institute of Technology, photograph by Shakeel Hossain
Source: Boston Suburbs Project, MIT, 1987



2016 view of entrance

INVENTORY FORM B CONTINUATION SHEET

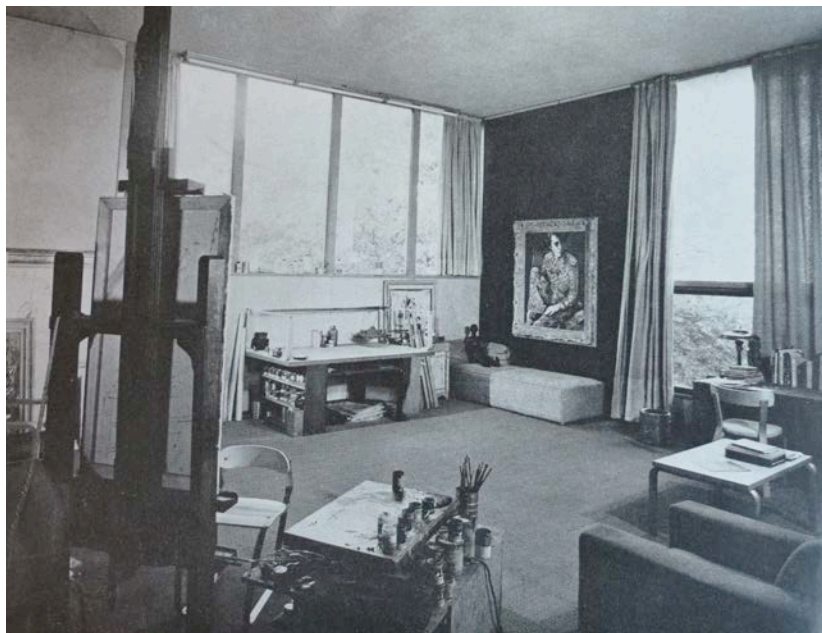
BELMONT

50 SNAKE HILL ROAD

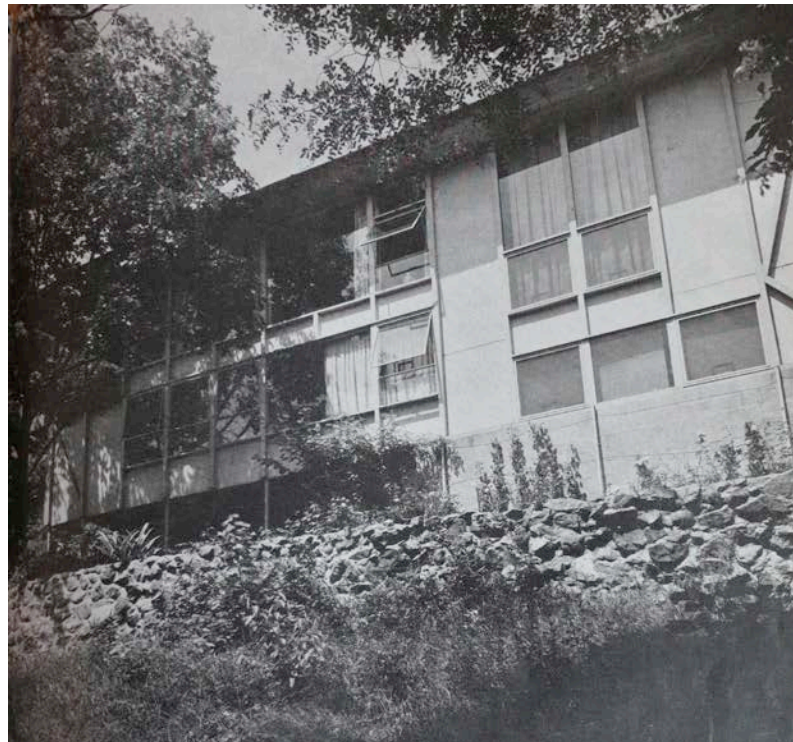
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.822
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View of Zerbe's studio



View of original fenestration

Progressive Architecture, October 1946.

AU	BLM.822
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Zerbe House at 50 Snake Hill Road is eligible for the National Register, under Criterion C, as part of Carl Koch’s Snake Hill Development which is considered one of the best known and most significant groups of contemporary houses in the country – notable in terms of planning and architecture as well as its success in creating a strong sense of community. This house was constructed in 1941 as part of the second phase of construction and was designed for Karl Zerbe, a German-born American painter. The house was featured in an October 1946 article in *Progressive Architecture* on Snake Hill. Despite alterations including new windows and a 2012 addition, the house still contributes to a Snake Hill district.

FORM B – BUILDING

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

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

58-9	Boston North	AU	BLM.459
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Address: 60 Snake Hill Road

Historic Name: Richard & Ruth Kriebel House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1941

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch, Huson Jackson & Robert Kennedy, architects; Joseph Richardson, builder (1940); Hans Tobiason, builder (1950)

Exterior Material:

Foundation: concrete

Wall/Trim: vertical boards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
shed

Major Alterations (*with dates*):

- 1950 – 20' x 20' & 8' x 20' addition (Carl Koch, architect)
- 1968 – 14' x 18' addition (Carl Koch, architect)
- 1991 – 2nd story addition
- 1993 – replacement windows
- 1998 – 2 story add. 9' x 20'
- 2009 – addition, interior renovation

Condition: good

Moved: no yes **Date:**

Acreage: 45,416 SF

Setting: near top of hill in neighborhood of other Koch designed dwellings

Photograph



Assessor's photo

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.459

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 60 Snake Hill Road is a three-level dwelling set into a hill with views of Boston to the southeast. What was originally a modest, economical dwelling has seen various alterations over the years including multiple additions, new exterior cladding and new windows in 1993. As originally constructed in 1940 the house was rectangular in plan measured just 32' x 20' with its long elevation facing southeast. It was originally clad in cement surfaced fiberboard between redwood posts but is now covered in vertical wood siding. A large brick chimney emerges from the low gable roof.

The minimalistic house has been greatly expanded over the years, two of the gable-roofed additions were also designed by the original architect Carl Koch for the original owners, the Kriebels. These consisted of a 20' x 20' addition constructed to the rear (northwest) of the original house in 1950 and a 14' x 18' addition to the southwest of the original house in 1968, topped by a cross gable roof with clerestory windows. An additional two-story rear addition measuring 9' x 20' was constructed in 1998.

A small shed is located to the northeast of the house on the property line with 64 Snake Hill Road. The house does not have a garage but has a paved parking area to the west. There are patios adjacent to the house but most of the land is wooded.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch petitioned for approval of a ten lot subdivision and a winding road to be laid out off Pleasant Street through a seven acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called "Witsend Road". It was renamed Snake Hill Road in October 1940. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250).

The initial Snake Hill houses constructed in 1940 and designed by Carl Koch (#68, 69, 77, 83 & 89) were quickly recognized as one of the most significant groups of contemporary houses in the world – notable for their planning and architecture and their success in creating a strong sense of community (Fixler). The development also incorporated new technology. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250). (The boiler house was located to the west of this parcel.) Carl Koch (1912-1998) received his Master of Architecture degree from the Harvard Graduate School of Design in 1937 and after traveling to Sweden developed the Snake Hill community housing project as a way to design an inexpensive house for he and his family. The significance of the Snake Hill Development was appreciated soon after construction. In 1945 *Progressive Architecture* called the five original 1940 Snake Hill houses "one of the best known and most significant groups of contemporary houses in the world".

The house at 60 Snake Hill Road was part of the second phase of construction. These three houses - #50, 60 & 64 were designed by Carl Koch working with Huson Jackson and Robert Kennedy. The builder was Joseph Richardson, grandson of H.H. Richardson. These three houses were built at the end of pre-war private residential construction, at a time when it was difficult to find builders to bid on the work and materials were in short supply. With the goal of building houses cheaply and quickly, the houses utilized a new experimental, economical construction featuring new materials and a new structural method. Construction was based on a four-foot module. The framing was expressed on the exterior by 4 x 4" and 4 x 6" redwood posts. The wall curtain consisted of cement-surfaced fiberboard (*Progressive Architecture*). The landscape architect for Snake Hill was Christopher Tunnard (1910-1979).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.459

The Kriebel House at 60 Snake Hill Road was originally 20' x 32' and consisted of three levels on a sloping site. It was designed with the family of five in mind and incorporated a lower level workroom for hobbies and four bedrooms. It was built on the basis of "utmost economy" although future plans called for the addition of a bedroom suite and larger hobby room. As described in an architectural journal of the day: "Spaces are divided only where desirable or necessary to separate functions...the total house area is planned as a single general living space". A natural rock outcropping emerging through the floor of the living-dining space was intended to serve as a dividing element between the two sections. The living room and dining area were designed as a continuous space without a separate entrance hall (*Progressive Architecture*, Oct. 1946). The house was added onto twice with Carl Koch serving as architect. In 1950 a 20' x 20' addition was constructed as well as a 8' x 20' addition to the basement workshop. A 14' x 18' addition was added in 1968. In 1998 a two-story, 9' x 20' addition was constructed.

The original owner, Richard T. Kriebel (1904-1990), was a major figure in the early history of the Polaroid Corporation, founded in 1937 by Edwin H. Land. Kriebel joined the corporation's precursor, Land-Wheelwright Laboratories in 1935 and was the man who carried out Land's innovative personnel policies including hiring women for significant jobs and broadening benefits for all. He remained with Polaroid in various capacities until 1969 and in the later years served as the director of public relations. Richard Kriebel died in 1990 and the following year his widow sold the house to Fred Danforth and Carlene Larsson. In 2005 the Lord House at 64 Snake Hill Road which stood next door was demolished to make way for a new house. Geoffrey Jones and Rattana Promrak purchased the house at 60 Snake Hill Road in 2008 and still own it today (Book 51461, Page 201).

BIBLIOGRAPHY and/or REFERENCES

- Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.
- Fixler, David *Hipsters in the Woods: The Midcentury-Modern Suburban Development*, Spring 2009. www.fomalincoln.org
- Middlesex County Registry of Deeds, Cambridge, MA
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- "3 New Houses at...Snake Hill, Belmont, Mass.", *Progressive Architecture*, October 1946.
- Town of Belmont, Building Department Files.
- Williams, Judy. Area form (BLM.AU) for Snake Hill Road, November 1982.



INVENTORY FORM B CONTINUATION SHEET

BELMONT

60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.459
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Original entrance from driveway



Original southeast elevation

Progressive Architecture, Oct. 1946

INVENTORY FORM B CONTINUATION SHEET

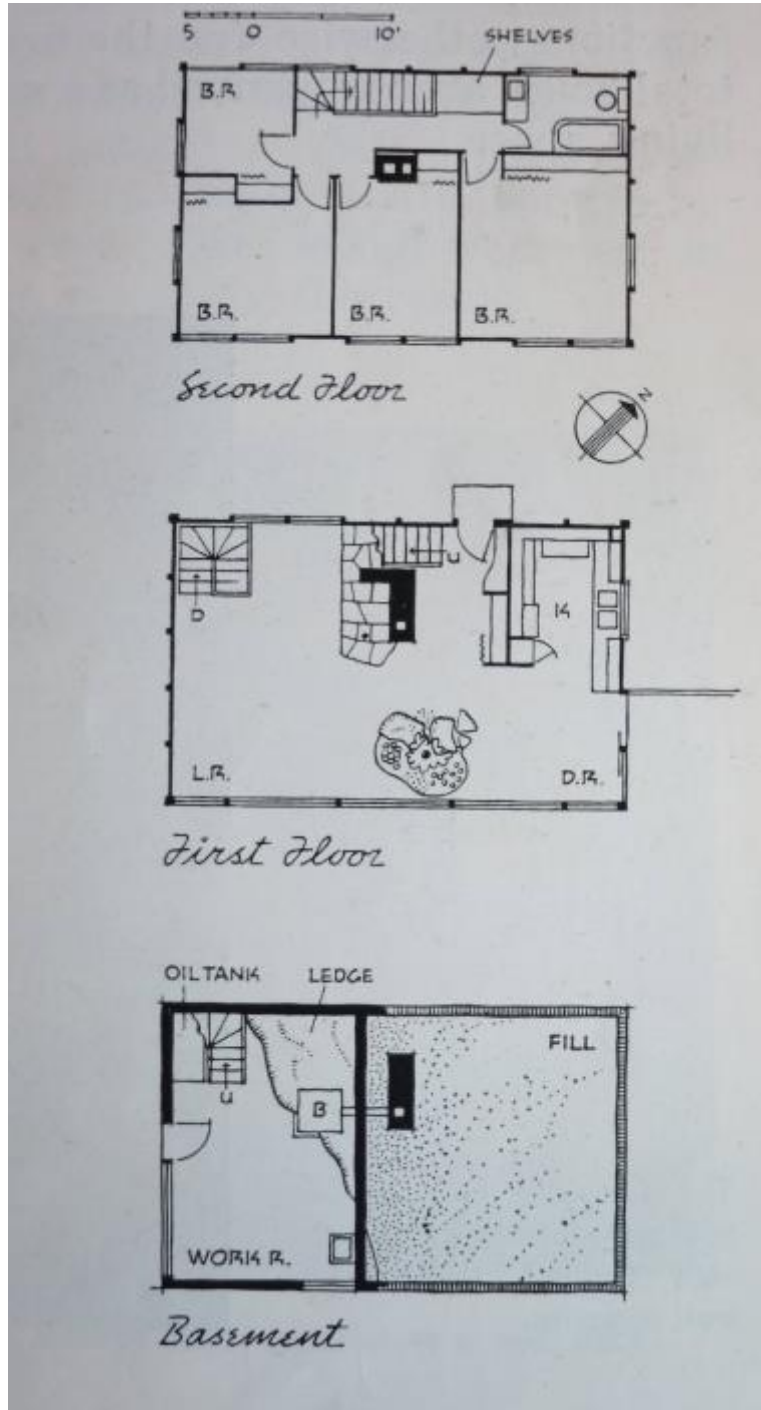
BELMONT

60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.459
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Original Floorplan

Progressive Architecture, Oct. 1946

INVENTORY FORM B CONTINUATION SHEET

BELMONT

60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.459
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Progressive Architecture, Oct. 1946

INVENTORY FORM B CONTINUATION SHEET

BELMONT

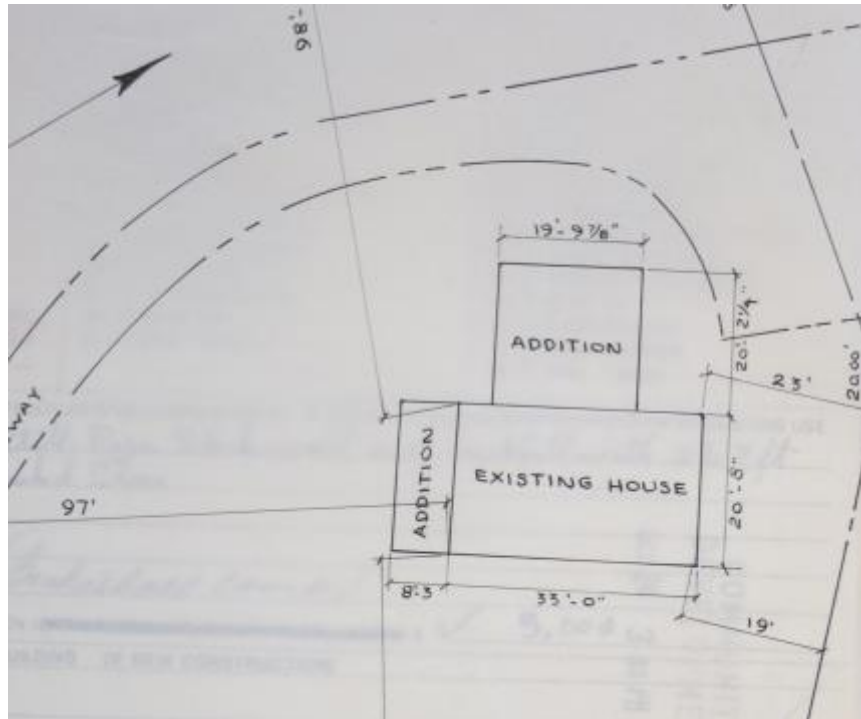
60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

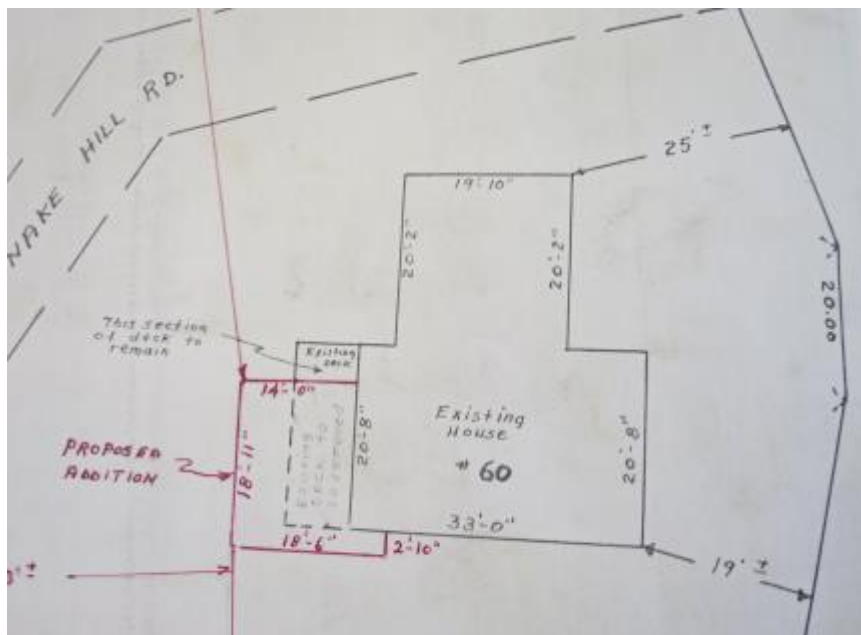
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.459
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Original House with 1950 additions (Carl Koch, architect)



Plan showing proposed 1968 addition (Carl Koch, architect)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

60 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.459
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by _____ Lisa Mausolf _____
The criteria that are checked in the above sections must be justified here.

The Kriebel House at 60 Snake Hill Road is eligible for the National Register, under Criterion C, as part of the Snake Hill Development which is considered one of the best known and most significant groups of contemporary houses in the country – notable in terms of planning and architecture as well as its success in creating a strong sense of community. This house was designed by architect Carl Koch and constructed in 1941 as part of the second phase of construction and was featured in an October 1946 article in *Progressive Architecture* on Snake Hill. The house has seen several additions (two of which were designed by the original architect, Carl Koch). Despite alterations, the house still appears to contribute to a Snake Hill district.

FORM B – BUILDING

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

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

58-8	Boston North	AU	BLM.460
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Address: 68 Snake Hill Road

Historic Name: Lincoln & Allison Gordon House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1940

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch, architect;
Tobiason Brothers, builders

Exterior Material:

Foundation: concrete block

Wall/Trim: vertical boards

Roof: tar and gravel; rolled roofing

Outbuildings/Secondary Structures:
carport (1967)

Major Alterations (*with dates*):

1946 – garage under house and large addition

1980 – addition (Don Freeman, architect)

1999 – new windows in original bedroom wing

2002 – small additions including entrance canopy

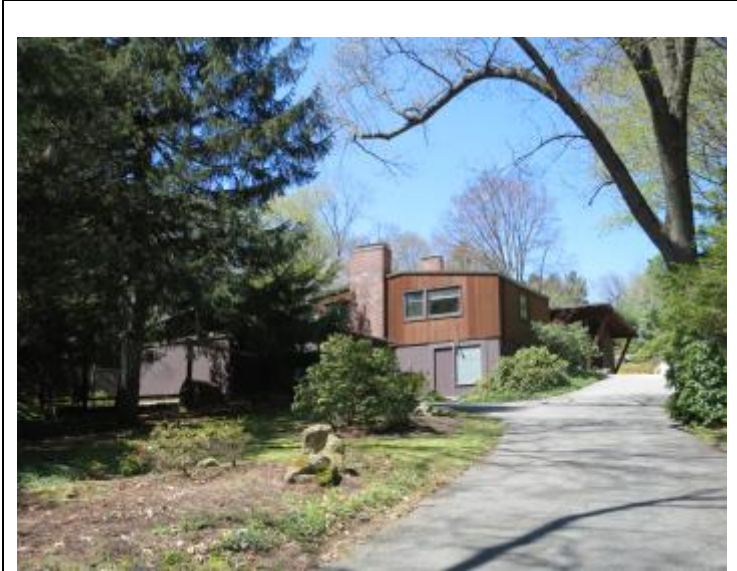
Condition: good

Moved: no yes **Date:**

Acreage: 19,599 SF

Setting: clearing on wooded hillside

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.460

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the top of the development, 68 Snake Hill Road was constructed in 1940 and was one of the five houses constructed in the first phase of construction on Snake Hill Road. The house was greatly expanded over the years including a large front addition constructed in 1946 and other alterations dating to 1980. As originally designed the house was two-stories in height and rectangular in plan. There was a peaked roof over the north part of the house and the south portion consisted of an open second story sunporch. Large glass windows faced southeast and there were two entries capped by cantilevered overhangs. There is little left of the original design. The sunporch area is now two-stories in height, capped by a peaked roof with a sloped roof extending to the northeast.

In 1946 a two-story addition was added to the east of (in front of) the original block. It is sheathed in vertical boards over a concrete lower level and is capped by a low gable roof with a large brick exterior chimney on the east façade. A modern canopy on simple supports was added to the north elevation of the original house in 2002

A small carport constructed in 1967 is located in front of the house. The buildings are designed to blend into the surrounding landscape, screened by trees and informal landscaping.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch petitioned for approval of a ten lot subdivision and a winding road to be laid out off Pleasant Street through a seven acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called “Witsend Road”. It was renamed Snake Hill Road in October 1940. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250).

Albert Carl Koch Jr. (1912-1998) received his Master of Architecture from the Harvard School of Design in 1937 and studied under Walter Gropius, the Bauhaus founder. Koch traveled to Sweden on a fellowship in 1938 and was fascinated by the Swedes’ use of fabrication. With a goal of building houses that were less expensive but still fully functional and pleasant homes, Koch’s first project upon returning to the United States was a community housing project called Snake Hill. Koch initially developed the project as a way to design an inexpensive home for himself and his family. The house at 77 Snake Hill Road (Lot 6) was one of five houses constructed as part of the first phase of construction and was the architect’s own home. The first five houses - #68, 69, 77, 83 & 89 were constructed in 1940 and were all designed by Carl Koch. In 1946 *Progressive Architecture* declared “the original five houses at Snake Hill designed by Carl Koch constitute one of the best known and most significant groups of contemporary houses in the world”.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.460

The original owners of this house were A. Lincoln Gordon (1913-2009) and his wife Allison (Book 6409, Page 20). They had married in 1937 and bought this house in 1940. The house design incorporates Koch's belief in open and flexible interior planning. Expensive millwork is non-existent. In the Gordon House, the stairway is enclosed by simple studs and square posts. The design also reflects the specific wishes of the owner; in this case the owner wanted an upstairs study, removed from the general living area. A dressing room was designed so that it might be converted into a baby's room. There is also a maid's room. The cost of the two-story home was \$7,650.

Gordon earned a doctorate at Oxford, was a Rhodes Scholar and was a Harvard professor for many years teaching business and international affairs. He served on the War Production Board during World War II and after the war served in Paris and London as an administrator of the Marshall Plan for European recovery after the war. Dr. Gordon served as U.S. Ambassador to Brazil from 1961 to 1966. The Gordons sold this house in 1966. The following year he became President of Johns Hopkins University and served in that position until 1971.

Ernest May purchased the house in 1966 and retained ownership until 1980. Dr. Ernest May (1928-2009) had joined Harvard in 1954 and was a distinguished historian of world wars, intelligence, and international relations. The property was owned by Harold and Rosalind Davidson from 1980 to 1988 when it was purchased by Jane Minasian and J. Grant Monahan, the present owners.

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- Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.
- "Five Houses in Belmont, Mass.", *Architectural Forum*, June 1941.
- Middlesex County Registry of Deeds, Cambridge, MA
- New York Times*, Dec. 21, 2009 [obituary of Lincoln Gordon].
- Robbins, Samuel Dowse, ed. *Who's Who in Belmont*. Belmont: Belmont Historical Society, 1972.
- "3 New Houses at...Snake Hill, Belmont, Mass.", *Progressive Architecture*, October 1946.
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INVENTORY FORM B CONTINUATION SHEET

BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.460
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Bing Maps View looking west (original part of house at top)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.460
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Gordon House, 1941 (looking north)

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

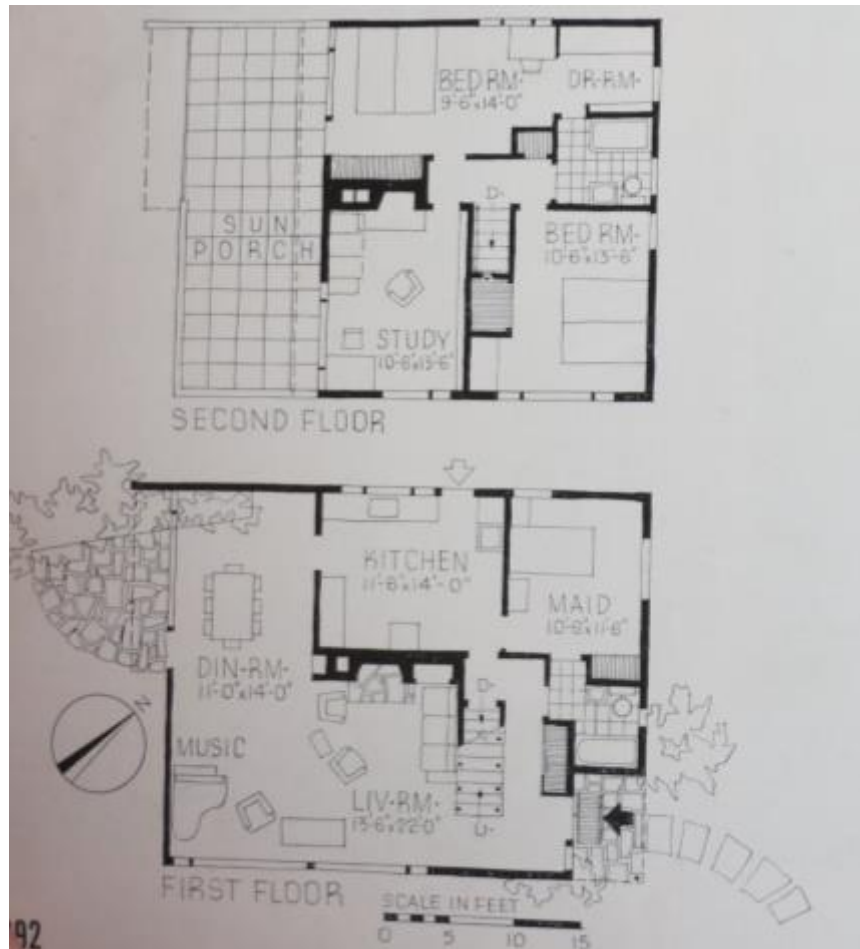
BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.460
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Original Floor Plan

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

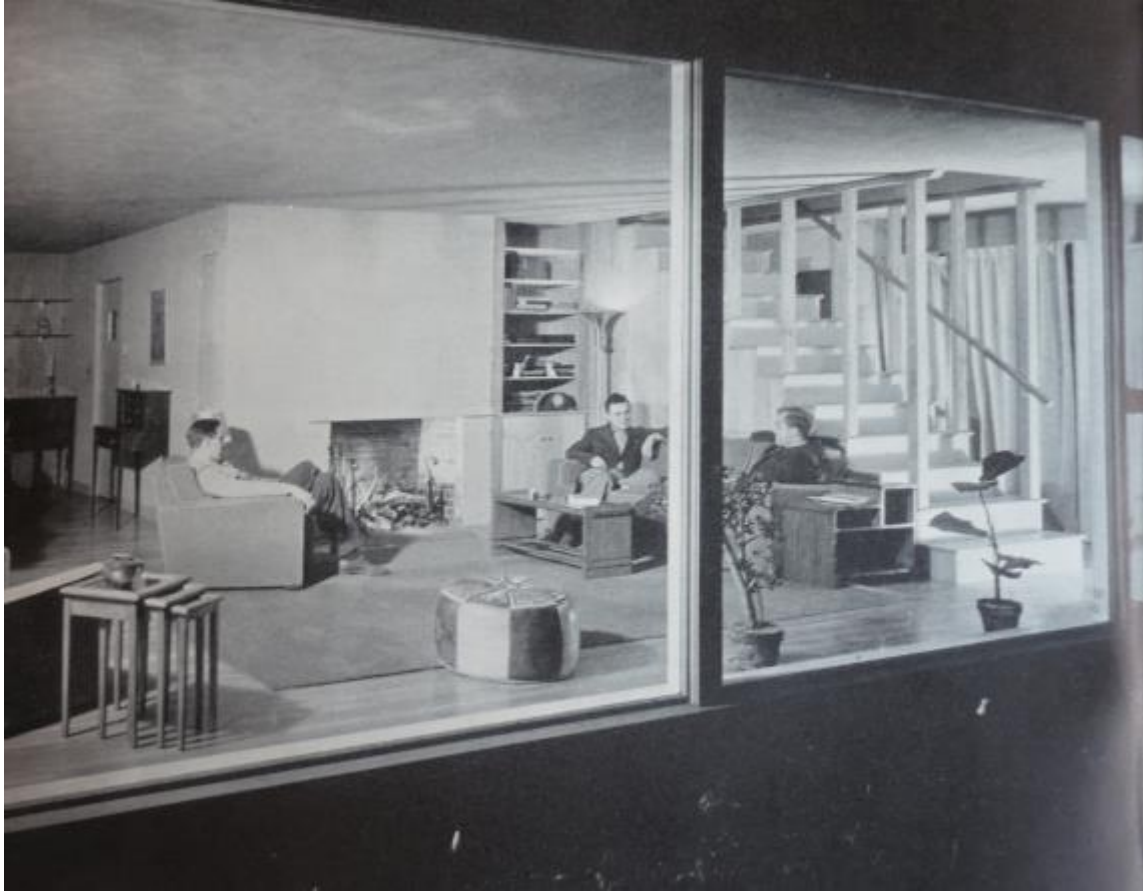
BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.460
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Looking into lower level dining/living space

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

BELMONT

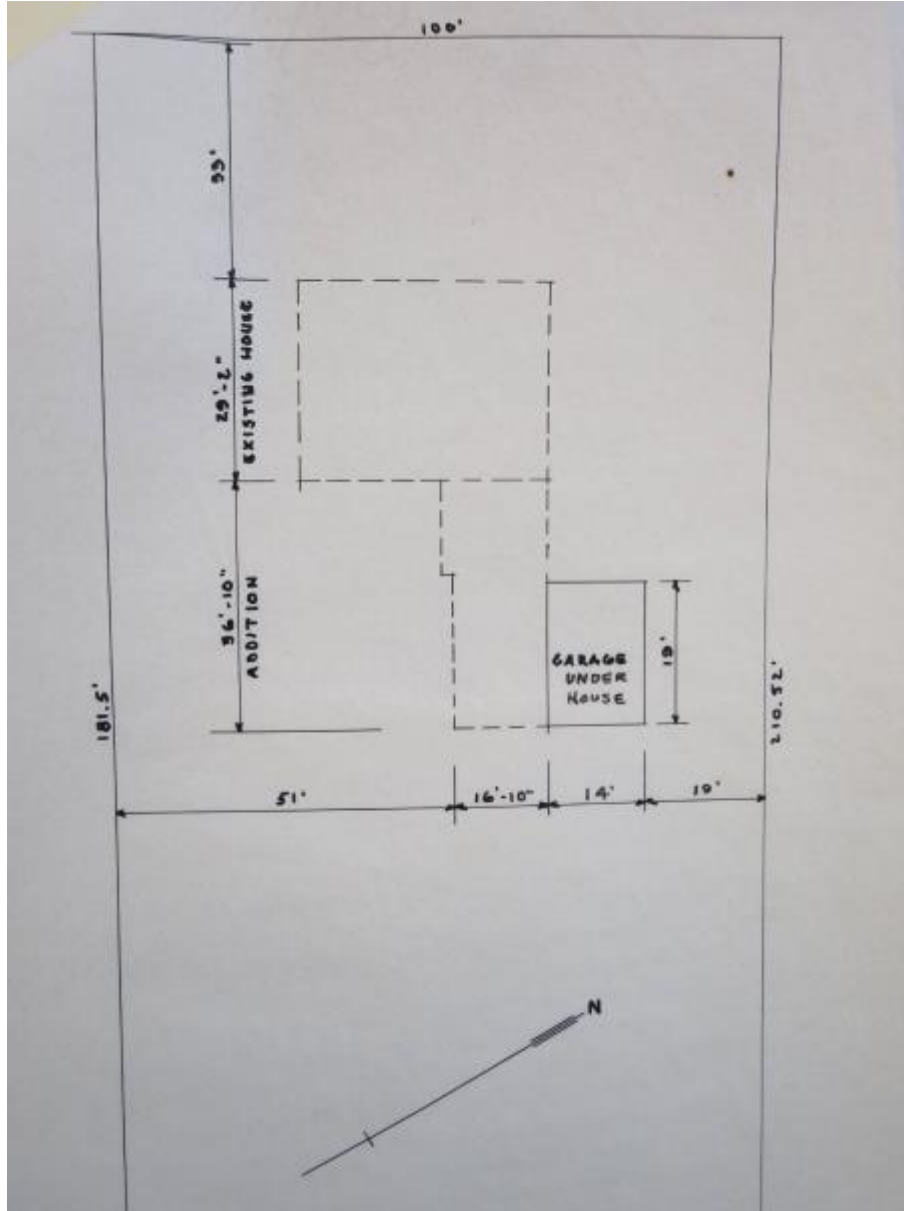
68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AU	BLM.460
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1946 Plan showing front addition

INVENTORY FORM B CONTINUATION SHEET

BELMONT

68 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.460
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2002 Additions

Source: Belmont Building Department

FORM B – BUILDING

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

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

58-3	Boston North	AU	BLM.457
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Address: 69 Snake Hill Road

Historic Name: Gardner & Mary Cushman House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1940

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch

Exterior Material:

Foundation: concrete block

Wall/Trim: vertical boards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1986)

Major Alterations (*with dates*):

1949 – addition at north end

1996 – rear addition; add. to front for entry

Condition: good

Moved: no yes **Date:**

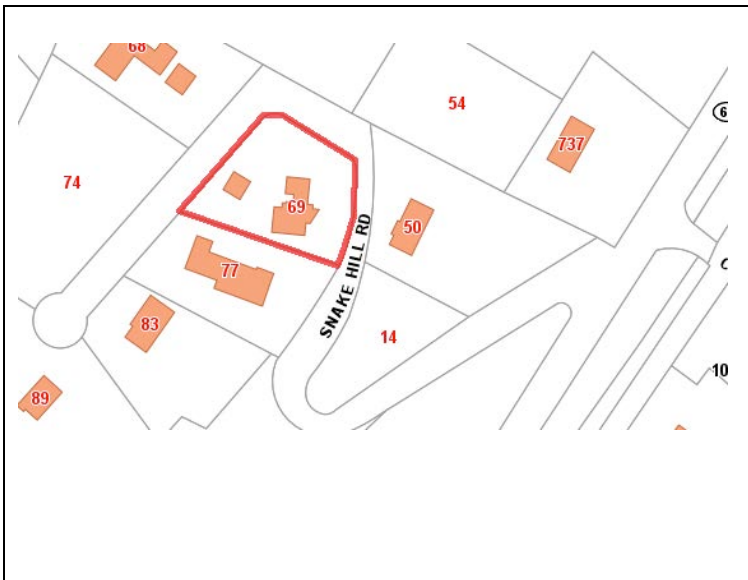
Acreage: 19,001 SF

Setting: group of other similar houses in wooded setting on steep hill

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.457

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set on a wooded hillside, 69 Snake Hill Road is a two-level International Style dwelling designed by Carl Koch in 1940 and subsequently expanded by a Koch addition to the north in 1949 and another rear (east) addition in 1996. The building is sheathed in vertical wood boards above a concrete block foundation. From the west, the house is a single-story in height and set back on the lot with a gablefront two-car garage (1986) set close to the road. Set into the sloping hillside, the east elevation is two-stories in height with large expanses of glass from a mix of fixed and movable sash.

The house is significant as one of the five original Snake Hill Road houses, designed by Koch in 1940. It is one of the least changed of the houses. The 1996 addition to the rear is relatively small but incorporates a distinctive curved wall. A brick patio fronts the south elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch petitioned for approval of a ten-lot subdivision and a winding road to be laid out off Pleasant Street through a seven-acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called “Witsend Road”. It was renamed Snake Hill Road in October 1940. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250).

Albert Carl Koch Jr. (1912-1998) received his Master of Architecture from the Harvard School of Design in 1937 and studied under Walter Gropius, the Bauhaus founder. Koch traveled to Sweden on a fellowship in 1938 and was fascinated by the Swedes’ use of fabrication. With a goal of building houses that were less expensive but still fully functional and pleasant homes, Koch’s first project upon returning to the United States was a community housing project called Snake Hill. Koch initially developed the project as a way to design an inexpensive home for himself and his family. The house at 77 Snake Hill Road (Lot 6) was one of five houses constructed as part of the first phase of construction and was the architect’s own home. The first five houses - #68, 69, 77, 83 & 89 were constructed in 1940 and were all designed by Carl Koch. In 1946 *Progressive Architecture* declared “the original five houses at Snake Hill designed by Carl Koch constitute one of the best known and most significant groups of contemporary houses in the world”.

The original owners of this house were Gardner Cushman and his wife Mary Wyatt Cushman who purchased the house on lot 7 in 1940 (Book 6427, Page 173). Gardner Cushman (1913-1992) was an attorney. The Cushman House is located next to Koch’s own house (77 Snake Hill Road) and an effort was made to relate the two designs while reducing intrusions on each other’s privacy. The house was designed with an open and flexible interior plan with minimal partitions that would detract from the views to the east. It was also designed with future expansion in mind. The original floorplan includes a dotted-in space for the future study and this was subsequently constructed as part of the 1949 renovations. The original cost of the house was \$6,700. The 1949 addition was also design by Carl Koch and was constructed by Tobiason. In 1986 Mrs. Cushman also had a two-car garage constructed.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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Mary Wyatt Cushman sold the property in 1994. It was owned by Gregory Leonard from 1994 until 2002. During this period an addition was made to the rear of the house to enlarge the kitchen; the front entry was also modified. Jeremiah Eck of Boston was the architect for the additions. Shiva Ayyadurai purchased the house in 2002 and still owns it today (Book 37455, Page 533). He is an MIT professor who is credited with inventing an e-mail system. He copyrighted the term "EMAIL" in 1982 shortly after he began as an undergrad at MIT.

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Town of Belmont, Building Department Files.

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<http://www.vashiva.com/innovation/email/vashiva-inventor-history.asp#inv07>

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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Cushman House, 1941

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

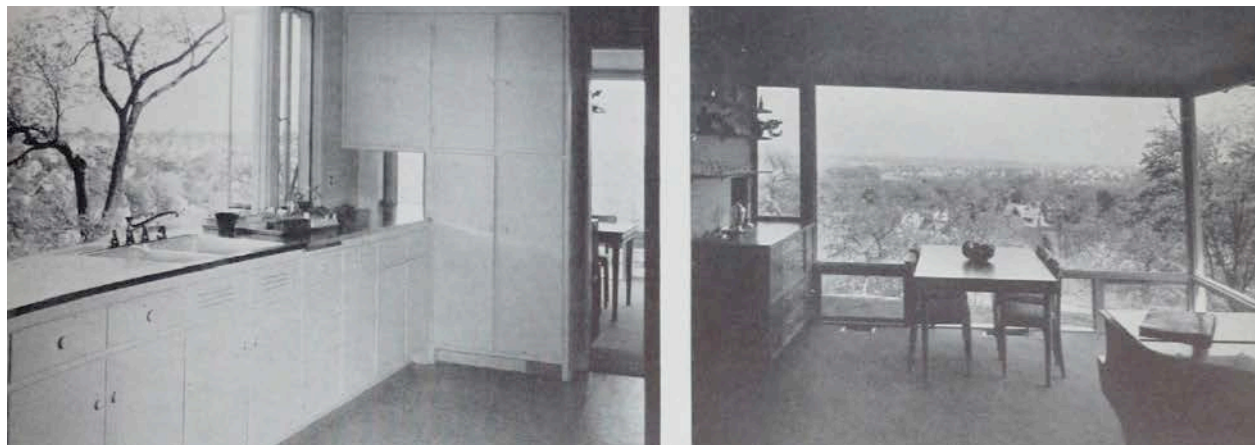
BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

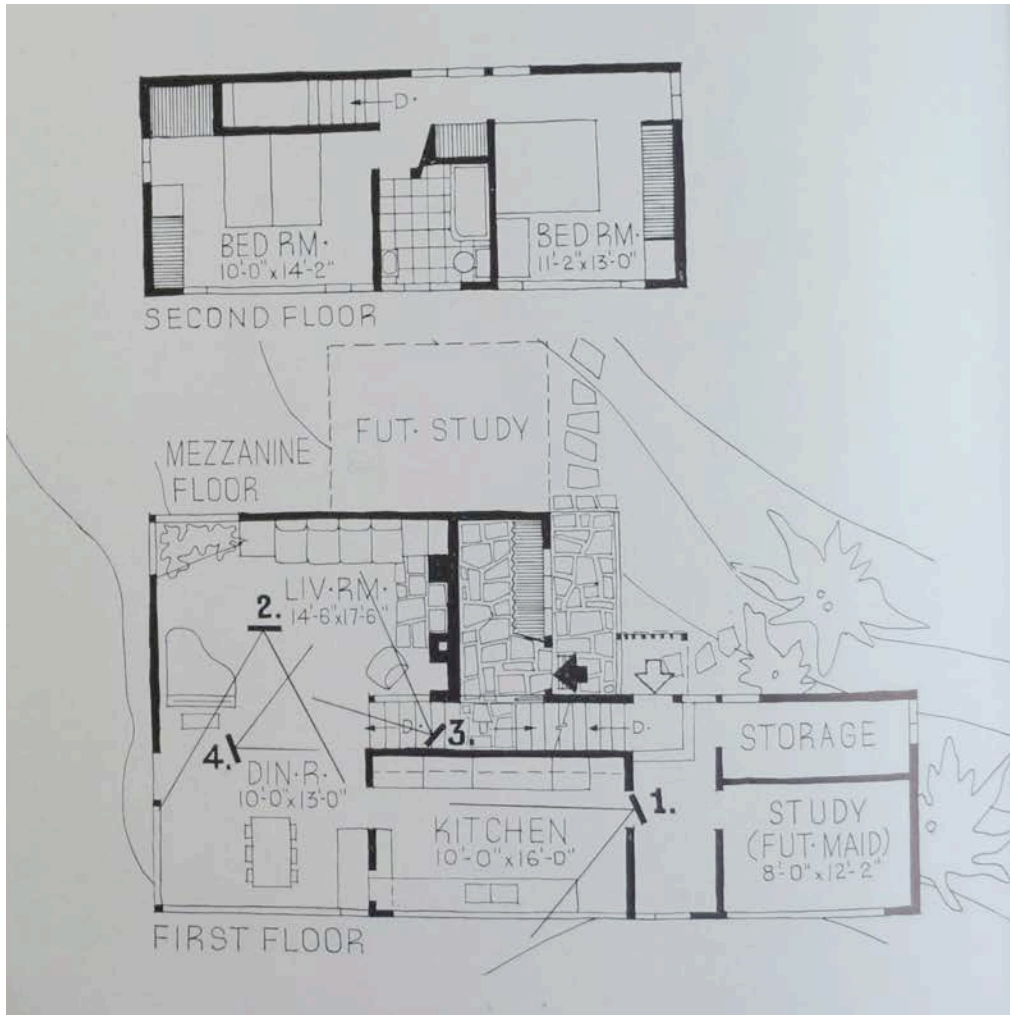
BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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Original Floor Plan

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

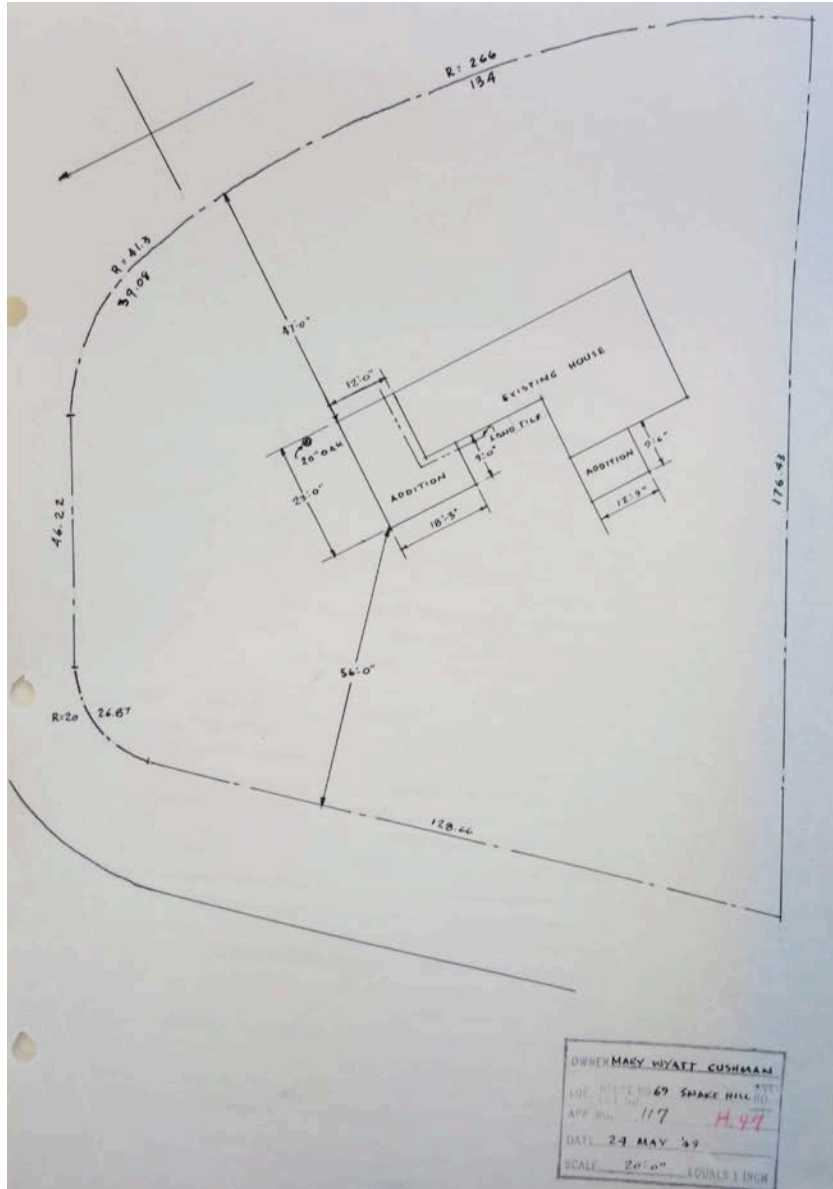
BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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Plan of 1949 additions (Carl Koch, architect)

Source: Town of Belmont Building Department

INVENTORY FORM B CONTINUATION SHEET

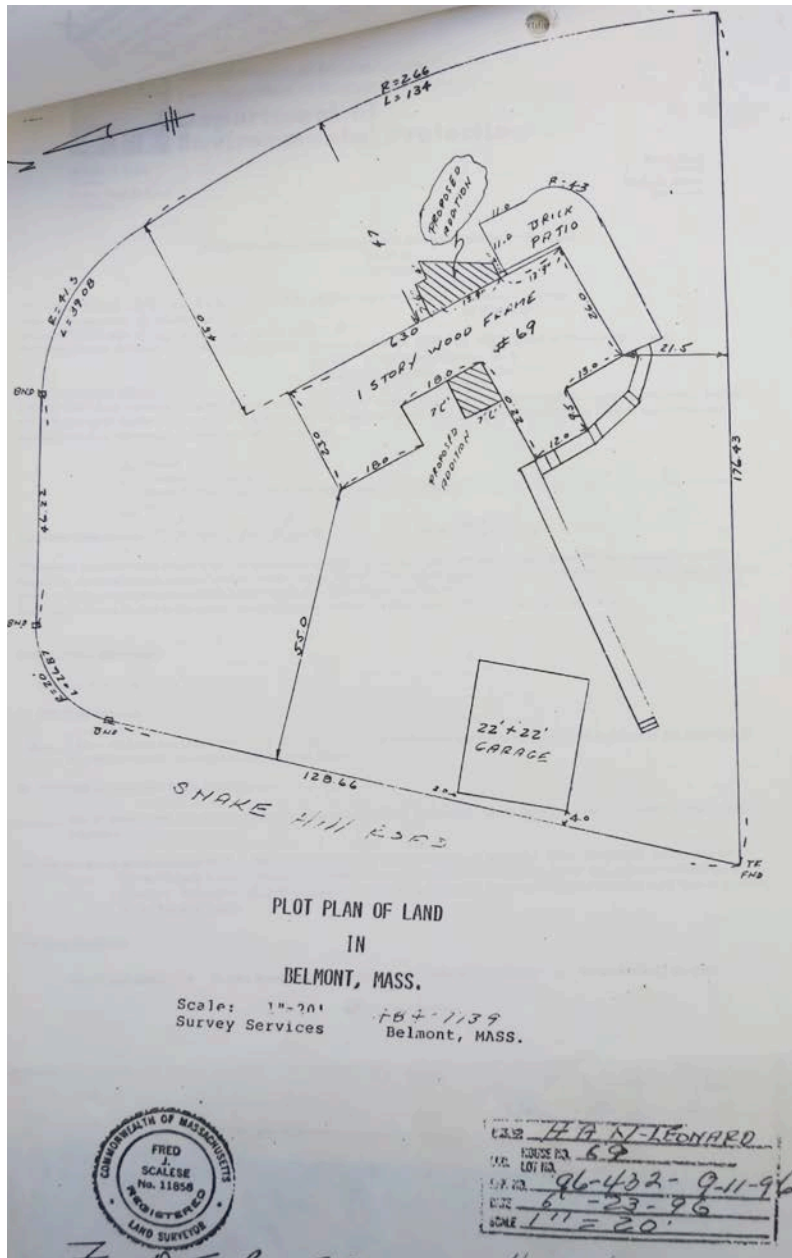
BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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Plan of 1996 additions

Source: Town of Belmont Building Department

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.457
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View from west, 2016

AU	BLM.457
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Cushman House at 69 Snake Hill Road is eligible for the National Register, under Criteria A and C, as part of the Snake Hill Development which is considered one of the best known and most significant groups of contemporary houses in the country – notable in terms of planning and architecture as well as its success in creating a strong sense of community. This house was designed by architect Carl Koch and constructed in 1940 as part of the first phase of construction. The planned community was the joint venture of five individuals including Koch who lived at 77 Snake Hill Road. The original owner, Gardner Cushman, was one of these and was a lawyer. The house was featured in a June 1941 article in *Architectural Forum* on Snake Hill. The house has seen two additions (one of which was intended as part of the original design by the Carl Koch). Compared to the other Snake Hill Road houses, this is one of the least altered.

FORM B – BUILDING

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

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

58-4	Boston North	AU	BLM.458
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Address: 77 Snake Hill Road

Historic Name: Carl Koch House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1940

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch

Exterior Material:

Foundation: concrete

Wall/Trim: vertical boards

Roof: tar & gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1946 – garage

1986 – sunroom addition

Condition: good

Moved: no yes **Date:**

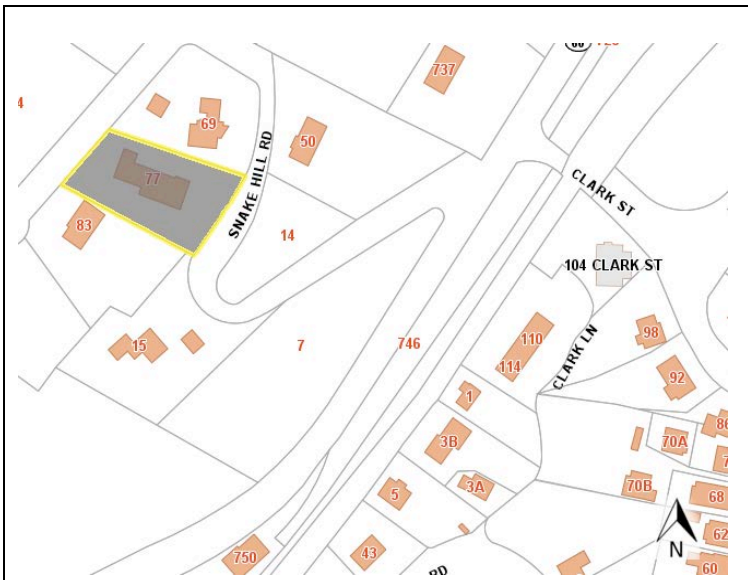
Acreage: 19,308 SF

Setting: Contemporary dwellings on steep hillside setting with views of Boston

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

77 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.458

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Carl Koch House at 77 Snake Hill Road was built by the architect in 1940 for his own use. Like the other homes in the development the design utilizes the rocky hillside, simple materials, multiple levels and unembellished surfaces to blend the home into the landscape. From below the house on Snake Hill Road, the three staggered levels are visible; from the driveway it appears to be a single level with a single car attached garage set closest to the road. The house is clad in vertical boards with slant or low pitch rooflines displaying overhanging eaves. Stone chimneys rise from the roof. The window openings are grouped into bands and include large single-pane windows as well as casement and hopper units.

Other than the addition of the garage (1946?) and a single-story sunroom in 1986, the exterior of the house has seen few alterations since its construction.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Albert Carl Koch Jr. (1912-1998) received his Master of Architecture from the Harvard School of Design in 1937 and studied under Walter Gropius, the Bauhaus founder. Koch traveled to Sweden on a fellowship in 1938 and was fascinated by the Swedes' use of fabrication. With a goal of building houses that were less expensive but still fully functional and pleasant homes, Koch's first project upon returning to the United States was a community housing project called Snake Hill. Koch initially developed the project as a way to design an inexpensive home for himself and his family. The house at 77 Snake Hill Road (Lot 6) was one of five houses constructed as part of the first phase of construction and was the architect's own home. The first five houses - #68, 69, 77, 83 & 89 were constructed in 1940 and were all designed by Carl Koch. In 1946 *Progressive Architecture* declared "the original five houses at Snake Hill designed by Carl Koch constitute one of the best known and most significant groups of contemporary houses in the world".

In March 1940 Edward Hartshorne and Carl Koch had petitioned for approval of a ten-lot subdivision and a winding road to be laid out off Pleasant Street through a seven-acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. The Snake Hill location was selected because of its magnificent view of Boston, the fact that it was within a quarter mile of transportation and stores and because the land was cheap due to the fact that its rocky ledges were not believed to be suitable for conventional homes. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called "Witsend Road". It was renamed Snake Hill Road in October 1940. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250).

Koch believed that open and flexible interior planning was the key to meeting the individual requirements of owners economically. Complicated details and expensive millwork were eliminated to the greatest degree possible. The Koch House was arranged on three levels, the lowest of which was built into a ledge of stone. Inside the rock was left exposed in the office and living room floors. Koch also designed the furnishings including sofas and upholstered plywood chairs. The cost of the home was \$6,160.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

77 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.458
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The house was sold by Koch to Albert G. and Ethel Hill of Cambridge in 1949 (Book 7501, Page 261). Dr. Hill was an instructor in physics at MIT, director of the Research Laboratory of Electronics and held various governmental positions relative to the national defense. In 1962 the Hills sold the house to William and Martha Liller who owned it until 1983 (Book 10034, Page 19; 14873, Page 319). William DuMouchel and Christine Waternaux owned the house from 1983 to 1994. Jacob White and Barbara Bratzel purchased the house in 1994 (Book 24130, Page 164).

BIBLIOGRAPHY and/or REFERENCES

- Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.
"Five Houses in Belmont, Mass.", *Architectural Forum*, June 1941.
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Town of Belmont, Building Department Files.
Williams, Judy. Area form (BLM.AU) for Snake Hill Road, November 1982.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

77 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.458
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2016 view from street

INVENTORY FORM B CONTINUATION SHEET

BELMONT

77 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BLM.458



Ezra Stoller photo of 77 Snake Hill Road

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

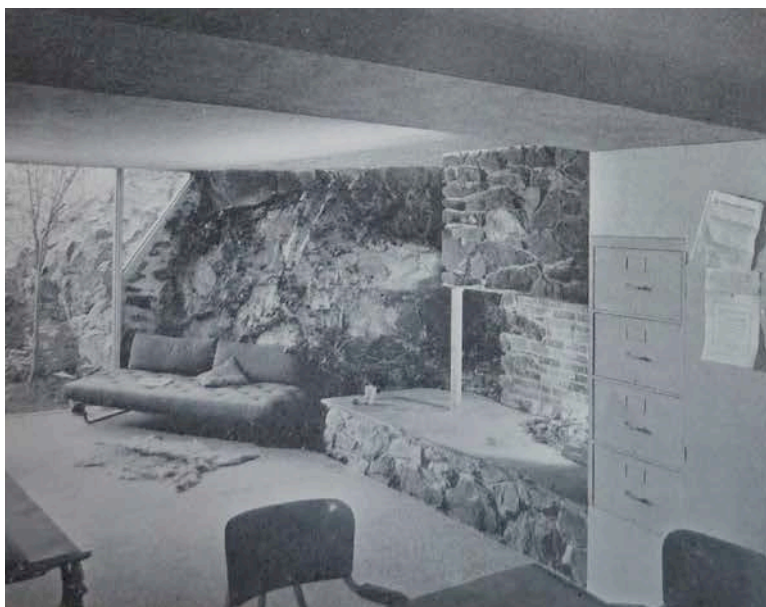
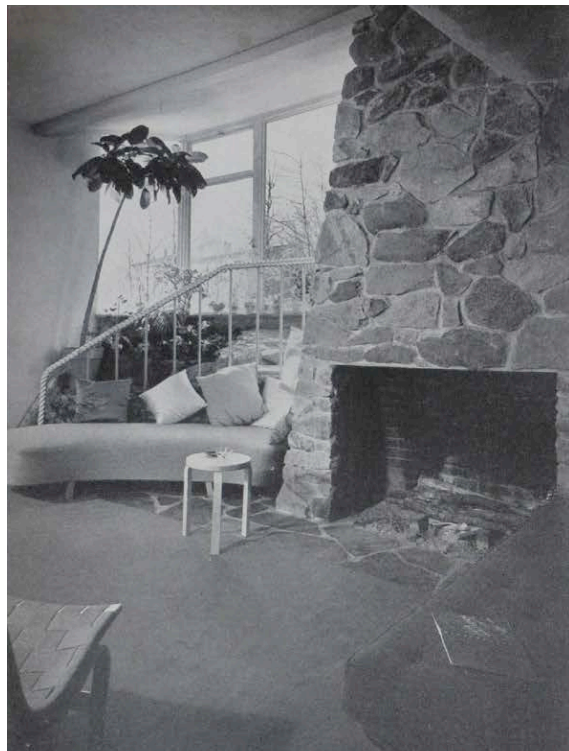
BELMONT

77 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.458
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Interior Views, *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

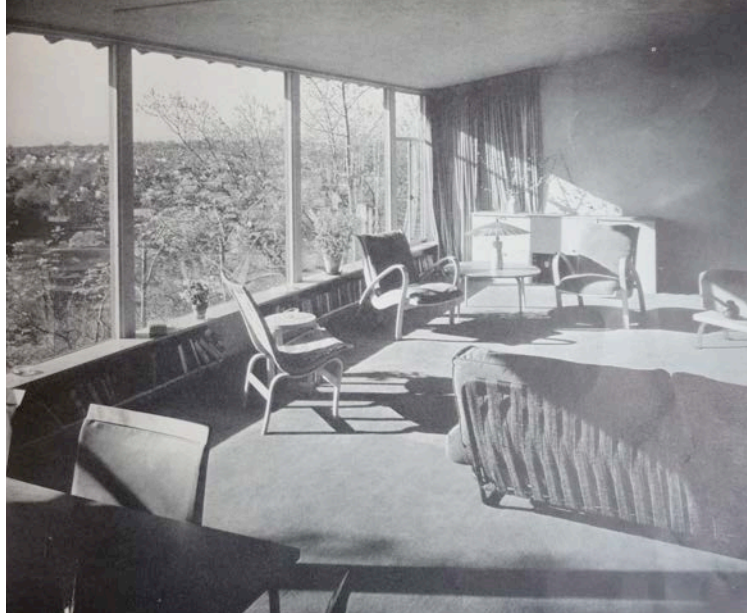
BELMONT

77 SNAKE HILL ROAD

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.458
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Interior Views, *Architectural Forum*, June 1941

AU	BLM.458
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Carl Koch House at 77 Snake Hill Road is eligible for the National Register, under Criteria A and C, as part of the Snake Hill Development which is considered one of the best known and most significant groups of contemporary houses in the country – notable in terms of planning and architecture as well as its success in creating a strong sense of community. This International Style house set on a steep hillside was designed by architect Carl Koch for his own use. It was constructed in 1940 as part of the first phase of construction. The planned community was the joint venture of five individuals. The original owner, Gardner Cushman, was one of these and was a lawyer. The house was featured in a June 1941 article in *Architectural Forum* on Snake Hill. The house has seen only minimal alterations/additions and is one of the least altered in the Snake Hill development.

FORM B – BUILDING

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

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

58-5	Boston North	AU	BLM.823
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Address: 83 Snake Hill Road

Historic Name: Edward & Elsa Hartshorne House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1940

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch, architect;
Tobiason Brothers, builders

Exterior Material:

Foundation: concrete

Wall/Trim: vertical wood boards

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2011- renovations and large addition at rear (east)

Condition: good

Moved: no yes **Date:**

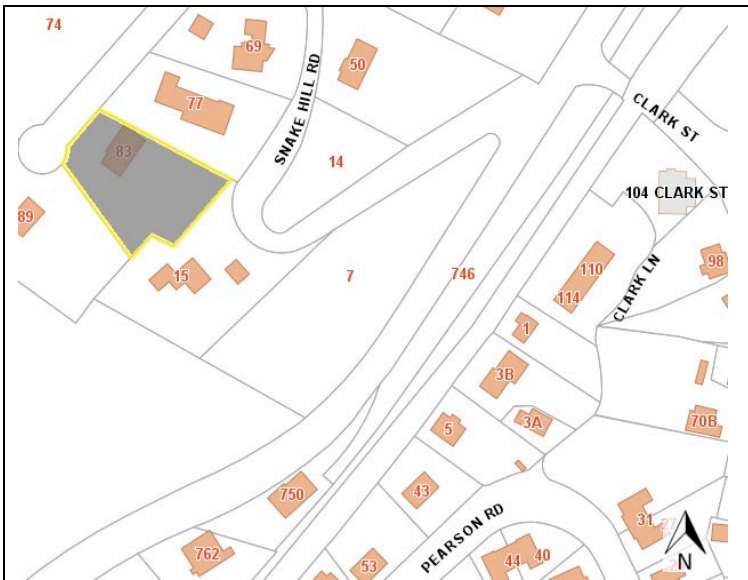
Acreage: 20,720 SF

Setting: Contemporary dwellings on steep hillside setting with views of Boston

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

83 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.823

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1940, the house at 83 Snake Hill Road is one of the original five houses at Snake Hill designed by Carl Koch, widely considered a landmark grouping of contemporary dwellings. Like the other Snake Hill drawings, it is designed with modern materials, no decorative detailing, an open floorplan and blends with the natural setting. The two-level house is capped by a sloped roof and is clad in vertical boards above a concrete foundation. The single-story façade, visible from Snake Hill Road, is very much as it was originally with an attached garage to the east and the entrance sheltered by a minimalistic porch supported by plain posts. The windows are arranged in bands and a large brick chimney stack emerges from the roof.

The rear two-level elevation is also clad in vertical boards and includes two additions dating to 2011 which are sensitive to the original design intent.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch petitioned for approval of a ten lot subdivision and a winding road to be laid out off Pleasant Street through a seven-acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called “Witsend Road”. It was renamed Snake Hill Road in October 1940. The house at 83 Snake Hill Road was built for Edward and Elsa Hartshorne.

Carl Koch (1912-1998) received his Master of Architecture from the Harvard School of Design in 1937 and studied under Walter Gropius, the Bauhaus founder. Koch traveled to Sweden on a fellowship in 1938 and was fascinated by the Swedes’ use of fabrication. With a goal of building houses that were less expensive but still fully functional and pleasant homes, Koch’s first project upon returning to the United States was Snake Hill, a community housing project. Koch initially developed the project as a way to design an inexpensive home for himself and his family. The house next door at 77 Snake Hill Road (Lot 6) was one of five houses constructed as part of the first phase of construction and was the architect’s own home. The first five houses - #68, 69, 77, 83 & 89 were constructed in 1940 and were all designed by Carl Koch. In 1946 *Progressive Architecture* declared “the original five houses at Snake Hill designed by Carl Koch constitute one of the best known and most significant groups of contemporary houses in the world”.

Koch believed that open and flexible interior planning was the key to meeting the individual requirements of owners economically. Complicated details and expensive millwork were eliminated to the greatest degree possible and commonplace materials were utilized. Dictated by the conditions of the site, the Hartshorne House consisted of a single story on one side and two on the other with services in the excavated portion of the ground floor. Like the other Snake Hill Houses, the main rooms face in a southerly direction to take advantage of sun and view. The Hartshorne House was the largest of the five original houses and contained three bedrooms, a maid’s room and study. The cost of the home was \$9,230.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

83 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AU

BLM.823

Dr. Edward Yarnall Hartshorne (1912-1946) was the author of a book entitled *The German Universities and National Socialism*, published in 1937. He was shot and killed on August 30, 1946 while traveling in Germany on official business. His wife sold the house shortly thereafter to Edmund Keville (Book 6977, Page 548). Architect Hugh Stubbins reportedly lived here between 1941 and 1960 when he moved to Lexington. He apparently rented part of the house from the owner, Edmund Keville. The 1955 town directory lists both Hugh Stubbins and Edmund Keville as living here.

Edmund Keville (1910-2005) was born in Belmont and was a graduate of Harvard College and Boston College Law School. After serving in the Navy in World War II, he returned to Belmont in 1946 and bought this house where he resided with his wife Mary. He served as a judge for 35 years, serving in the Probate Court and state Appeals Court. In the 1950s he was chief secretary to former Massachusetts governor Christian A. Herter. Mary Keville died in 1984; Judge Keville died in 2005 and the house was sold by his estate in 2008 to Alan Savenor, the present owner. Savenor has made substantial alterations to the house including the addition of two wings which increase the total square footage from 1,697 to 3,500 SF. A geothermal heating system replaces the former oil system and solar collectors have been added to the roof. Hickox Williams were the architects for the 2011 renovation/additions.

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Boston Globe, March 3, 2005 [obituary of Edmund Keville].
"Five Houses in Belmont, Mass.", *Architectural Forum*, June 1941.
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"3 New Houses at...Snake Hill, Belmont, Mass.", *Progressive Architecture*, October 1946.
Town of Belmont, Building Department Files.
Williams, Judy. Area form (BLM.AU) for Snake Hill Road, November 1982.

INVENTORY FORM B CONTINUATION SHEET

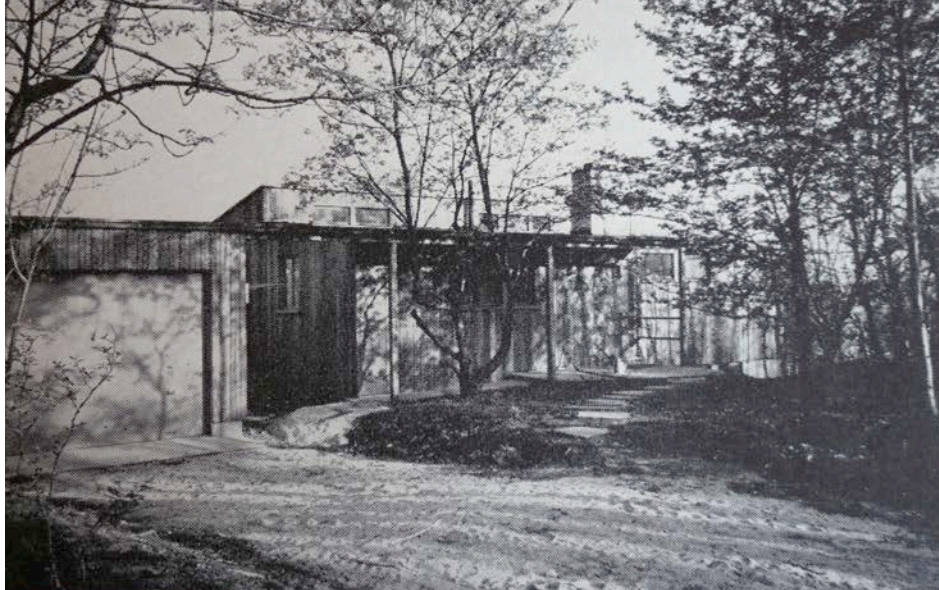
BELMONT

83 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.823
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Entrance Elevation
Top: *Architectural Forum*, June 1941
Bottom: current view (2016)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

83 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.823



Northeast corner of house

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

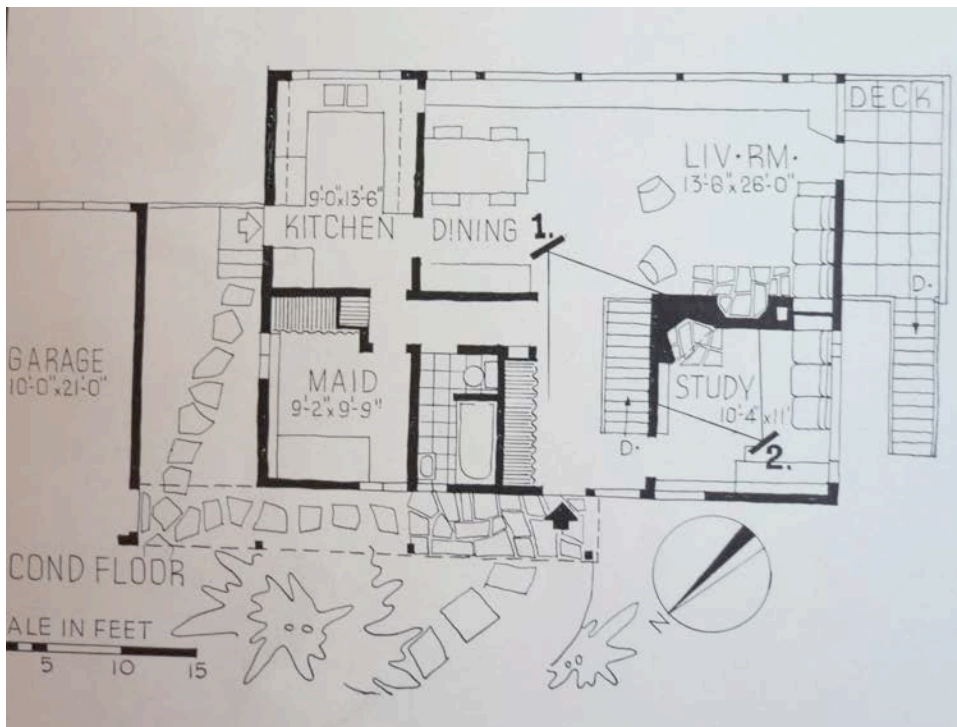
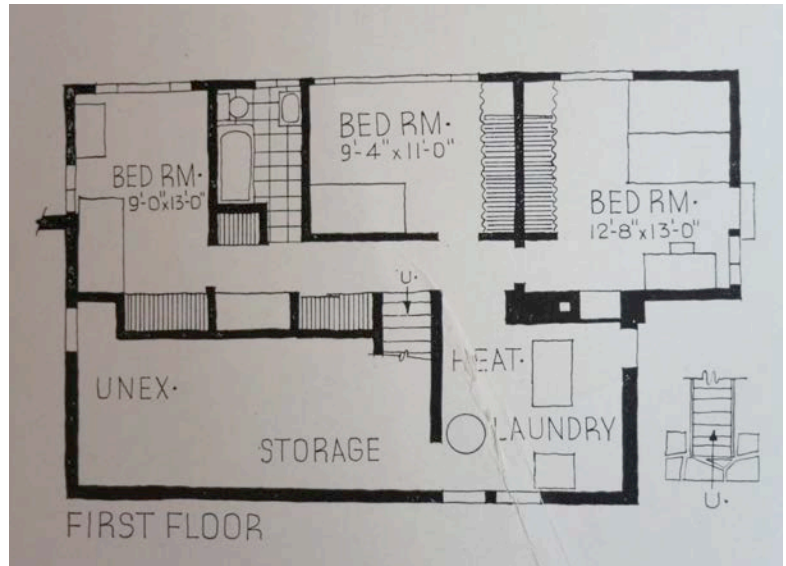
BELMONT

83 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.823
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Original Floor Plan
Architectural Forum, June 1941

INVENTORY FORM B CONTINUATION SHEET

BELMONT

83 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.823



Interior details
Architectural Forum, June 1941

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The Hartshorne House at 83 Snake Hill Road is eligible for the National Register, under Criteria A and C, as part of the Snake Hill Development which is considered one of the best known and most significant groups of contemporary houses in the country – notable in terms of planning and architecture as well as its success in creating a strong sense of community. This house was designed by architect Carl Koch and constructed in 1940 as part of the first phase of construction. The planned community was the joint venture of five individuals including Koch who lived at 77 Snake Hill Road. The original owner, Dr. Edward Hartshorne, was one of these and was an instructor at Harvard. The house was featured in a June 1941 article in *Architectural Forum* on Snake Hill. A large addition was constructed to the rear in 2011 but the house still retains sufficient integrity to contribute to a potential Snake Hill district.

FORM B – BUILDING

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

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

58-6	Boston North	AU	BLM.456
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Town/City: Belmont

Place: (*neighborhood or village*):
Snake Hill Road

Address: 89 Snake Hill Road

Historic Name: Harry & Sally Wissmann House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1940

Source: building permit

Style/Form: International Style

Architect/Builder: Carl Koch, architect;
Tobiason Brothers, builders

Exterior Material:

Foundation: concrete block

Wall/Trim: vertical wood boards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
carport (1963)

Major Alterations (*with dates*):

1947 – original open porch receives roof and is enclosed

Condition: good

Moved: no yes **Date:**

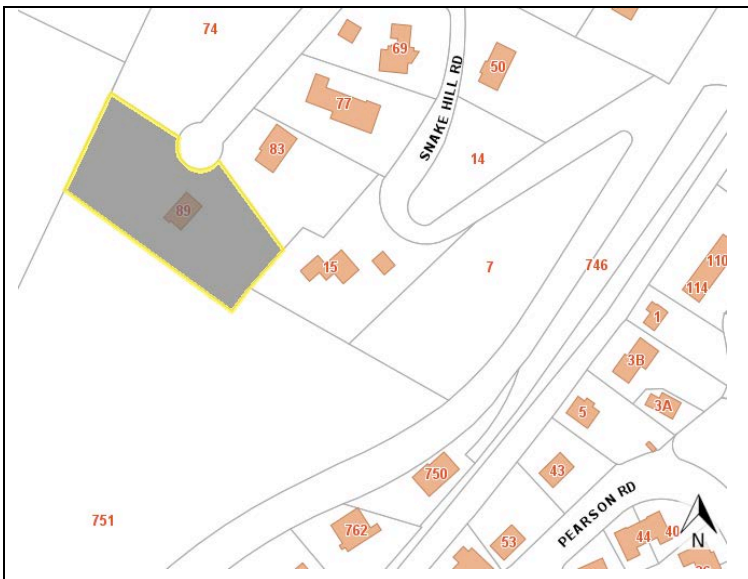
Acreage: 40,335 SF

Setting: Contemporary dwellings on steep hillside setting with views of Boston

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

BLM.456

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the end of Snake Hill Road and at the top of the hill, the Wissman House is one of five houses designed by Carl Koch as part of the Snake Hill Development in 1940. The house is notable for its relative lack of alteration or addition, no doubt encouraged by the fact that it has been owned by one family since its construction. The two-story house is rectangular in plan and measures approximately 30' x 27'. Attached to the northeast is a two-story section measuring 12' x 21'. This was originally a single-story with an open porch above. In 1947 a roof was put on the porch and it was enclosed with glass and screens. The house is set on a concrete block foundation and is clad in vertical boards with asphalt shingles covering the low pitch gable roof and no decorative detailing. Larger windows on the northwest elevation are designed to maximize views.

To the east of the house is a simple carport constructed in 1963 and measuring 12 x 24'. It has only one wall at the rear and open sides with the angled roof supported by simple posts resting on poured concrete bases.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In March 1940 Edward Hartshorne and Carl Koch petitioned for approval of a ten lot subdivision and a winding road to be laid out off Pleasant Street through a seven acre parcel of land that they had purchased from Ernest J. Corrigan. Corrigan had bought the land in 1928 from George V. Fletcher. As reported in the *Belmont Citizen* on May 31, 1940, the planned community was the joint venture of five individuals – two Harvard instructors and three graduates. They were Carl Koch, architect and designer of the community; Dr. Edward Hartshorne and Dr. A. Lincoln Gordon, instructors at Harvard; lawyer Gardner Cushman and Harry B. Wissmann. The street was originally to be called "Witsend Road". It was renamed Snake Hill Road in October 1940. Originally the abutters owned and maintained their own boiler house and kept the street clear of ice and snow with a system of underground pipes (Betts 2012: 249-250).

Carl Koch (1912-1998) received his Master of Architecture from the Harvard School of Design in 1937 and studied under Walter Gropius, the Bauhaus founder. Koch traveled to Sweden on a fellowship in 1938 and was fascinated by the Swedes' use of fabrication. With a goal of building houses that were less expensive but still fully functional and pleasant homes, Koch's first project upon returning to the United States was Snake Hill, a community housing project. Koch initially developed the project as a way to design an inexpensive home for himself and his family. The first five houses - #68, 69, 77, 83 & 89 were constructed in 1940 and were all designed by Carl Koch. Koch lived at #77. In 1946 *Progressive Architecture* declared "the original five houses at Snake Hill designed by Carl Koch constitute one of the best known and most significant groups of contemporary houses in the world".

Koch believed that open and flexible interior planning was the key to meeting the individual requirements of owners economically. Complicated details and expensive millwork were eliminated to the greatest degree possible and commonplace materials were utilized. The original owners of this house were Harry and Sally Wissmann who bought the property in 1940 (Book 6441, Page 521). The Wissmans presented Koch with a number of requirements based on their years of apartment living. They sought a compact plan, a small apartment-type kitchen and comparatively small windows in the bedroom. The living room and dining room were located on the upper level to take advantage of the view with a study, kitchen and sun porch also on the level. The house was designed with two bedrooms and a heater/laundry room on the lower level as well as a single car garage under the sunporch. The cost of the original house was \$7,570 (*Architectural Forum* 1941). In 1947 the sunporch was covered and enclosed. In 1963 a separate carport was constructed northwest of the house.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.456
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Harry B. Wissmann (1908-1994) was hired by Dr. Arthur D. Little in 1931 and was the first MBA to be hired by the company. During his long career at Arthur D. Little, Wissman penned a wide range of significant analyses including Grocery Manufacturing in the United States (1968) and "The Impact of Nationwide Catastrophic Health Insurance", published in the *New England Journal of Medicine* in October 1975. The property is still owned by family members today.

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"Five Houses in Belmont, Mass.", *Architectural Forum*, June 1941.

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"3 New Houses at...Snake Hill, Belmont, Mass.", *Progressive Architecture*, October 1946.

Town of Belmont, Building Department Files.

Williams, Judy. Area form (BLM.AU) for Snake Hill Road, November 1982.

INVENTORY FORM B CONTINUATION SHEET

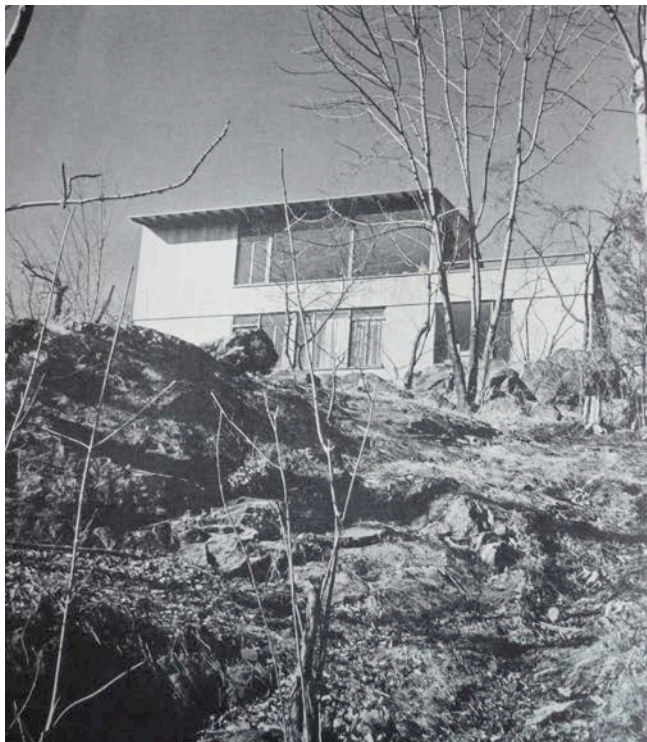
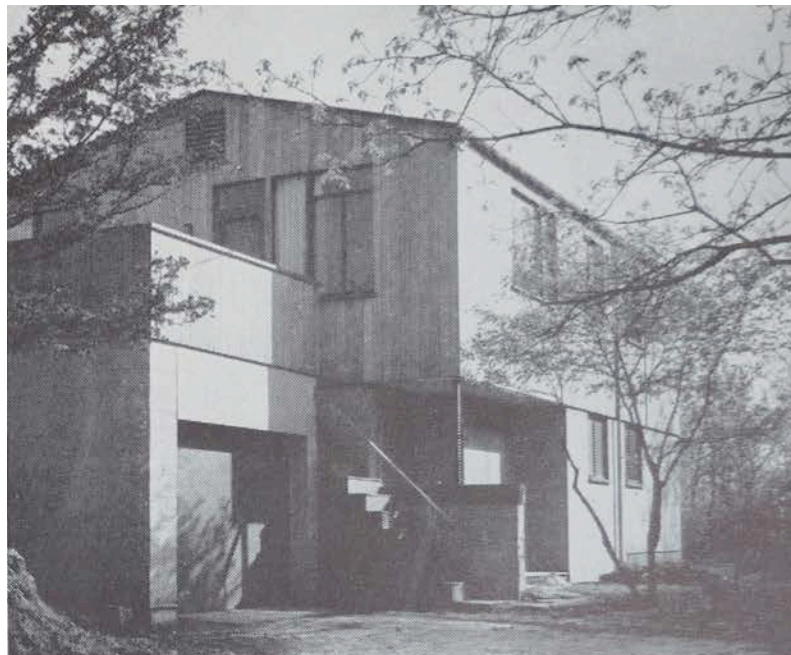
BELMONT

89 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.456
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Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

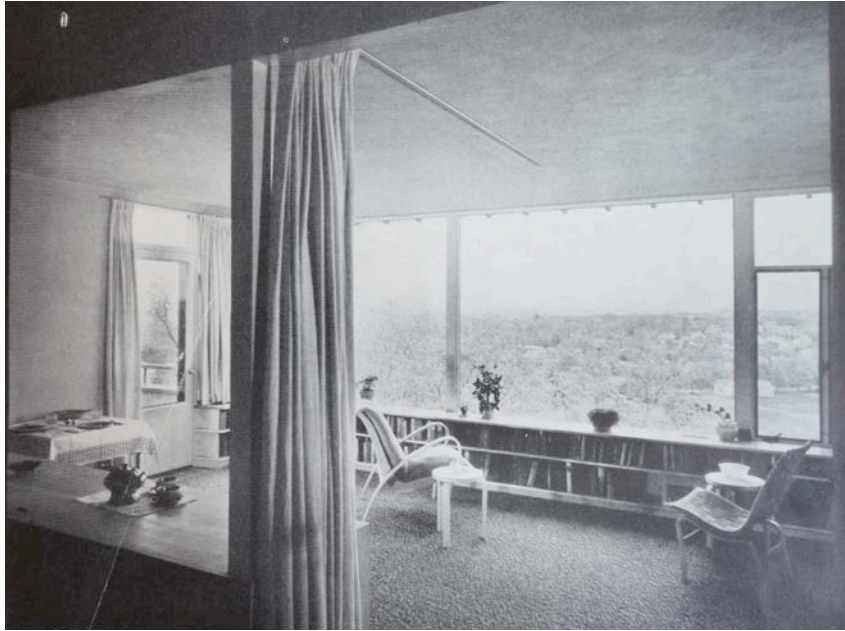
BELMONT

89 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.456
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View from Living Room/Dining Room

Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

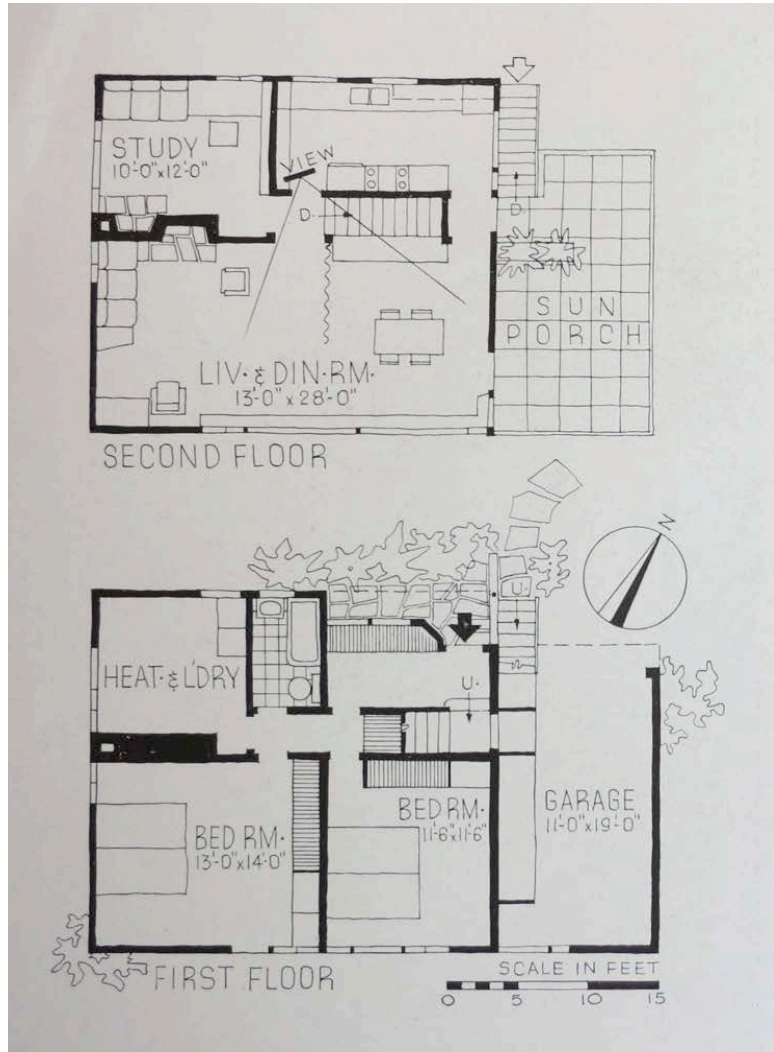
BELMONT

89 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.456
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Source: *Architectural Forum*, June 1941

INVENTORY FORM B CONTINUATION SHEET

BELMONT

89 SNAKE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU	BLM.456
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View looking SW at house (left) and carport (right)



Carport (1963)

FORM B – BUILDING

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

57-19	Boston North		BLM.824
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MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*): Belmont Hill

Photograph



(web photo)

Address: 80 Somerset Street

Historic Name: John Sharman House

Uses: Present: single family dwelling

Original: single family dwelling/studio

Date of Construction: 1924

Source: building permit

Style/Form: English/European Revival

Architect/Builder: Derby & Robinson, architects;
David Donaldson, builder

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 47,963 SF

Setting: wooded, landscaped lot

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

80 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.824
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Built into a hillside and setback from the road, 80 Somerset Street is a two-story dwelling, oriented with its ell and lower level garage facing the road to the north and its façade oriented to the west. A long concrete path leads from the driveway to the front door. Reminiscent of a rustic farmhouse, the smooth, stucco clad wall surfaces have no real detail. The main core of the house is a two-story structure with a four-bay façade, a slate roof and stuccoed end chimneys. The simple off-center entrance is fronted by an arched arbor trellis. The first floor windows have 15/15 double-hung sash with shutters; those on the upper floor are 8/8 with tops that extend to the eaves. A single-story wing extends to the south and the two-story ell extends to the east, giving the house an L-shaped plan. The large multi-light casement windows on the north wall of the ell were designed to capture northern light for a studio. Constructed in 1924 and virtually unchanged since that time, the Sharman House is a unique example of eclectic early 20th century design.

The large lot includes mature trees, an apple orchard and stone walls along the street and driveway.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed for artist John Sharman. John and Mary Margaret Sharman of Winchester purchased the land from Sarah Reed in 1922 (Book 4554, Page 139). Two years later, in April 1924 John Sharman applied for a building permit. The house was designed by Derby & Robinson, architects and constructed by David Donaldson, builder. The stated value of the house on the permit was \$17,600.

John Sharman (1879-1971) was a painter. He trained at the School of the Museum of Fine Arts under Frank Benson and Edmund Tarbell. A member of the Guild of Boston Artists, he exhibited frequently in Boston in the early 20th century and numerous favorable reviews were published in the Boston papers of the period. His work included landscapes, flowers and fruit paintings. He was one of a number of artists working on Belmont Hill in the early 20th century. Sharman owned the house for almost fifty years, selling it to Stephen and Suzanne Washburn in 1970 (Book 11886, Page 289). The house was sold by the Washburn Trust to Alfred Greenwood and Nancy Kougeas in 2014 (Book 64512, Page 25).

The dwelling was designed by architects Derby & Robinson of Boston. Richard Derby (1878-1936) grew up in Concord and graduated from MIT as did his partner, Thomas P. Robinson (1878-1954). Robinson was born in Maine and also dabbled as a playwright. He and his wife, Ethel Fay Robinson, wrote two books – *Houses in America* (1936) and *Your Own House* (1941). The firm was later known as Derby, Robinson & Shepard and later became Derby, Barnes & Champney. Derby & Robinson specialized in Colonial architecture and built houses throughout the Boston suburbs especially in Newton and Concord. The MACRIS database includes 17 examples of their work. Only one, 51 Essex Street in Newton (NWT.4614, 1927) is stuccoed and European in feeling. It was also constructed by David Donaldson. Within Belmont, Derby & Robinson also designed a First Period style house at 41 Tyler Road in 1927.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

80 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.824
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U.S. Census, various dates.



Source: <http://www.estate.com/listings/info/80-somerset-st--1>

FORM B – BUILDING

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

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

63-18

Boston
North

AX

BLM.134

Town/City: Belmont

Place: (*neighborhood or village*): Belmont Hill

Photograph



(view from Somerset Street)

Address: 96 Somerset Street

Historic Name: Holiday Farm Workers' Housing

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1860

Source: maps

Style/Form: Gothic Revival/Stick

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1960 – 1 story addition at rear

1995 – 25' x 16' addition at northwest

2000 – 10' x 19' addition at southwest

Condition: good

Moved: no yes **Date:**

Acreage: 94,036 SF

Setting: rural

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

96 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.134

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This ca.1864 farmhouse is one of two extant outbuildings surviving from Holiday Farm (no longer standing). It is an unusual example of vernacular architecture that illustrates the support buildings of a mid-19th century working farm. While the main house was designed in the Italianate Style, this building blends the influence of the Gothic Revival and Stick Style. The 1 ½-story, 3 x 2-bay dwelling faces eastward. The building is clad in wood clapboards. The gable roof has overhanging eaves that display exposed rafters and purlins with a brick chimney centered on the ridge and twin gable wall dormers on the façade. The center entrance has a gable hood with incised ornament that rests on trusses. The flanking windows are capped by shed hoods resting on brackets (a detail which is also seen next door at 97 Somerset Street). A wing is offset to the north with a clipped gable roof. A series of additions were constructed to the rear in 1960, 1995 and 2000.

The main house of the Holiday Farm was removed many years ago, the greenhouses were razed in 1973 and the stable in 1991, leaving only this building and the former milkhouse (97 Somerset Street, BLM.133), from Holiday Farm.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In the 1860s Henry Clarke, a paper manufacturer, constructed Holiday Farm including an Italian Villa-style house which once stood on the site of the present 567 Concord Avenue, terraced gardens and greenhouses. This building served as housing for the farm workers. Holiday Farm was purchased by Edwin F. Atkins in 1891.

There is no indication in 20th century directories of who actually lived at 96 Somerset. Building Department records indicate that in 1960 a single-story addition was constructed to the rear of the house for W.H. Clafin. J.R. Abbot was the architect. In 1993 the property was conveyed by Helen Clafin's heirs to Anne Allen, the youngest of Helen's children (Book 23394, Page 171). After Anne Allen's death in 2015, it was conveyed to Helen Montero.

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Town of Belmont, Building Department files

U.S. Census, various dates.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

96 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX	BLM.134
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View of Rear elevation

Source: Assessors Records

FORM B – BUILDING

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

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

63-18-A

Boston
North

AX

BLM.133

Town/City: Belmont

Place: (*neighborhood or village*): Belmont Hill

Photograph



Address: 97 Somerset Street

Historic Name: Holiday Farm Milkhouse

Uses: Present: single family dwelling

Original: milkhouse

Date of Construction: ca. 1860

Source: maps

Style/Form:

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1973 – large five-room addition and attached garage

1982 – skylights, renovations

2013-2015 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 18,975 SF

Setting: rural

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

97 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.133

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The oldest portion of this house was originally a milkhouse for Holiday Farm. Rectangular in plan, the original milkhouse is a single-story structure measuring 32' x 24', set on a brick foundation and clad in wood clapboards with simple cornerboards. It is oriented with its broad gable end to Somerset Street with eaves that overhang slightly and are without returns. A brick chimney rises from the ridge of the asphalt-shingled roof. There are five windows – a single window flanked by two pairs on the north gable end façade. All of the windows are capped by shed hoods resting on simple brackets (a detail also seen on 96 Somerset Street). Two windows without the shed-like hoods are located on the east elevation with the top of the windows extending to the eaves. The location of the original entrance to the building is not clear.

In 1973 a large addition was constructed to the south (rear) of the original cottage consisting of a single-story wing which connects to a taller garage building. The new additions are more than double the size of the original cottage. The fenestration on the new sections consist of picture windows and casements. The area in front of the house is informally landscaped with low stone walls and granite posts.

Although of historic interest for its associations with 19th century Holiday Farm, the integrity of the former milkhouse is greatly diminished by its conversion to residential use and the sizable modern additions constructed in 1973 as well as later alterations. The main house, stables and greenhouses are no longer extant, leaving only this building and a worker's cottage (96 Somerset Street, BLM.134) to convey the former historic property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In the 1860s Henry Clarke, a paper manufacturer, constructed Holiday Farm including an Italian Villa-style house (on the site of the present 567 Concord Avenue), terraced gardens and greenhouses. This building served as a milkhouse for the farm. Holiday Farm was purchased by Edwin F. Atkins in 1891. At one time it was also part of the artists' colony that developed on Belmont Hill in the late 19th century. Noted local artist C. Scott White (1872-1965) lived and worked in the milkhouse beginning in the 1930s and remained here until his death in 1965. He was known for his paintings of Maine's land and seascapes.

The building has remained in the Atkins family until the 1970s. It was inherited by Helen Claflin from her mother Katherine Atkins. Mrs. Claflin conveyed the property to the present owners, Jan Montero and Helen Montero, in 1973 for \$15,500 (Book 12431, Page 588). The large rear addition was constructed at that time, designed by Lexington architects Day & Eatman.

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FORM B – BUILDING

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

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

55-12	Boston North	AX	BLM.132
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Town/City: Belmont

Place: (*neighborhood or village*): Belmont Hill

Photograph



Address: 127 Somerset Street

Historic Name: Walter H. Piston, Jr. House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: English Revival

Architect/Builder: Nelson Chase, architect

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1981 – front entrance porch

1988 – replace wood shingled roof with asphalt shingles

2002 – new windows on facade

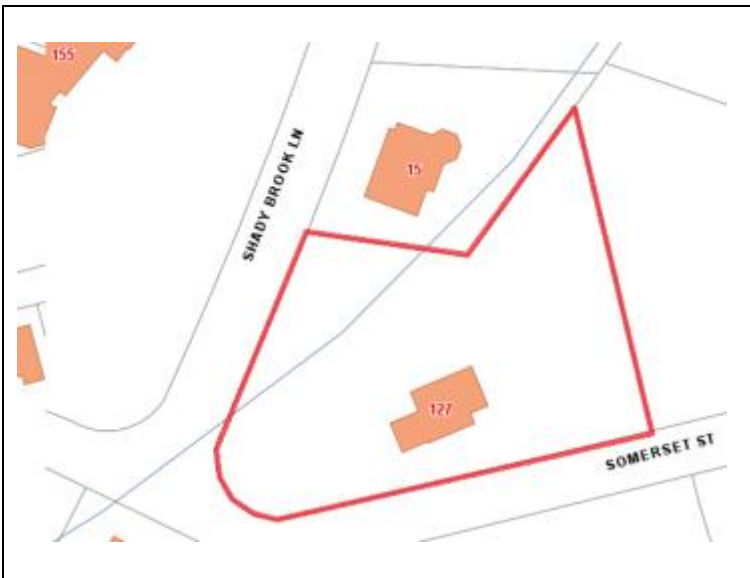
Condition: good

Moved: no yes **Date:**

Acreage: 40,089 SF

Setting: large lot in rustic natural setting with brook to rear

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

127 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.132

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1936, the house at 127 Somerset Street combines an English Revival-inspired cottage with the necessities of 20th century living. The 1 ½-story dwelling features a picturesque composition and setting with asymmetrical massing and an exterior combining stucco and live-edge, rustic wood siding on the gables. An original two-car garage underlies the west portion of the house. The asymmetrical front gable extends to the ground with an off-center entrance that is sheltered by a gabled porch with plain columns and turned balusters added in 1981. Originally a simple hand-carved window lintel was located over the front door, attributed to Nelson Chase, the designer of the house (it is not known if it survives today). The front gable is punctuated by a band of double-hung windows on the first floor and a second story balustrade balcony. The windows to the east are a later addition and date to 2002.

The design of the house is enhanced by its rustic setting. A rough fieldstone wall is located along the road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to town building records, Walter H. Piston Jr. of 94 Somerset Street was given a building permit to construct this house in December 1935. The land was formerly owned by William Taussig. The architect of the house was Nelson Chase and Robert Pride was the builder.

Walter H. Piston, Jr. (1894-1976) was a renowned American composer of classical music, a music theorist and a professor of music at Harvard University from 1926 to 1960 where his students included Leonard Bernstein. Among his many awards and honors were two Pulitzers and eight honorary doctorates. He was elected to the American Institute and Academy of Arts and Letters and the American Academy of Arts and Sciences. Piston reportedly collaborated in designing the house with his wife, artist Kathryn Nason Piston (1892-1976) and architect Chase. The house was owned by the Pistons until their deaths in 1976. It was acquired by Adrian Reti in 1977 and by David Johnson in 1992.

The architect of the house, Nelson Chauncy Chase (1893-1987), was born in Lowell and educated at MIT. He designed his own home at 41 Hay Road in 1925 and was an instructor at MIT in the 1920s and early 1930s. By 1934 he had opened a Studio Shop at 65 Leonard Street in Belmont. Chase is best known as an artist. Among his works are murals in the Claflin Room of the Belmont Public Library depicting early life in the community.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

127 SOMERSET STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AX

BLM.132

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Assessors' Photo

FORM B – BUILDING

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

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

58-16	Boston North	BB	BLM. 150
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Town/City: Belmont

Place: (*neighborhood or village*):
Juniper Hill

Address: 259 Somerset Street

Historic Name: Greenough Gardener's House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1935

Source: building permit

Style/Form: Colonial Revival (Cape Cod)

Architect/Builder: McLaughlin & Burr, architects

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

2012 – solar panels

Condition: good

Moved: no yes **Date:**

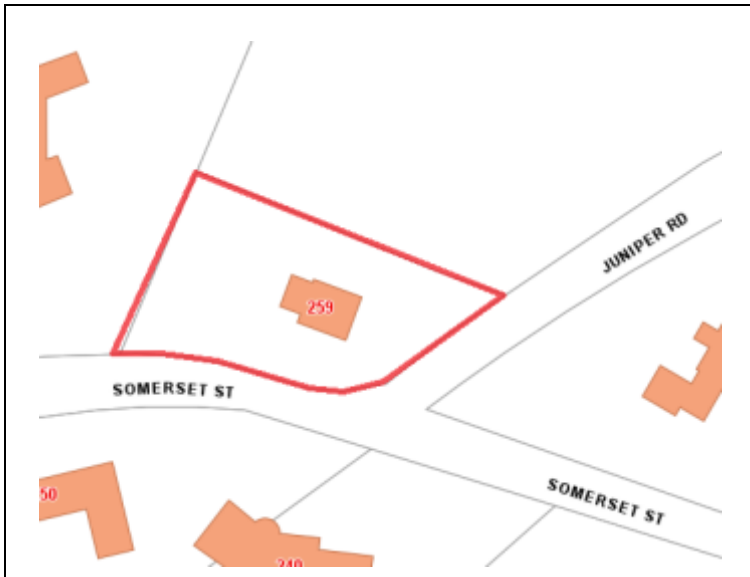
Acreage: 12,032 SF

Setting: rural setting, corner of Juniper Road and Somerset Street

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

259 SOMERSET ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BB

BLM.150

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 259 Somerset Road is a 1 ½-story, three-quarter Cape Cod dwelling constructed in 1935 for the gardener of the estate at 10 Juniper Road. The house is set on a concrete foundation and is clad in wood shingles. The asphalt-shingled roof has a central brick chimney, shallow cornice returns and two gable dormers on the front slope. Solar panels were added in 2012. The off-center entrance is framed by simple pilasters and capped by an entablature lintel. Windows contain 6/6 sash and there is a high kneewall area above the windows. A lower, single-story wing extends to the west and includes a single car garage and an enclosed porch.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to town building records, this house was constructed in 1935 as an outbuilding on the property then owned by Mrs. Chester Greenough (Ruth Hornblower Atkins Greenough Churchill) who lived at 10 Juniper Road. The estimated cost of the house was \$7,000 and it was designed by architects McLaughlin & Burr. James McLaughlin and G. Houston Burr formed their partnership in 1920 and remained active into the 1950s. The MACRIS database includes over thirty schools built to their designs including Wellington High School (1917) and Chenery Middle School (1924) in Belmont. In 1941 they designed a Parish House addition for All Saints Episcopal Church. They also designed commercial and residential buildings.

The house appears to have been constructed as a dwelling for the estate gardener. William Picthall was living here in 1937 and 1940. He was born in England and lived here with his wife Edith. By 1944 Paul Merz (1897-1969) who was born in Germany was in residence. He also worked as a gardener on the Churchill Estate and was still living here in 1955.

The property was conveyed to the Massachusetts Audubon Society in 1990 and is part of the Habitat Education Center.

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FORM B – BUILDING

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

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

23-50	Boston North	V	BLM.54
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 39 Stone Road

Historic Name: Green-Kirkpatrick House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1914

Source: building permit

Style/Form: English Revival

Architect/Builder: Stanley B. Parker, arch.

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: slate

Outbuildings/Secondary Structures:

garage (1920, alt. 1939)

Major Alterations (*with dates*):

1958 – single-story addition to north

Condition: good

Moved: no yes **Date:**

Acreage: 10,438 SF

Setting: early 20th century suburban, architect-designed residential neighborhood

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

39 STONE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	BLM.54
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

An eclectic early 20th century residence, 39 Stone Road is a 2 ½-story, side-gabled dwelling which exhibits elements of the English Revival. The house is stuccoed and capped by a slate roof with close eaves and two stuccoed end chimneys. The façade has a Georgian-inspired central pedimented entrance with pilasters and dentils. It is flanked on one side by a two-story, three-sided bay window and on the other side by a multi-light casement window on the upper story and a double-hung on the first with a narrow three-light casement above the entrance. The single-story section to the north was added in 1958.

A driveway extends to the south of the house, terminating at a gablefront, stuccoed garage that originally held a single car when it was constructed in 1920 but was expanded to hold a second car in 1939.

The house is one of many architect-designed structures in this early 20th century neighborhood.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This was originally part of the Charles A. Stone property. In 1911 a group of prominent local residents including Henry O. Underwood formed the School Street Associates in order to purchase available land to develop it into large lots for single family residences. In 1912 the Associates purchased the 19-acre parcel of land between Concord Avenue and School Street. It was laid out by Loring Underwood, landscape architect, into 51 lots measuring more than 10,000 square feet each on what are now Stone Road, Orchard Street and Orchard Circle.

The house on this parcel of land (Lot 26) was constructed by local developer Charles Trenholm. According to local building records in March 1914 Trenholm was granted a building permit for the construction of a single family dwelling designed by architect S.B. Parker. Stanley Brampton Parker (1881-1965) was born in North Conway, New Hampshire and was a 1904 graduate of Harvard. In 1907 he was working for prominent Boston architect Guy Lowell. Parker apparently was working on his own when he designed this house for Trenholm although soon thereafter he entered a partnership with Charles M. Baker (1873-1942). Parker designed a number of houses for the Belmont Hill Associates and other country houses in the greater Boston area. Illustrations of his work were published in several architectural journals and publications of the day.

In August 1914 Trenholm sold the house to Lillian Bayliss Green, wife of Albert (Book 3907, Page 194). The Greens are listed as living here in the 1915 Belmont directory but sold the house the following year to Gertrude McCabe (Book 4045, Page 468). Mrs. McCabe was a widow, living here with a servant at the time of the 1920 Census. In 1923 the house was sold to Mary Rosina Kirkpatrick, wife of Lloyd. The Kirkpatricks had previously lived in Lowell and were the first owners of any duration. Lloyd Kirkpatrick was a cotton salesman; his wife was British and had come to this country in 1890.

The house was conveyed by the estate of Lloyd Kirkpatrick to James and Beverly Harkins in 1959 (Book 9419, Page 440). It has been owned by various members of the Austin family since the 1980s.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

39 STONE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	BLM.54
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FORM B – BUILDING

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

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

23-38	Boston North	V	BLM.825
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 94 Stone Road

Historic Name: Lester Flint House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1913

Source: building permit

Style/Form: English Revival

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: brick, stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (ca. 1922)

Major Alterations (*with dates*):

1993 - dormer

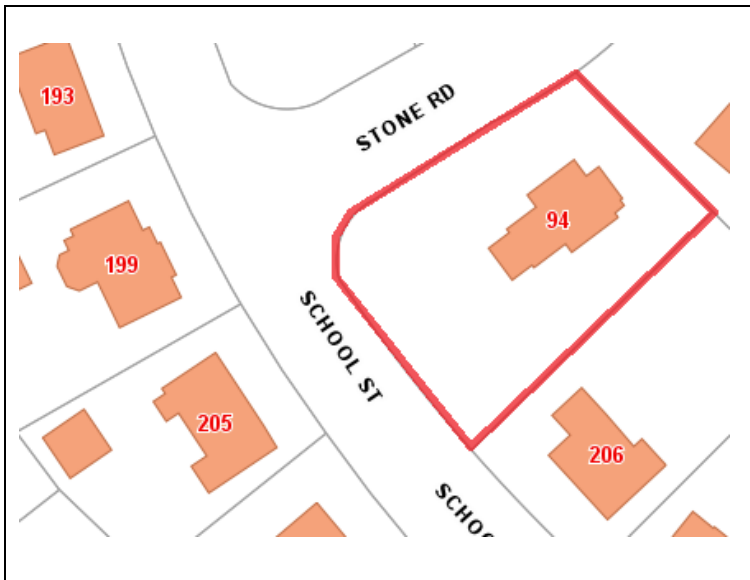
Condition: good

Moved: no yes **Date:**

Acreage: 14,295 SF

Setting: set above the road on corner lot in neighborhood of similar architect-designed early 20th century houses

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

94 STONE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	BLM.825
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set on a low hill above the road, 94 Stone Road is an irregularly massed 2 ½-story English Revival house with a stuccoed exterior accented by decorative half-timbering on the gablefront which also displays wooden braces and exposed rafter tails. The first floor of the gablefront consists of a recessed porch. Extending to the southwest, the lower hip-roofed wing has a roof slope that descends to shelter a glassed-in sunporch on the first floor. A large brick exterior chimney rises along the front of the wing. Windows include double-hung sash with multi-paned upper sash and single-light lower sash, multi-light casements and shed dormers.

The house occupies a heavily landscaped corner lot which enhances its picturesque appearance. Concrete steps lead up the hill from Stone Road to the front entrance. A driveway on the School Street side terminates at a two-car garage with hip roof. According to Sanborn insurance maps it was constructed between 1922 and 1931.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This was originally part of the Charles A. Stone property. In 1911 a group of prominent local residents including Henry O. Underwood formed the School Street Associates in order to purchase available land to develop it into large lots for single family residences. In 1912 the Associates purchased the 19-acre parcel of land between Concord Avenue and School Street. It was laid out by Loring Underwood, landscape architect, into 51 lots measuring more than 10,000 square feet each on what are now Stone Road, Orchard Street and Orchard Circle.

This parcel of land (Lot 21) was sold by the Associates to Lester Flint of Somerville in December 1912 (Book 3767, Page 302). Flint was a bank treasurer. At the time of the 1920 Census he was 38 years old, living here with his wife Elizabeth, young daughter Barbara and his mother, Lucy Flint. In 1929 the Flints sold the house to Kathryn Devlin, wife of John (Book 5408, Page 298). John Devlin was a lawyer/financier. According to the 1930 Census he was then 42 years old and living here with his wife, three sons, father-in-law John Sheen and a servant. The house was sold by Kathryn Devlin's estate in 1945. Narses and Lucy Ohanasian owned the house from 1950 to 1961. Later owners included Richard & Emily Vancil from 1961 to 1968; Barbara Devlin from 1968 to 1978; and Sing-Chin Pang from 1978 to 1983. Carl and Anne Rosenberg purchased the house in 1983 and still own it today.

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FORM B – BUILDING

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

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

5-102	Boston North		BLM.826
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Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 63 Trapelo Road

Historic Name: Harvard Trust Company

Uses: Present: office

Original: bank

Date of Construction: 1935

Source: Building Department Records

Style/Form: Georgian Revival

Architect/Builder: Wadsworth & Smith (1935)
Coolidge & Carlson (1953 add.)

Exterior Material:

Foundation: granite

Wall/Trim: brick/limestone/wood

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1953 – east and rear addition

1993 – converted to offices

Condition: good

Moved: no yes **Date:**

Acreage: 5,289 SF

Setting: lawn with minimal plantings and flag pole on corner lot in mixed use area, fronting on major commercial route

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

63 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.826

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The former Harvard Trust Company office at 63 Trapelo Road is a single-story, side-gabled building with historically-inspired and well-proportioned Georgian Revival detailing. The building is constructed of red brick laid in a common bond consisting of five courses of stretchers to a single course alternating headers (many of which are glazed) and stretchers. It rests on a foundation of smooth granite blocks with two rows of smaller blocks forming a water table. A two-sided, curved set of stairs fronts the main entrance with the original iron railings at the center bearing the bank's monogram. The corners of the main block are emphasized by limestone quoins and quoins also act as a backdrop for the pilasters and full entablature of the pedimented center entrance. A transom decorated by curved wooden tracery is located above the wooden and glass double doors which were originally painted crimson, symbolic of the university whose name the bank reflected. A dentil course embellishes the front cornice and the cornice ends in close returns on the gable ends. An exterior brick chimney rises on the west end and a square cupola with arched openings filled with louvers is centered on the ridge of the slate roof. Each arched opening is flanked by pilasters and the cupola is capped by a gold-leaf covered dome with eagle-topped weathervane. The rectangular window openings on the main block contain double-hung wooden 12/12 sash with splayed brick lintels and limestone keystones. Fenestration on the west gable end consists of an arched opening flanked by two smaller rectangular double-hung openings.

Attached to the east of the original building is a slightly-lower single-story (1953) addition which is capped by a hip roof. It presents a single bay to Trapelo Road and an arched end with three 12/12 windows to Willow Street. The addition utilizes the same materials as the original structure but lacks some of the extra detailing such as quoins and keystones.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building was constructed as a branch office for the Harvard Trust Company in 1935. The bank also had branch offices in Belmont Center at 10 Leonard Street and at 491 Trapelo Road in Waverley. In April 1935 Frederick Drew's two-family dwelling was moved from the site to the corner of Horne and Williston to make way for the new bank (*Belmont Citizen*, April 5, 1935). In May 1935 a building permit was issued for the building which was designed by architects Wadsworth & Smith. The estimated cost of construction was to be \$33,000. When work began in May 1935, the newspaper noted that the building "will be a departure from the conventional type of commercial or bank building. It will be a distinctive colonial structure which may serve as a model for future construction along this section of Trapelo rd." (*Belmont Citizen*, May 10, 1935).

As originally constructed the first floor of the 43' x 26' building contained working space and cages of marble and plate glass, a large public space, and a small conference room with safe deposit vaults located in a rear appendage measuring 12 x 16 feet. The basement held a large conference room, storage room, toilets and heating plant. The walls were painted a rich cream and the ceiling was turquoise green. The furniture was mahogany with green leather seated chairs and green curtains were hung at the window openings. An open house held on Saturday, September 21, 1935 drew nearly five thousand visitors. The bank opened for business the following Monday (*Belmont Citizen*, September 27, 1935).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

63 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	BLM.826
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The Boston architectural firm of Wadsworth & Smith was a successor to Bigelow, Wadsworth, Hubbard, and Smith which underwent several iterations after the death of Henry Forbes Bigelow in 1929. Philip Wadsworth (1881-1961) graduated from Harvard in 1902 after which he attended MIT and studied at the Ecole des Beaux Arts in Paris in 1906 and 1907. Giles Milton Smith (1886-1950) attended Cornell University and was a Belmont resident who lived at 129 Leonard Street. Smith also designed a number of local residences, the Winn Brook School, additions to the Butler and Kendall Schools and the First Church of Christ Scientist in Cambridge. Smith was also the architect for the alterations to the Harvard Trust branch office at Belmont Center and for the remodeling of the Waverley Square office.

A small addition was made at the east end of the bank building in 1953 according to plans by architects Coolidge and Carlson. In 1982 Hugh Stubbins and Associates was responsible for alterations to the vestibule to accommodate an automated teller machine (ATM).

Harvard Trust became Bay Bank in the 1970s and this building served as a bank until 1993. It is now occupied by an insurance company (W.T. Phelan).

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

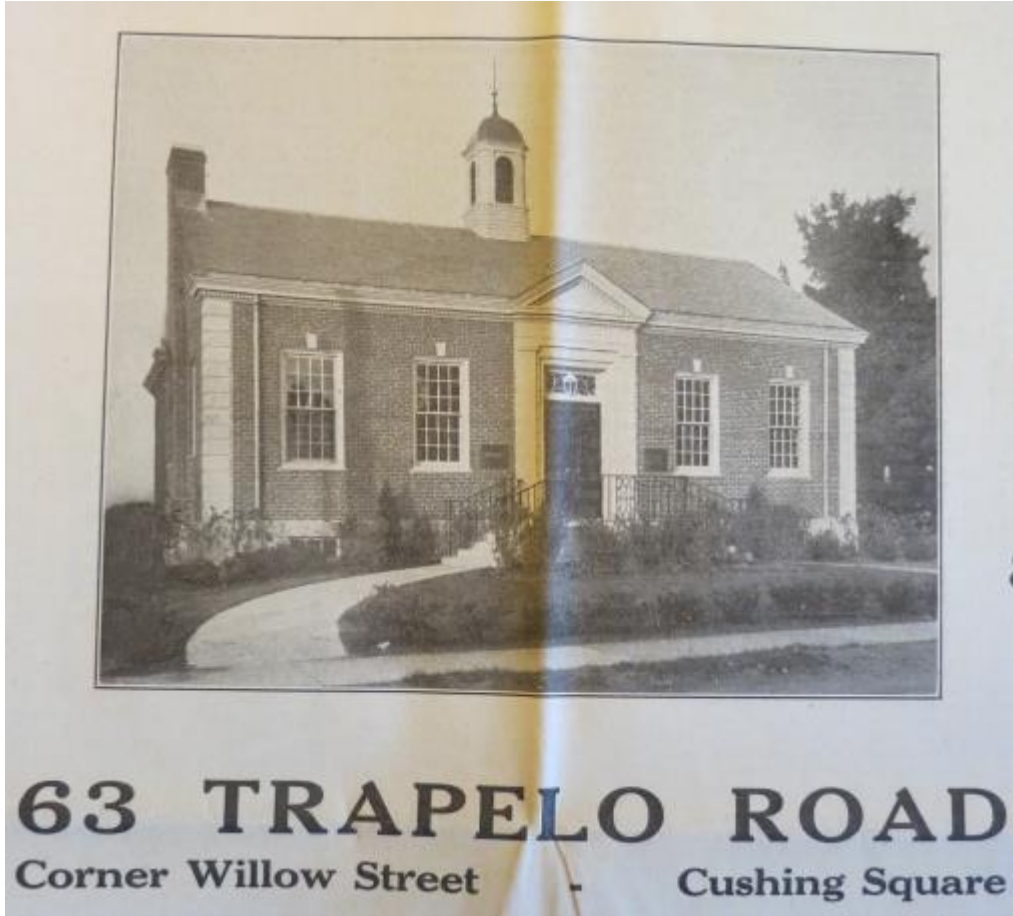
63 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.826
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Belmont Citizen, September 20, 1935.

	BLM.826
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf
The criteria that are checked in the above sections must be justified here.

The former Harvard Trust Company building at 63 Trapelo Road appears to be eligible for the National Register with local significance under Criterion C as a good example of the early 20th century Colonial Revival style as applied to a commercial (bank) building. It was designed in 1935 by local architects Wadsworth and Smith and retains a high level of integrity. Its construction in Cushing Square highlights the growing importance of this part of town in the early 20th century. Architecturally, the building reflects the desire to be compatible with the comfortable Colonial and Tudor Revival residential architecture of the surrounding neighborhoods.

FORM B – BUILDING

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

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

12-133	Boston North	C	BLM.827
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Town/City: Belmont

Place: (*neighborhood or village*):
Cushing Square

Address: 105-115 Trapelo Road/453-455 Common St.

Historic Name: Zebedee Cliff Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1922

Source: building permit

Style/Form: Classical Revival

Architect/Builder: Zebedee Cliff, arch./bldr.

Exterior Material:

Foundation: not visible

Wall/Trim: stone and brick

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1981 – new storefront 105-113 Trapelo

date? – new storefronts Common Street

date? – removal of rooftop ornament

Condition: good

Moved: no yes **Date:**

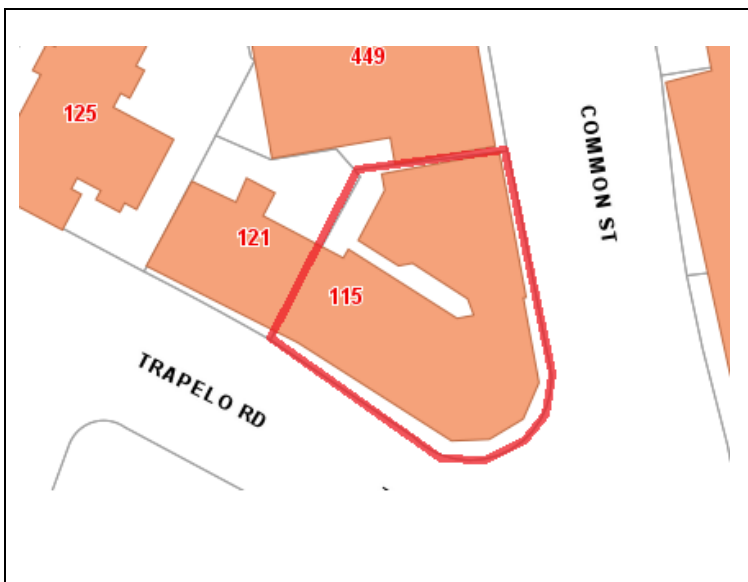
Acreage: 9,668 SF

Setting: corner lot in busy commercial center

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

105-115 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C

BLM.827

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This block of early 20th century Classical Revival storefronts wraps around the corner of Trapelo Road and Common Street. Although the storefronts have all been remodeled with new lower panels, metal doors and new glass, the individual stores are still defined by a system of fluted pilasters which support a wide frieze decorated by elongated quatrefoil panels. It appears that additional ornament (anthemion?) once capped each pilaster but these have been wrapped in metal or removed. On the corner the parapet is capped by an arched panel flanked by finials.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This block is one of many so-called "taxpayer" blocks constructed in Cushing Square in the 1920's to provide shops and services for the area's rapidly growing population. There is no building on the site at the time of the March 1922 Sanborn map but it was likely built soon thereafter and was definitely in place by 1925. The land, part of the 36-acre Palfrey Estate was subdivided in 1920. This property was lots 1, 2 & 44 of the subdivision.

The land was sold by Ursula Ryan of Malden to Zebedee Cliff of Somerville in May 1922 (Book 4515, Page 76). Zebedee Estey Cliff (1863-1934) was born in New Brunswick, Canada and came to Boston at the age of 18 initially working as a carpenter. In time he became a successful builder/developer and constructed many buildings in Somerville, served as Mayor of Somerville for four terms, and was president of a shipbuilding company in Maine (East Coast Ship Company). His home at 29 Powderhouse Terrace in Somerville is listed on the National Register of Historic Places.

Cliff applied for a building permit to build these stores in June 1922 and is listed as the owner/architect/builder. As constructed, the block consisted of nine stores, 16 feet high and was valued at \$40,000. In November 1922 Cliff sold "land with buildings" to Bella Chaffee of Belmont (Book 4574, Page 88). The property passed through several hands in the next few years including Matilda Roche of Belmont, Willard Stevens of Brookline and David Garfinkle and Samuel Barkin of Brookline. In 1927 Garfinkle and Barkin sold the block to Moses Williams, Edwin Brooks and George Howland, Trustees of the Chain Store Realty Trust (Book 5116, Page 108). The property was purchased by Hagop and Nevert Misakian in 1957 and has been owned by the family ever since.

Directories indicate that the block has been historically occupied by a mix of businesses. In 1925 the tenants included Arlington Fruit Store (453 Common), Edward T. Harrington Real Estate (455), the Payson Park Drug Store (459), Raymond Foyle real estate (105 Trapelo), N.M. Brown dry goods (109), Craft & McDonald Provisions (111), and J.W. Stone & Co. autos (115). By 1939 several larger regional/national stores had been added into the mix of smaller businesses. These included A & P at 453 Common and Hood Creamery at 455. Macy Drug was located at 459 Common.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

105-115 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	BLM.827
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FORM B – BUILDING

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

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

14-109	Boston North		BLM.828
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 368-380 Trapelo Road

Historic Name: Strand Theatre

Uses: Present: movie theatre, stores

Original: movie theatre, stores

Date of Construction: 1920

Source: building permits

Style/Form: Commercial

Architect/Builder: Funk & Wilcox

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: membrane

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1929 – interior renovation

ca. 2000 – renovations including new storefronts on Trapelo

Condition: good

Moved: no yes **Date:**

Acreage: 7,565 SF

Setting: neighborhood commercial center

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

368-380 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.828

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Strand Theatre Block is a mixed use, single story brick structure that was constructed in 1920. It originally included four storefronts – one at the corner of Trapelo and Beech Street and three narrow storefronts facing Trapelo Road, west of the actual theater. One of the storefronts is the entrance to the theater while what were two separate storefronts to the west have been combined to serve a restaurant. The theater itself has a pentagon plan and is taller than the adjacent storefronts and capped by a hip roof. The walls of the theater on both Trapelo and Beech Street consist of a pair of large recessed panels with corbeling top and bottom. The panels are filled with brick in a variety of bonds and patterns including courses of headers and stretchers. On either side of the two large panels there are smaller recessed panels that contain doors. Similar brickwork is used for the front walls of the storefronts although the parapets above each storefront also include a concrete molded band. The corner storefront has a recessed entrance flanked by plate glass windows with panels below each window and canopies installed on the panels below. The storefronts facing Trapelo are modern replacements but retain design elements including a recessed entrance and panels below the plate glass windows which are set in metal frames.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Ground was broken for this building on the corner of Trapelo Road and Beech Street in November 1919. According to the local paper, the new block of stores "will contain a handsome moving picture theatre of the most modern type with a seating capacity of 700 and to be called the New Waverley Theatre." The cornerstone was laid in April 1920 with Chief of Police John Argy doing the honors while a bugler played the National Anthem. Several hundred spectators attended. The theater opened on September 3, 1921 to an overflow crowd of 700 dignitaries and citizens and was named the Strand Theatre. J. Edward Mitchell was hired as manager and the Waverley Theatre in Waverley Hall was closed.

Initially the theater played silent movies with patrons seated in roomy, comfortable leather upholstered chairs. In front of the stage there was a pit for the piano player. In 1923, a new orchestral organ was installed. In the summer of 1929 the theater closed for a \$25,000 renovation project which included the installation of a vitaphone and Movietone talking picture system. The stage was enlarged and the seating was reduced.

The corner storefront (#368) was originally occupied by Barca Brothers/Barca & Son Fruit. By 1944 the Strand Luncheonette was located here. The space at 378 Trapelo was originally rented to Philip Kreem who operated a variety store. In the 1930s and 1940s Leonard Fuel occupied the space. Strand Shoes was at #380 in 1922 but the space was later rented to Frank Napoli's barber shop.

In 1965 the theater was renamed the Studio. New seats were installed in 1976, reducing the number to 410. It was renovated in 1998 and continues in operation today. Though altered by changing technologies and tastes, it remains an important social center today and has functioned as the town's only movie theater for over ninety years. In 2013 James Bramante was awarded an award by the Belmont Historical Society for the preservation of the Studio Cinema.

The theater was designed by Boston architects George C. Funk (MIT Masters 1906) and Frederic S. Wilcox who had formed a partnership (Funk & Wilcox) about 1910. The firm was known primarily for designing apartments and commercial buildings including theaters. Among their theater designs were the Strand Theatre in Boston (1918), Somerville Theater in Davis Square (1914), Ware Theater in Beverly (1920) and the Strand Theater in Lowell (1917). The partnership continued until about 1939.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

368-380 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.828
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FORM B – BUILDING

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

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

27-127	Boston North	AF	BLM.77
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 464-470 Trapelo Road

Historic Name: Kaplan Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1927

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: H. Thaxter Underwood, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stone, wood

Roof: tar and gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

various dates – storefront renovations
2007 – new windows on second floor

Condition: good

Moved: no yes **Date:**

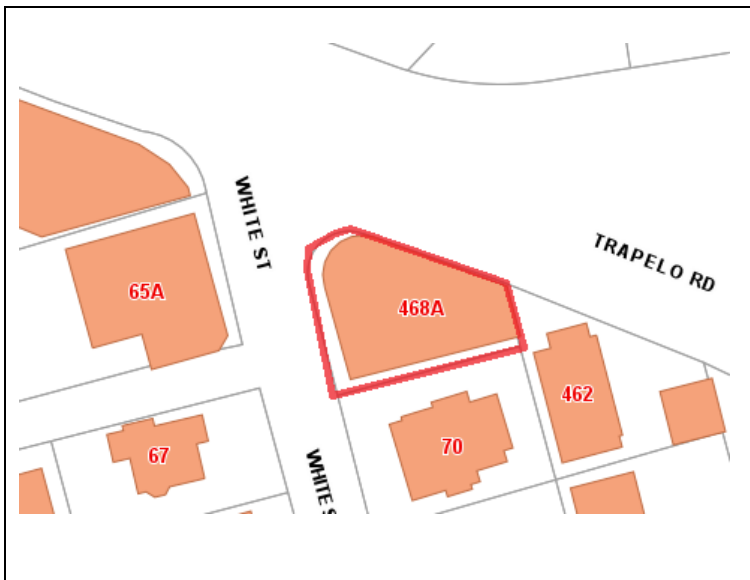
Acreage: 4,966 SF

Setting: corner lot in commercial center of Waverley

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

464-470 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.77

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1927, the Kaplan Block is a two-story, flat-roofed brick commercial block in the Colonial Revival style, distinguished by its rounded corner at the Trapelo Road/White Street intersection. Contrasting with the brick there is stone trim including pilasters on the first floor between the storefronts, a belt course above the storefronts, blocks with raised circles above each pilaster, wide moldings above and below the second floor windows and rectangular panels on the parapet featuring raised quatrefoil-like designs. On the second floor areas of patterned brick separate the windows and the parapet is constructed of brick laid in a Flemish bond.

The corner storefront is larger than the others; there are four other storefronts facing Trapelo Road and two facing White Street. Several retain glass-and-panel doors which are recessed between plate glass display windows set above paneled bulkheads. On the second floor the windows contain vinyl replacement windows installed in 2007.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Reflecting the continued growth of Waverley in the early 20th century, this two-story commercial block was constructed in 1927 with seven stores on the first floor and nine offices above. In March 1927 a building permit was issued to Celia Kaplan for the construction of the block. Celia Kaplan and her husband George lived at 18 Irving Street in Belmont and were the proprietors of the Waverley Square Provision Company. Both Celia and George were born in Russia. The architect of their new building was H. Thaxter Underwood and the builder was Esau Jenkins of Somerville.

In addition to the Waverley Square Provision Company, the other occupants of the block in 1929 included Ross-Lyn's dyers, Cherry Kelley dry goods, Belmont Drug and the Waverley Art Shop. Several dentists and doctors had offices upstairs. The Kaplans were living upstairs in 1939 and their business was then called Kaplan's Market and was located at 468 Trapelo. In 1939 the Priscilla Yarn Company was located in the storefront at 60 White Street and was still there in 1955. The block was later acquired by Joseph Moss in 1956.

This block was designed by local architect, H. Thaxter Underwood. Herbert Thaxter Underwood (1872-1950) was the son of Dr. George Underwood and grandson of William Underwood, founder of the food concern. He was born in Boston and was a graduate of Boston English High School. He came to Belmont as a young man. It is not known where Thaxter Underwood received his architectural training but he was in practice by 1904. He maintained an office in Boston but designed a number of buildings in Belmont. Working with his uncle, landscape architect Loring Underwood, Thaxter designed the locker rooms/bathhouse for the Underwood Pool (1911). Other municipal commissions included the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square (1913), Dr. Nesbitt's office at 106 Concord Avenue (1930). His residential commissions included 26-28 Cedar Street, 65 Clark Street, 1 Clover Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years and was a director of the Waverly Cooperative Bank.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

464-470 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.77
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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files.

FORM B – BUILDING

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

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

28-130	Boston North	AF	BLM.79
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 472-478 Trapelo Road

Historic Name: Leonardi-Maynard Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1914

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Fred A. Norcross, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1991 – new rubber roof, removal of cupolas

1992 – storefronts remodeled

Condition: good

Moved: no yes **Date:**

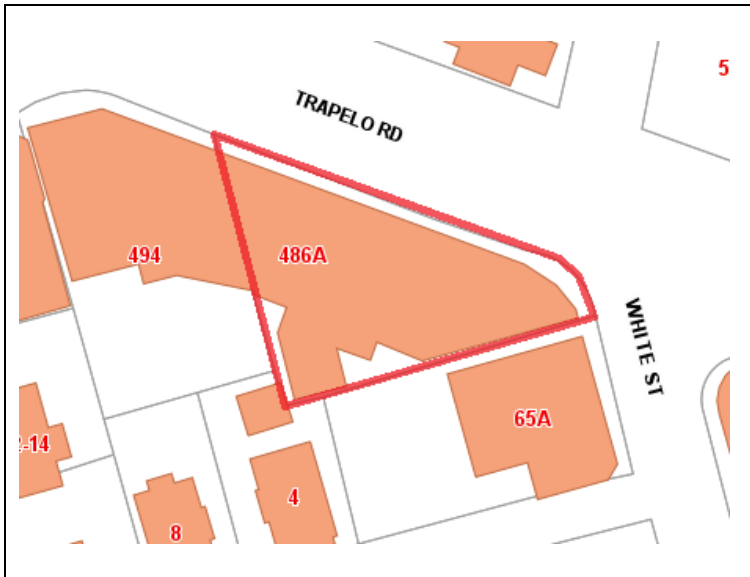
Acreage: 10,867 SF

Setting: commercial center of Waverley

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

472-488 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.79

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

As originally constructed in 1914, this block consisted of seven separate businesses located in seven storefronts divided by recessed brick piers which were topped by posts with concrete caps extending above the flat roof. Since 1982, the seven storefronts have been combined to serve one business (Wheelworks) and remodeled while the distinctive rooftop elements have been removed. Each storefront originally had a recessed entry with large plate glass windows and tinted transom lights. Today modern concrete infill offers indications of where the storefront entrances were filled. The remodeled wooden storefronts display the characteristic division of display windows above paneled bulkheads despite the lack of multiple entrances which historically characterized the block. The building retains a metal cornice decorated by modillions and dentils. The south sidewall of the building is brick.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This block was one of many such single-story "taxpayer" commercial structures which sprung up along streetcar routes and commercial centers in the Boston area in the early 20th century. Charles E. Leonardi, a Boston attorney, was issued a building permit for the seven unit building in 1914. In 1915 the tenants included Charles E. Scott, insurance agent at #472; the Waverley Square Provision Co. at #476; Isaac Silver's dry goods store at #482; Pannanchio & Albany's fruit store at #486 and the Waverley Square Bowling Alley in the basement. In 1925 the tenants included the Waverley Trust Company and First National Store, as well as a shoe repair shop and the bowling alley/pool room.

The building was acquired by Annie Maynard about 1916 and owned by her into the 1930s at least. The property was sold by Elsa Packwood to Wheelworks Realty Trust in 1986 (Book 16745, Page 557).

Designer Fred A. Norcross (1871-1929) worked as a draftsman in Boston from about 1889 until 1894. He was born into a Christian Scientist family in Allston in 1871 and moved to Needham in 1916. He began an architectural practice about 1895 and continued as a sole practitioner until his death in 1929. The MACRIS database includes over 240 buildings designed by Norcross; the vast majority are apartment buildings in Boston including in the North End, Roxbury, the Fenway, Brookline and Brighton. Most of these were of brick or stone and most were for Jewish developers (Heath 1999). The list also includes a handful of early 20th century commercial structures in a Classical Revival mode including buildings at 163-173 Amory Street in Brookline (BKL.2728) and 1042-1054 Beacon Street in Brookline (BKL. 1458) and similar buildings in Chelsea and Wellesley. Norcross also designed the Congregation Adath Jeshurun in Boston (BOS.11136).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

472-488 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.79
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Williams, Judy. Inventory form for 472-488 Trapelo Road, 1982.

<http://backbayhouses.org/frederick-albert-norcross/>

FORM B – BUILDING

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

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

33-52	Boston North	AH CL	BLM.621
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 574-576 Trapelo Road

Historic Name:

Uses: Present: two family dwelling

Original: single family dwelling

Date of Construction: ca. 1890

Source: deeds

Style/Form: Queen Anne

Architect/Builder: Henry Campbell (likely)

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard/wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:
shed/garage (by 1905)

Major Alterations (*with dates*):

date unknown – enclosure of front porch

1992 – 2 ½-story addition at rear

1997 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 5,000 SF

Setting: mixed residential on busy thoroughfare

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

574-576 TRAPELO RD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AH,
CL

BLM.621

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Queen Anne house at 574-576 Trapelo Road retains a good deal of exterior integrity and is one of the best preserved of this row of houses built along Trapelo Road in the early 1890s. Set on a brick foundation, the 2 ½-story gablefront dwelling is clad in wood clapboards with simple cornerboards, cornice returns and a plain frieze adorned by paired brackets. A band of decorative (staggered butt, scalloped and sawtooth pattern) wood shingles extends around the building above the first floor windows. A 2 ½-story gable projects from the west half of the façade and the rear portion of the east elevation. The façade gable is more decorative with clipped corners, brackets at the eaves and decorative shingles in the gable. A single-story porch (now enclosed) extends from the front gable to the east gable. Most of the windows on the building are modern 1/1 sash; a fixed Queen Anne colored sash is visible on the second floor of the east wall. The 2 ½-story addition to the rear dates to 1992 but blends well with the historic structure.

A driveway extends along the east side of the house terminating at a small shed/garage that was in place by 1905. The structure has clapboarded side walls and a later shingled gablefront. One of the original 4 x 2-light over four recessed panel doors survives; the other three have been replaced with plywood. The house is setback from the sidewalk by a small strip of lawn. The urban-scaled lot contains 5,000 square feet.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed as part of a subdivision laid out on Trapelo Road (originally North Street) by Watertown inventor and builder Henry F. Campbell after purchasing the 25 acre Phelps-Thayer Estate in 1882. The land was laid out into nineteen lots and fourteen of the houses were built between 1890 and 1893. Several of the houses were built by Campbell himself.

This property comprises lots 23 and 24 on the subdivision plan dated January 1890 (Middlesex County Registry of Deeds, Plan Book 62, Plan 45). In 1910 the property was owned by Wilbert Simm, who was born in Canada and worked as an inspector of state boilers. He was living here with his wife Druscilla, two children, sister-in-law and a couple who paid rent. By 1920 the house was owned and occupied by Burton Patriquin who was born in Nova Scotia in 1866 and lived here with his wife, Celia, three children and a father and son (tenants). Patriquin worked as a jewelry shipper and continued to live here until his death in 1948. The property was later owned by his daughter Gertrude Wright and his son, Wilbur Patriquin. It was conveyed to Wiburn Patriquin and Frances Baldwin in 1980 and they sold it to Jean Chapman and George Mahnke in 1990 (Book 20901, Page 524). Jean Chapman and Kristin Mahnke own the property today.

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Town of Belmont, Building Department records

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Williams, Judy. Area form for Trapelo Road Streetscape (Area CL), 1982.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

574-576 TRAPELO RD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AH, CL	BLM.621
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FORM B – BUILDING

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

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

33-58	Boston North	AH CL	BLM.627
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 596 Trapelo Road

Historic Name: Flett-Marsh House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1890

Source: deeds

Style/Form: Queen Anne

Architect/Builder: Henry Campbell (likely)

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 4,740 SF

Setting: row of late 19th century dwellings on heavily traveled road

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

596 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AH, CL	BLM.627
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

596 Trapelo Road stands out as one of the best preserved of the row of Queen Anne homes built on the south side of Trapelo Road east of Agassiz Street in the 1890s. The 2 ½-story gablefront has a clapboarded exterior with decorative accents including a band of staggered butt shingles adjacent to the attic window and diagonal clapboards above. A single-story porch spans the façade and is supported by turned posts with a stick balustrade. Underneath the porch, the sidehall entry retains an original glass and panel front door. Projecting from the west side of the façade is a three-sided bay window which extends both below and above the front porch. Windows contain 1/1 replacement sash.

The house is set on a narrow urban lot containing less than 5,000 square feet. The lot slopes down to the south and behind the main house block is a smaller, original two-story wing which is a single bay wide and set on a fieldstone foundation. The lower level is clad in wood shingles while the floor above is clapboarded with a steeply pitched gable roof with overhanging eaves and a tall brick chimney with corbel cap. To the west of the wing is a modern deck.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed as part of a subdivision laid out on Trapelo Road (originally North Street) by Watertown inventor Henry F. Campbell after purchasing the 25 acre Phelps-Thayer Estate in 1882. The land was laid out into nineteen lots and fourteen of the houses were built between 1890 and 1893. Several of the houses were built by Campbell himself.

This property comprises lots 13 and 14 on the subdivision plan dated January 1890 (Middlesex County Registry of Deeds, Plan Book 62, Plan 45). The original owner may well have been George C. Flett who was living here in the 1890s. Flett was born in New Brunswick, Canada in 1859 and came to this country in 1874. Flett was a printer by trade and worked as superintendent of the Rand Avery Supply Company in Boston. He served as chairman of the Belmont Board of Selectmen for 18 years, was chairman of the school committee and the Democratic town committee as well as a director of the Waverley Cooperative Bank and the Waverley Trust Company. He was also prominent in fraternal orders and served as grand master of the Belmont Lodge, A.F. and A.M., grand master of the Masonic district, and a member of the Trapelo lodge of Odd Fellows and Waverley Council of the Royal Arcanum. At the time of his death in 1920, George Flett left a widow, Margaretta (Watson), three daughters and a son, J. Watson Flett.

Beginning in 1924 the house was owned by William Marsh. Henry Marsh, an electrician, was living here in 1925 along with his wife Lena and sons William, an auto mechanic, and Edwin. In the early 1930s the house was briefly occupied by Edwin Marsh's family. He worked at a gas station. In 1940 William and Sadie Marsh were living here with their four children ranging in age between 3 and 9. William was then working as a machinist. The house was owned by daughter Dorothy Marsh Freeman and her husband Irving from 1985 to 1994. The Freemans sold the property to Alison Tsoi, Victoria Kam and Eric Yee in 1994 and Kam and Yee still own it today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

596 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AH, CL	BLM.627
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FORM B – BUILDING

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

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

54-26	Boston North	BA	BLM.829
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 1 Tyler Road

Historic Name: Morris E. Knight House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1925

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Frank F. Kendall, architect

Exterior Material:

Foundation: stone, concrete

Wall/Trim: wood shingles

Roof: wood shingles

Outbuildings/Secondary Structures:
garage (1977)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 22,580 SF

Setting: neighborhood of early 20th century architect-designed residences on generous lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.829

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Prospect Street and Tyler Road, 1 Tyler Road is a Colonial Revival dwelling constructed in 1925 and based loosely on First Period building forms. The L-shaped dwelling is clad entirely in wood shingles above a stone faced concrete foundation. It consists of a central two-story section with an asymmetrical "saltbox" gable with a Cape Cod wing to the north and a rear wing extending to the southwest. There are several fieldstone chimneys and small hip dormers emerge from the wood-shingled Cape Cod wing. Colonial features include a pendant at the overhang of the roof, simple vertical board doors with large iron strap hinges and multi-light casement windows.

The house is set above the street level with fieldstone walls along Tyler Road and stockade fences with stone posts along Prospect. The driveway is lined by low stone walls and terminates at a two-car garage which is built into the hillside and has an earthen top. The current garage was constructed in 1977 and replaces an earlier smaller concrete block garage dating to 1948.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 1 Tyler Road is located within the second phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. In April 1925 a second area was developed when Company trustees George Prentiss and Arthur Fletcher laid out the J.Varnum Fletcher property on Clinton Street and parts of the George Prentiss and George Lawrence properties off of Prospect Street. Buildings were constructed in the 1920s and 1930s.

Town Building Department records indicate that in 1925 M.E. Knight of 409 Pleasant Street was given a building permit for this dwelling. The house was designed by architect Frank F. Kendall who lived at 467 Pleasant Street and the builder was William H. Iliffe of Watertown. Morris Knight was an investment advisor and lived here with his wife Gertrude. No additional information was found concerning the architect, Frank F. Kendall.

By 1934 the house was occupied by Arthur Bickford, a Boston attorney, and his wife Grace. Lewis Moore Jr. owned the house in 1939 and according to the 1940 Census was a stove manufacturer. By 1944 J. Gordon Scott, a salesman, was living here with his wife Beatrice. The Scotts were still here in 1955. John and Janet Starr owned the house from 1957 to 1972. Later owners included Richard and Stephanie Cardullo (1972-1976); Allen and E. Anne Hatheway (1976-1981) and Edith Holway (1981-2009). Kyle and Nicole Brookshire purchased the house in 2009.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BA	BLM.829
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U.S. Census, various dates.

FORM B – BUILDING

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

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

54-25	Boston North	BA	BLM.830
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 7 Tyler Road

Historic Name: William B. & Elizabeth Thomas House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1941

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Theodore G. Ames, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
2008 – some replacement windows

Condition: good

Moved: no yes **Date:**

Acreage: 18,750 SF

Setting: residential neighborhood of 20th century dwellings
near Belmont Hill School

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

7 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.830

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Thomas House at 7 Tyler Road is a mid 20th century dwelling in a restrained and untraditional Colonial Revival style. The house is set above the street with a curved brick retaining wall enclosing the sloping front lawn and a flagstone and brick walk leading from the street to the front door. The two-story brick structure displays an L-shaped plan with a lesser hip-roofed wing to the northeast incorporating a two-car garage on the lower (street) level. The hip roof is sheathed in slate shingles with a large brick chimney and two hip dormers. The brick veneer incorporates a simple watertable and a stringcourse between the first and second floors as well as a dentil course. Flared copper awnings offer shelter above the main entry and the garage. Most of the windows now contain 8/8 double-hung sash. Some of the openings may have originally had casement units. A single story, flat-roofed sunporch with metal railing balustrade projects from the southwest end of the main house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This was one of the later houses erected in the Belmont Hill development and comprised Lot 2 of the 1925 plan. The land was purchased by William Besserer Thomas and his wife Mary Elizabeth in 1940. The couple had married in Summit County, Ohio in 1933 and both were teachers. The 1945 directory indicates that William B. Thomas was then 42 years old and retired. The house was sold by William Besserer Thomas' estate in 1982 to David and Margaret Pergola who still own it today.

The house was designed by architect Theodore G. Ames, who in 1940 was working for the Boston architectural firm of Griswold & Gulick. Theodore Gordon Ames (1898-1969) was born in St. Paul, Minnesota and received a A.B. from Harvard College and a S.B. in Mechanical Engineering from Harvard in 1922. He later received a M.Arch from Harvard in 1936. He was a veteran of World War I and during World War II served as a lieutenant colonel in the Army Air Corps in the European Theater and was awarded the British O.B.E. After the war became a partner at the newly formed Griswold, Boyden, Wylde and Ames in 1946 and was there until 1959. Ames later practiced alone and moved to Belmont in 1953. He lived at 741 Concord Avenue until his death in 1969.

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U.S. Census, various dates

FORM B – BUILDING

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

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

54-9	Boston North	BA	BLM.831
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Photograph



Address: 8 Tyler Road

Historic Name: Walter Gaskill House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1928

Source: building permit

Style/Form: Shingle/Craftsman

Architect/Builder: Robert T. Walker, architect

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: slate

Outbuildings/Secondary Structures:

garage

Major Alterations (*with dates*):

2008 – slate roof installed replacing shingles

Condition: good

Moved: no yes **Date:**

Acreage: 21,000 SF

Setting: neighborhood of early 20th century architect-designed residences on generous lots

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

8 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BA

BLM.831

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Prospect Street and Tyler Road, 8 Tyler Road is a rambling two-story residence constructed in 1928. Sheathed in wood shingles with a belt course between the stories, the side-gabled dwelling has various cross gables, pents, and overhangs and a tall exterior brick chimney punctuates the front gable. In 2011 a slate roof was installed; the roof was originally covered in asbestos shingles. An arched doorhood on brackets shelters the glass-and-panel front door; multi-light partial sidelights flank the sides of the entrance. Windows include double-hung 6/6 and 4/4 sash as well as multi-light casements and hip-roofed dormers.

The informally-landscaped property has a flagstone front walk leading to the front door from Tyler Road. A two-car, gablefront garage with attached toolhouse faces Prospect Street. Like the main house, it is sheathed in wood shingles.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 8 Tyler Road is located within the second phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. In April 1925 a second area was developed when Company trustees George Prentiss and Arthur Fletcher laid out the J.Varnum Fletcher property on Clinton Street and parts of the George Prentiss and George Lawrence properties off of Prospect Street. Buildings were constructed in the 1920s and 1930s.

Walter Gaskill was granted a building permit in 1928 for the construction of the house; the architect was Robert T. Walker of Boston. Walter W. Gaskill (1886-1955) was born in Colorado and graduated from Harvard in 1908. He worked as an electrical engineer and lived here with his wife Dorothy, two daughters and a maid (1940 Census). The couple was still living here in 1955.

The house was owned by Mitt and Ann Romney from 1972 until 1989. Later owners included David Stark and Susan Stafford (1989-1994) and Burton and Kathleen Sheppard from 1994 to 2003. The house was purchased by Christian and Pascale Gras in 2003.

The architect, Robert Turner Walker (1867-1931), graduated from M.I.T. in 1890. In 1903 he was working as a draftsman for A.W. Longfellow, Jr. In 1916 Walker won the Rotch Traveling Scholarship which funded two years of travel abroad. No other information was found concerning Walker's works. Walker died in 1931.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

8 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BA	BLM.831
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U.S. Census, various dates.

FORM B – BUILDING

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

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

54-11	Boston North	BA	BLM.832
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 28 Tyler Road

Historic Name: Isabel Whiting House

Uses: Present: single family dwelling
Original: single family dwelling

Date of Construction: 1950

Source: building permit

Style/Form: Ranch

Architect/Builder: Eleanor Raymond, architect

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingle, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
1994 – rear addition

Condition: good

Moved: no yes **Date:**

Acreage: 12,500 SF

Setting: neighborhood of 20th century residences near Belmont Hill School

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

28 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.832

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Designed in 1950, from the street, the Whiting House is a simple single-story Ranch house. It is clad in wood shingles and capped by an asphalt roof and displays a rectangular plan with a single car attached garage at the northeast end. The house is screened by a hedge along the street. A flagstone walk leads from the street to the recessed entrance which has a horizontal paned sidelight. The façade fenestration includes two paired 4/4 windows and several 2 x 2 units.

As is the case with many Eleanor Raymond designs, the rear elevation reveals an additional story of living space, concrete patio and sloping lawn. A small hip-roofed (1994) addition projects at the north end.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was designed for Miss Isabel Whiting (1894-1979) by architect Eleanor Raymond. Isabel Whiting was born in Lowell, the daughter of Isaac and Edith Whiting. Her father was born in Wilton, New Hampshire, graduated from Harvard in 1881 and was in the grain and milk business. Isabel Whiting was a social worker. She purchased the land in 1950 (MCRD Book 7549, Page 161) and retained Eleanor Raymond to design the house. Miss Whiting sold the house to Henry and Charlotte Arthur in 1960 and moved to Cambridge where she lived the rest of her life.

Henry Arthur (1904-1993) was born in Gloversville, New York, graduated from Union College and received his master's and Ph.D. degrees from Harvard. He was chief economist at Swift & Company in the 1930s and in the late 1940s was chief of the Marshall Plan's program review division in Paris and was appointed to the Wage Stabilization Board during the Korean War. He joined the Harvard business school faculty in 1960 and was considered an expert on agribusiness and business ethics, retiring in 1970. Charlotte Arthur died in 1980 and in 1988 Henry married his second wife, Eunice Perry (Simm) Howe. Eunice Howe was born in Belmont in 1918 and attended Boston University School of Law, served in the Massachusetts Attorney General's office, served on numerous Massachusetts commissions and councils and was a Republican Party activist. Ms. Howe donated her papers to Schlesinger Library at Radcliffe. She continues to own the house today.

This is one of five houses in Belmont that were designed by architect Eleanor Raymond. Two of the houses have been demolished - Raymond House (1931) and Meyer House, 240 Somerset Street (1956), leaving only this house, the Miller House at 105 Juniper Road (1936) and the McCreary House, Kenmore Road (1956).

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Cole, Doris. *Eleanor Raymond, Architect*. Philadelphia: The Art Alliance Press, 1981.
Harvard University Library, Papers of Eunice Howe, 1939-1999.
Middlesex County Registry of Deeds, Cambridge, MA
New York Times, May 18, 1993 [obituary of Henry Arthur]
Town of Belmont, Building Department files.

FORM B – BUILDING

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

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

54-12	Boston North	BA	BLM.833
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill

Address: 34 Tyler Road

Historic Name: William Punchard House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1930

Source: building permit

Style/Form: English Revival

Architect/Builder: Henry Keyes, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood shingles

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 12,500 SF

Setting: neighborhood of early 20th century architect-designed residences on generous lots

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.833

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 34 Tyler Road was constructed in 1930 and is loosely based on a variety of English cottage building traditions. The two-story dwelling combines a brick first floor with wood shingles above and is capped by a complex gabled roof consisting of high-pitched jerkinhead roofs with jerkinhead wall dormers breaking through the lower edge of the roof as well. On the principal west façade the roof on the cross gable is extended to shelter the main entrance which contains a wooden door with large iron strap hinges. The house is set with its narrow end to the road and the street elevation is dominated by a tapered brick exterior chimney. Windows on the building include double-hung 6/6 units as well as multi-light casements used both individually and in groupings. A single-story section extends to the southeast of the main house block and links the main house to a hip-roofed single-story shed/garage.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 34 Tyler Road is located within the second phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. In April 1925 a second area was developed when Company trustees George Prentiss and Arthur Fletcher laid out the J. Varnum Fletcher property on Clinton Street and parts of the George Prentiss and George Lawrence properties off of Prospect Street. Buildings were constructed in the 1920s and 1930s.

According to building permits, this house was constructed in 1930 for William Punchard. William Henry Punchard (1869-+/-1941) was a landscape architect who studied at MIT in 1888-1890 and had an office at 6 Beacon Street in Boston in the early 1900s. He lived here with his wife Gertrude but the couple moved prior to 1937. The house was rented to Paul Bauer in the late 1930s. The house was owned by Lloyd Howard Karelis and his wife Annabelle from 1947 until 1990. Frank Reis, Jr. and Sarah Philips purchased the house in 1990 from Lloyd Karelis' estate and still own it today (Book 20576, Page 322).

The architect, Henry Francis Keyes (1879-1933) was born in Jamaica Plain. He graduated from Harvard in 1901 and MIT in 1904. He initially practiced as an architect in New York and returned to Boston in 1907 where he worked briefly with Guy Lowell before opening his own firm. He is best known as the architect of the New England Fish Pier in Boston in 1914 and lived in Brookline. For a while he worked in a partnership – Curtis, Keyes & Dyer and Curtis & Keyes (after 1922). Late in his career Henry Keyes designed a number of large suburban, English Revival style residences including this house, the John Emerson House in Brookline in 1926 (BKL.1280) and the English Revival Percy Yerza House 142 Adams Street in Quincy in 1939 (QUI.79).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

34 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BA

BLM.833

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[information on Henry Keyes].

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Robbins, Samuel Dowse, ed. *Who's Who in Belmont*. Belmont: Belmont Historical Society, 1972.

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files.

U.S. Census, various years

FORM B – BUILDING

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

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

54-23	Boston North	BA	BLM.466 BLM.834
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill (Wellington Hills)

Address: 41 Tyler Road

Historic Name: Parker & Hildegard Hamilton House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1927

Source: building permit

Style/Form: Colonial (First Period) Revival

Architect/Builder: Derby & Robinson, architects

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (c.1927) BLM.834

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 12,500 SF

Setting: residential neighborhood of 20th century dwellings
near Belmont Hill School

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

BLM.466
BLM.834

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Parker Hamilton House at 41 Tyler Road is a good example of a First Period (17th century) Home reproduction dating to 1927. The 2 ½-story structure displays a number of character-defining features including a wood-shingled exterior, a prominent, central, angled brick chimney, and small, multi-paned casement windows. On the northeast elevation, the upper floor projects slightly beyond the lower floor creating an overhang (jetty) while the recessed open porch on the southwest elevation is capped by a steeply pitched hip roof. A steeply pitched gabled vestibule fronts the entry and another gable projects from the rear roof slope.

A paved driveway extends to the northeast of the house, terminating at a side-gabled garage which appears to be contemporary with the main house. Like the main house it is sheathed in wood shingles, with a gabled vestibule centered on the façade and multi-light casement windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The land on which this house stands (Lots 5B and 5A) was sold to Parker Hamilton in 1926 (Book 4964, Page 366). Parker Hamilton was born in Wisconsin in 1901 and joined the Belmont Hill School faculty in 1925. He married Hildegard Kunhardt the same year this house was built (1927). Hamilton was on the faculty at Belmont Hill until 1938. In 1950 the Hamiltons sold the house. He taught math for a while at Antioch College. After his retirement in 1956 they moved to Arizona. Parker Hamilton studied photography with Ansel Adams in the early 1960s. Photographs that the Hamiltons took between 1946 and 1977 are in the collection of Northern Arizona University. Parker Hamilton died in Flagstaff in 1976; his wife died in 1979.

Dr. George Olive Jr. and his wife Priscilla purchased the house in 1950 (Book 7602, Page 66). They had married in 1944 while Dr. Olive was serving in the Army Medical Corps. The Olives raised their children here. The couple were avid tennis players at the Belmont Hill Club and Mrs. Olive was an active volunteer at Mt. Auburn Hospital in Cambridge. They sold the house in 1994. He died in 2007 and she died in 2010. The current owners, Harvey and Deena Mazer, purchased the house in 1994 (Book 1128, Page 98).

The dwelling was designed by architects Derby & Robinson of Boston. Richard Derby (1878-1936) grew up in Concord and graduated from MIT as did his partner, Thomas P. Robinson (1878-1954). Robinson was born in Maine and also dabbled as a playwright. He and his wife, Ethel Fay Robinson, wrote two books – *Houses in America* (1936) and *Your Own House* (1941). Derby continued to practice architecture - the firm was later known as Derby, Robinson & Shepard and later became Derby, Barnes & Champney. Derby & Robinson specialized in domestic architecture and are known to have designed a number of houses in Concord and Newton. The house at 41 Tyler Road shares some similarities to a First Period Revival house that Derby & Robinson designed at 57 Dorset Road in Newton (NWT.3853) in 1926.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 TYLER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA	BLM.466 BLM.834
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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files

U.S. Census, various dates



Garage (BLM.834)

FORM B – BUILDING

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

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

53-85-1	Boston North	BC	BLM.835
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Village

Address: 43 Village Hill Road

Historic Name: Frank M. Barnard House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: English Revival

Architect/Builder: Royal Barry Wills

Exterior Material:

Foundation: concrete

Wall/Trim: stone, wood, stucco

Roof: slate

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
date? – enclosure of former sunporch

Condition: good

Moved: no yes **Date:**

Acreage: 11,016 SF

Setting: early 20th century residential neighborhood

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

43 VILLAGE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.835

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1936 the house at 43 Village Hill Road is of interest as an example of the work of architect Royal Barry Wills, master of the Cape Cod/Colonial Revival, in the English Revival mode. Displaying a stone exterior reminiscent of an English cottage, the dwelling incorporates stuccoed dormers, areas of applied half timbering, live edge wood weatherboards, diamond-paned casement windows, a slate roof and stone chimneys. Colonial Revival elements include the double-hung 6/6 windows while the two-car garage under the house and the sunporch (later enclosed) are concessions to modern suburban living.

The house occupies a corner lot containing about a ¼ of an acre with a low stone retaining wall along the road. A curving set of stairs with wrought iron rail and gate at the street connect to a flagstone walk that leads to the canopied front door. The informally landscaped lot includes rhododendrons and other plantings.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was developed as part of the "Belmont Hill Village" subdivided by Charles E. Trenholm in 1934 after the Concord Turnpike was built. This was the fourth of nine areas developed by the Belmont Hill Company. All 36 residences were built within four years between 1935 and 1939. The lots were smaller than the first developed area but were well landscaped (Flynn). Charles Trenholm was an active local real estate broker with an office in Belmont Center; he lived in Waltham. He partnered with local builder August Johnson. This property (Lot 37A) was sold by August Johnson and Charles Trenholm, trustees, to Frank M. Barnard in 1936 (Book 6038, Page 251). In 1940 the U.S. Census lists the owner/occupants as Frank Barnard, age 62, and his wife Frances, age 61. Previously the Barnards had lived in Somerville. Frank M. Barnard (1878-1969) was a master bookbinder who was president for many years of F.J. Barnard & Co., bookbinders of Medford, one of the oldest such companies in the country, founded in 1821. Mr. Barnard was instrumental in developing the library binding industry. He worked with the American Library Association as the chief architect of the first standards for library work and was also involved in developing modern equipment for the library binding industry.

The house was sold by Frank Barnard's estate to Martin and Elizabeth Klein in 1969. Martin Klein (1932-2009) attended Harvard University and Harvard Business School and was a Fulbright Scholar. He was a health care strategist, worked for a number of years in Pakistan and served as a director or trustee of Mount Auburn Hospital, Harvard Community Health Plan, Massachusetts Hospital Association, the Fernald School and the Visiting Nurse Association. He died in 2009; his wife Betty predeceased him in 1994. The house was purchased by Barbara Watson in 2010 (Book 1380, Page 51).

The house was designed for Johnson and Trenholm by Royal Barry Wills (1895-1962). Royal Barry Wills grew up in Melrose and graduated from MIT in 1918. After working as a design engineer with the Turner Construction Company from 1919 to 1925, Wills opened an architectural office in Boston in 1925 which he maintained until his death in 1962. His office specialized in small house design including traditional two-story, central hall houses and two-story, garrison houses but became especially well known for their Cape Cod cottages. As seen here, Wills also designed a lesser number of Tudor Revival/English Revival homes. Of the 130+ properties currently listed in the Massachusetts Historical Commission MACRIS database, about a dozen appear to be variations on the English Revival. These include 55 Blake Road in Brookline (1930), the Fitzpatrick Estate at 159 Saddle Hill in Hopkinton (1922); and a number of homes in Newton: 60 Beacon Street (1930); 199 Dorset Road (1929); 33 Gate House Road (1927); 11 Sagamore Road (1929); 24 Sagamore Road (1928); and 62 Sheffield Road (1931) and 197 South Street in Reading (1931) (Mausolf 2009). In Belmont other English Revival designs by Wills include 27 Dorset Road (1937; BLM.764) and 35 Ross Road (1938; BLM.813).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

43 VILLAGE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BC

BLM.835

Wills's simple designs met with considerable success. Between 1935 and 1942 he won awards in more than two dozen design competitions including those sponsored by *Pencil Points*, *House Beautiful*, *Better Homes and Gardens* and *Ladies' Home Journal*. In 1938 *Life* magazine selected him as one of eight architects (four modern and four traditional) to prepare home designs for families in four income categories. In the category for families with \$5,000 to \$6,000 income, Wills's traditional design competed against a modern design by Frank Lloyd Wright. The selected family in the article chose the Wills house over the Wright design and subsequently the home was built in Edina, Minnesota. In the 1940s Royal Barry Wills wrote three books on architecture that were widely read and publicized in both the popular and professional architectural press. By 1946 over a half million copies of his books had been sold and *Life* Magazine declared him the nation's most popular architectural author. Royal Barry Wills went on to win a number of national contests and was also featured in the *Saturday Evening Post*. He received a Certificate of Honor from the Massachusetts State Association of Architects in 1949 and a fellowship in the American Institute of Architects in 1954 (Ibid).

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http://www.brownandhickey.com/_mgxroot/obits/print.php?id=668516&obit_text=1& (obituary of Martin Klein)

FORM B – BUILDING

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

53-78	Boston North	BC	BLM.836
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Hill Village

Address: 59 Village Hill Road

Historic Name: Jordan Marsh Model House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1935

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: John T. Lee, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: asphalt shingles, tar & gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
2005- addition

Condition: good

Moved: no yes **Date:**

Acreage: 10,000 SF

Setting: corner lot in early 20th century residential subdivision

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

59 VILLAGE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.836

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 59 Village Hill Road has seen several large additions in recent years but is of interest historically as a unique example of an early 20th century Colonial "model" house erected by a major Boston retailer. The original portion of the house is the two-story, brick section to the north, consisting of a front section two bays wide and an offset wing to the northeast that has a single bay facing west. The single-story section projecting at the northwest corner was originally a single-car garage. Ornament on the brick Colonial was minimal, confined to brick exterior chimneys and brick trim along the cornice. Windows contain 6/6 sash with blinds. The front porch is a later addition as is the balustrade on the former garage and the matching single-story brick wing on the south side. A large addition (2005) at the southeast corner of the original house repeats the massing and roofline of the original house but is clad in weatherboard siding. A two-car garage on the lower level of the addition faces south.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 59 Village Hill Road is of interest as a rare and unusual example of an early 20th century model home. According to an article appearing in the *Belmont Citizen*, this house was one of seven model homes erected by Jordan Marsh Co. in suburban communities in 1935. The land was owned by Jordan Marsh and was located within the Belmont Hill Village subdivision developed by August Johnson Associates between 1935 and 1939, just after the Concord Turnpike was built in 1934. Groundbreaking ceremonies were held simultaneously in the seven communities on Saturday morning, June 15, 1935. The Belmont ceremony was preceded by an automobile parade which started at Belmont Center square. Selectman George McLaughlin turned over the first sod with a silver spade presented to him by Carroll Robinson of the Jordan Marsh Co. Also speaking was D. George Sullivan of the Federal Housing Administration. There were also police motorcycles headed by Chief John O'Brien and the Waverley Post V.F.W. Band. (*Belmont Citizen*, June 14 & 21, 1935).

The identities of the six other communities where model homes were built are not known nor is the reason for the construction of the model homes specified. It appears likely that Jordan Marsh was trying to compete with other companies publishing house plans such as Sears & Roebuck and Montgomery Ward. According to the 1935 building permit, John T. Lee of Jordan Marsh Home Development Plan, Inc. was the architect and the cost of the dwelling was \$10,000. The following year *The Jordan Marsh Company Home Development Plan* was published. The only known copy of the 22-page oversized book is in the collection of MIT's Rotch library as of this writing (2014). Several years later Jordan Marsh decorated and furnished a house in Brookline, designed by Royal Barry Wills and built by Homer T. Brown. The house was one of several model homes built throughout the country, sponsored by Life Magazine (*Boston Globe*, June 11, 1939).

Deed records indicate that in 1936 the Home Development Inc. sold the property to Irving S. and Dorothy B. Hill (MCRD Book 6056, Page 181). The couple had married in September 1919 in Cambridge. Dorothy Hildreth Black was a Wellesley College graduate and worked in publishing while Irving Sylvester Hill was an insurance agent. The 1940 Census shows them living at 59 Village Hill Road with their daughter Marjorie (18) and son Walter (15). In 1957 Dorothy Black Hill published her book, *Abraham: His Heritage and Ours*, and the couple apparently moved to Warner, New Hampshire. They sold the house in 1957 to James and Lillian Snow who sold it two years later to Andrew and Eleanor Quin (MCRD Book 9393, Page 85). The property was sold by Andrew Quin's estate in 1992. Kerim Munir sold the house to Domenic and Alison Dicienzo in 2005. They continue to own it today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

59 VILLAGE HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BC

BLM.836

BIBLIOGRAPHY and/or REFERENCES

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Cambridge Chronicle, September 20, 1919 [marriage of Dorothy Black and Irving Hill].

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"Model Cape Colonial Opened for Inspection in Brookline", *Boston Globe*, June 11, 1939.

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Town of Belmont, Building Department files.



Assessors Photo – Prior to 2005 addition

FORM B – BUILDING

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

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

20-141	Boston North	W	BLM.133
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 232 Washington Street

Historic Name: Charles King House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1853-8

Source: Camilla French, *Belmont Citizen*, 9/19/1974

Style/Form: Gothic Revival/Stick Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard, wood shingle

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garden sheds (2001)

Major Alterations (*with dates*):

2001 – replace porches

2013 - conservatory

Condition: good

Moved: no yes **Date:**

Acreage: 19,077 SF

Setting: set back from road down long driveway on landscaped lot, surrounded by 20th century dwellings

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

232 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

W

BLM.56

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The King house at 232 Washington Street is an excellent example of the Gothic Revival style which also bears the imprint of the early Stick Style. Capped by a steeply-pitched gable roof, the wood-frame structure is clad in wood clapboards and displays multiple gables with trusses including the main front gable and various roof and wall dormers. The double-doored entrance is sheltered by a hip-roofed porch with simple posts and jigsawed porch rafters. A similar porch spans the west side of the house. Windows include a mix of 2/2 rectangular double-hung and pointed windows with footed sills; a large, single-story, three-sided bay window projects from the front gable.

A long paved driveway edged with granite blocks leads from the street, ending in a circle in front of the house. Along the street there is a cast iron fence with pointed arches, quatrefoils and pinnacles; it is mounted on granite curbing. The front lawn area is heavily landscaped with large trees. Two modern (2001) but historically compatible garden sheds are located west of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This land was once part of a larger parcel owned by Leonard Stone, a successful contractor who directed the grading of the Mount Auburn Cemetery. He played an active role in the establishment of the new town and was one of the largest tax payers in Belmont in 1859. Leonard Stone lived in a house at the corner of Washington and School Streets (torn down in 1936) and he died there in 1863.

Leonard Stone's daughter Helen had married Charles Gedney King (1809-1858) in 1839. King was an importer and manufacturer of nautical and mathematical instruments with a factory in Easton. They built this house about 1853. King died a few years later in 1858. In 1870 Helen King was living here with Harriet Stone, her son Leonard who was a farmer, two servants and a farm laborer. Leonard King (1842-1926) continued to live with his mother and farm the 23 acres of land that extended from Washington Street to School Street. He married in 1871. He was also a Belmont Library trustee in 1873 and assessor in 1877. In 1880 the household included Leonard, his wife Ella, their two children, his mother, an Irish servant and a farm laborer. Helen King died in 1896 but Leonard and family were still living here in 1900.

In 1903 the property was sold to Rollin L. Holt (1862-1936). Holt was a market gardener and pioneer in the Faneuil Hall Market. In October 1906 he married Mary Louise Shaw (1857-1927), the widow of Herbert F. Shaw, owner of the Shaw Farm across Washington Street. Mary Shaw Holt died in 1927; Rollin remarried (she was also named Mary) and continued to live here until his own death in 1936. The following year ownership of the house passed to his widow Mary M. Holt (Book 6168, Page 537). In July 1937 the horse barn on the property was demolished. In 1939 a rear ell was remodeled in order to make a one-car garage. It later became a family room.

During the Holts' ownership, the acreage surrounding the house was greatly reduced. In 1928 the Town of Belmont paid Holt for 4.63 acres to be used for the construction of the Mary Lee Burbank School. Houses were built to the west of the house in the early 1930s. In 1947 Americo Corzzini bought the last four acres of the Holt farm. This land was later subdivided and became Sharpe Road in 1953.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

232 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

W

BLM.56

The house was sold by Mary M. Holt's estate in 1966 (Book 11095, Page 187). Robert and Mary Keignan owned the property from 1967 to 1997 and were followed by Lizabeth Cohen and Herrick Chapman from 1997 to 2012. Cohen and Chapman made several modifications to the house including adding a deck and two garden houses and replacing the front and back porches. The property was purchased by the present owners in 2012. A conservatory was added the following year. Extensive rehabilitation work took place in 2013 but consisted primarily of interior remodeling. A bay window was also added.

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FORM B – BUILDING

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

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

9-154	Boston North	CB	BLM.173
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 275 Washington Street

Historic Name: Herbert F. Shaw House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1879

Source: *Belmont Hist. Soc. Newsletter* March 1982

Style/Form:

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: aluminum siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1885 – south wing

date? – siding, new windows

1988 – large two-story addition to southeast of gablefront, wing at southwest corner rebuilt, new front porch

Condition: fair (due to siding)

Moved: no yes **Date:**

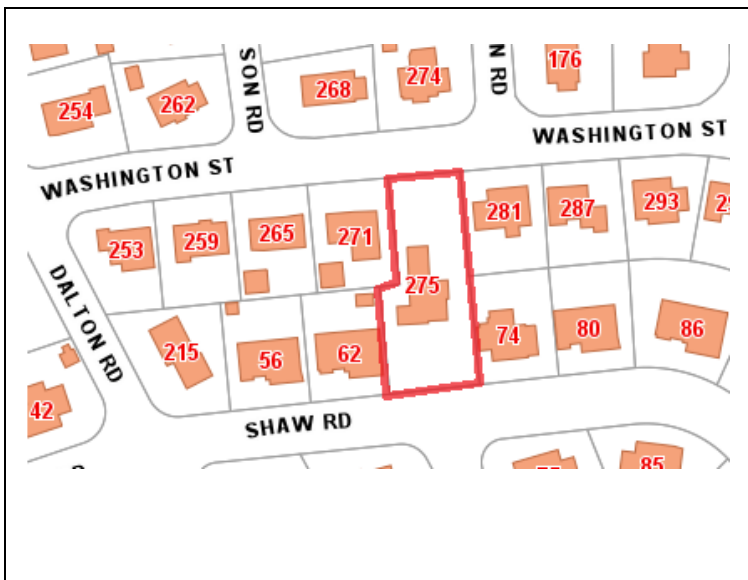
Acreage: 12,934 SF

Setting: surviving older farmhouse set back from street in 20th century neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

275 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CB

BLM.173

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 275 Washington Street is a late 19th century farmhouse which has seen various alterations and additions in the late 20th century. It originally consisted of a two-story, 3 x 1-bay main house (1879) with an entrance centered on the east elevation and a 1 ½-story wing (about 1885) extending to the south. Both sections of the building originally had simple door hoods and 2/2 windows. The building is sheathed in siding, all of the windows have been replaced with 1/1 sash and the chimney has been removed. A large two-story addition was constructed in 1988 projecting from what was the rear wing façade and a new front porch was constructed. At the same time a rear wing was removed and rebuilt. Due to the extent of the 1988 additions the original character of the modest farmhouse is no longer apparent.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Surrounded by mid-20th century development, this farmhouse is a reminder of the importance of market gardening to the local economy in the 19th century. As stated in the previous (1982) inventory form, market gardening had replaced subsistence farming as a way of life by the time the railroad was cut through from Boston to Fitchburg in 1843. In September 1874 Herbert F. Shaw bought 12.5 acres of farm land from the heirs of Josiah Bright (see 306 Washington Street, BLM.173), making this the last market garden to be developed in this part of Belmont. Other farms continued to expand during the period but no other new enterprises were begun after 1875.

There is no house on the site at the time of the 1875 Beers map. According to Holt family history, the house was built in 1879. In 1880 Herbert Shaw (1852-1889) married Mary Louise Houghton and brought her to live at 275 Washington Street. A south wing was added about 1885. The house is shown on the 1889 map with a large attached barn to the house. Herbert Shaw died in 1889, leaving four children and a twelve-acre farm. Mrs. Shaw continued to run the business, growing various vegetables for the Boston market. She married Rollin L. Holt in 1906 and they lived here several years before buying the King House at 232 Washington Street in 1912. The house at 275 Washington Street was occupied by various Shaw children after 1912 including Miss Clara Shaw from 1912 to about 1922 and Frederick Shaw, who was also a market gardener. By the 1930s the house was being rented out to various non-family members.

The 1931 Sanborn map shows six long greenhouses extending east of the house all the way to Grove Street. In September 1937 the Shaw Estate filed for a building permit to demolish the greenhouses, boiler room, wash shed and the one hundred foot high brick stack. About 1940 the surrounding land was subdivided for sale as house lots. The house at 275 Washington Street left the Shaw family in 1946 when it was sold to John and Margaret Morrison (Book 6952, Page 518). The remaining barn on the property was demolished by the Morrisons in 1954. In 1973 it was conveyed to Murdock and Janet Morrison who sold it in 1981 to Andrew and Elizabeth Hahn.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

275 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CB

BLM.173

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Photo of house in 1982

INVENTORY FORM B CONTINUATION SHEET

BELMONT

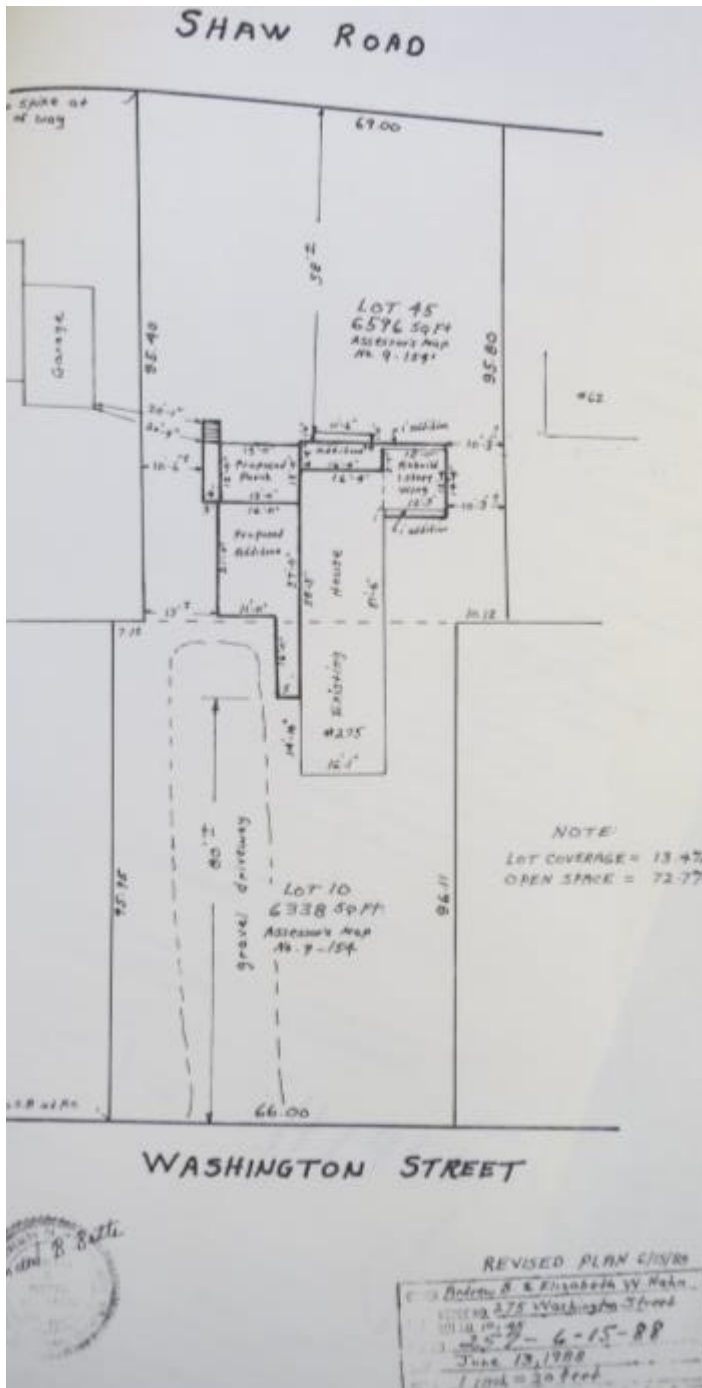
275 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

CB	BLM.173
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1988 Alterations

Source: Building Department files

FORM B – BUILDING

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

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

42-68	Boston North		BLM.837
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Town/City: Belmont

Place: (*neighborhood or village*):

Address: 97 Waterhouse Road

Historic Name: Winn Brook School

Uses: Present: school

Original: school

Date of Construction: 1934

Source: Town Reports

Style/Form: Georgian Revival

Architect/Builder: Wadsworth & Smith (1934);
Giles M. Smith (1941 add.); Harry Korslund (1956 add.)

Exterior Material:

Foundation: concrete

Wall/Trim: brick, concrete

Roof: tar

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
1941 – addition (four classrooms)
1956 - addition
1987-1989 – renovation/additions

Condition: good

Moved: no yes **Date:**

Acreage: 7.75 acres

Setting: residential neighborhood

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

97 WATERHOUSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.837

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Winn Brook School consists of a symmetrical Georgian Revival brick school constructed in 1934 flanked by additions constructed in 1941, 1956 and 1987. The original 1934 façade is two stories tall and faces east and is nineteen bays across with the central five bays capped by a decorative parapet topped by copper knobs on pedestals. The brick building is set above a raised concrete foundation and displays contrasting stone/concrete trim including a decorative door surround at the main entry, pilasters, bands above the second floor windows, second story window sills, keystones above the window openings and parapet details including a rectangular band inscribed "WINN BROOK SCHOOL" and two circular medallions with bas reliefs of scrolls and torches. The center entrance is emphasized by a concrete door surround with entablature and the window above has a concrete surround. Windows on the building contain replacement double-hung 12/12 sash and are capped by flat arch brick lintels. The two-story 1941 addition projects at the south end of the original building and has a windowless east façade and plain rectangular openings on the south side with 1/1 sash and concrete sills. To the south of this is the single-story 1956 addition which is contemporary in design with large classroom windows facing Waterhouse Road and Sherman Street that extend to the overhanging eaves with large panes of glass over lower hopper windows. The entries on the 1956 addition are marked by full height brick projecting pylons.

To the north of the original addition is another two-story simple brick addition (also 1941?) and the more modern brick and concrete 1987 addition. A modern two-story addition (1987) with angled corners and central gable obscures part of the original rear (west) elevation.

To the west of the school are parking areas, playing fields and a playground.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The original Winn Brook School was built in 1934 as a 12 room grade school with an original capacity of 350 students. The land adjacent to the Belmont Garden Company was acquired by eminent domain in 1928. The school was designed by the Boston architectural firm of Wadsworth & Smith, a successor to Bigelow, Wadsworth, Hubbard, and Smith which underwent several iterations after the death of Henry Forbes Bigelow in 1929. Philip Wadsworth (1881-1961) graduated from Harvard in 1902 after which he attended MIT and studied at the Ecole des Beaux Arts in Paris in 1906 and 1907. Giles Milton Smith (1886-1950) attended Cornell University and was a Belmont resident who lived at 129 Leonard Street.

Four classrooms were added in 1941. Giles M. Smith served as the architect for the addition and the construction contract was awarded to the Steed-Barber Corporation of Boston. Giles Milton Smith was a local resident who lived at 129 Leonard Street. He designed a number of local residences, several local banks for Harvard Trust (see 63 Trapelo Road), additions to the Butler and Kendall Schools and the First Church of Christ Scientist in Cambridge. He was a partner in the architectural firm of Bigelow, Wadsworth, Hubbard, and Smith which later (1929) became Wadsworth, Hubbard, and Smith.

Another addition to the school was made in 1956 according to designs by architect Harry J. Korslund of Norwood. Korslund (1896-1978) graduated from the University of Minnesota in 1920 and received his Masters degree in Architecture from Harvard in 1925. He had his own office from 1937 until 1957 when he formed the firm of Korlund, LeNormand and Quann. The firm specialized in school architecture and among their designs was that for Newton South High School in 1957 and for Belmont High School in 1968.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

97 WATERHOUSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BLM.837

Construction on the renovation of Winn Brook School began in 1987 and was completed in March 1989. The project consisted of 18 enlarged classrooms for kindergarten through fifth grade children as well as additional spaces for art, music, and science, individualized instruction and early childhood education. A 5,000 square foot gymnasium and a 3,000 square foot library were also added. The school was rededicated on April 2, 1989.

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1956 addition

INVENTORY FORM B CONTINUATION SHEET

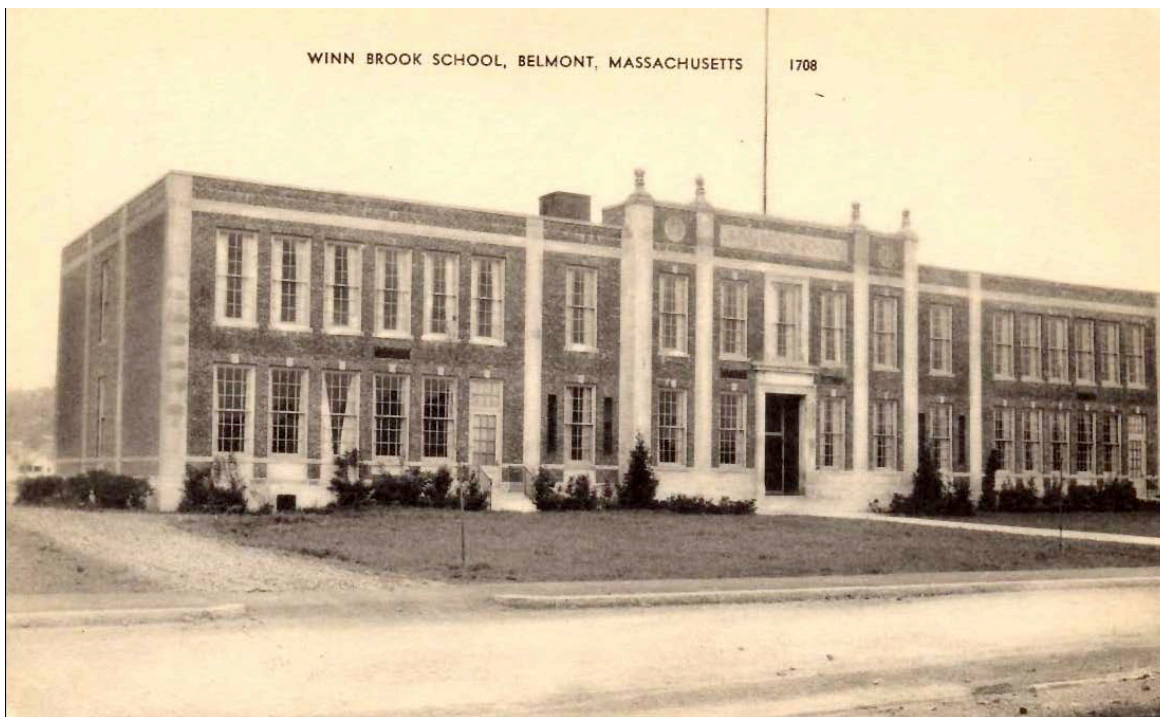
BELMONT

97 WATERHOUSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.837
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Undated postcard of original 1934 school

INVENTORY FORM B CONTINUATION SHEET

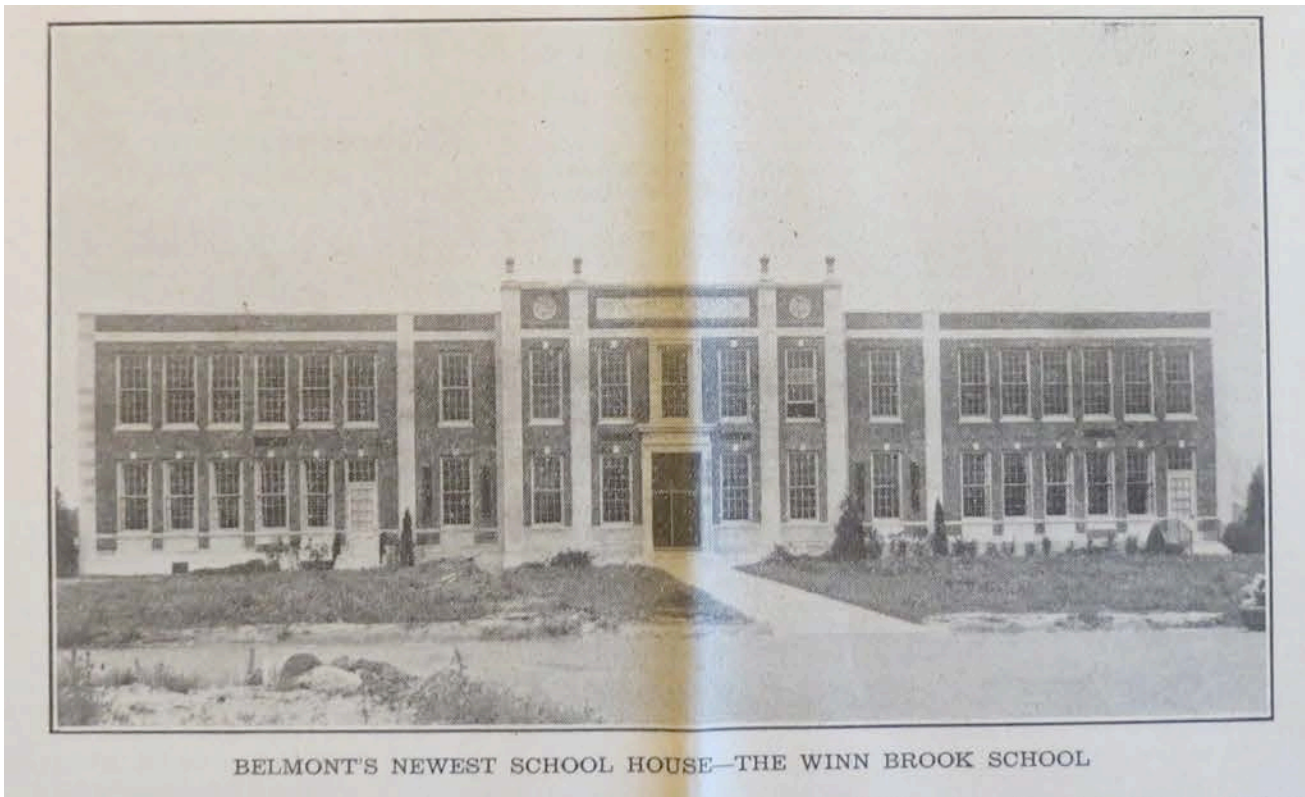
BELMONT

97 WATERHOUSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.837
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Belmont Citizen, September 6, 1935

FORM B – BUILDING

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

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

20-77	Boston North	Y	BLM.58
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 153 Watson Road

Historic Name: Frederick Bright House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1874

Source: Betts, p. 101

Style/Form: Greek Revival/Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: not visible

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

1926 – main house block moved here, sunporch added

1932 – enlarged sunporch

2011 – two story addition to south replaces previous single-story section

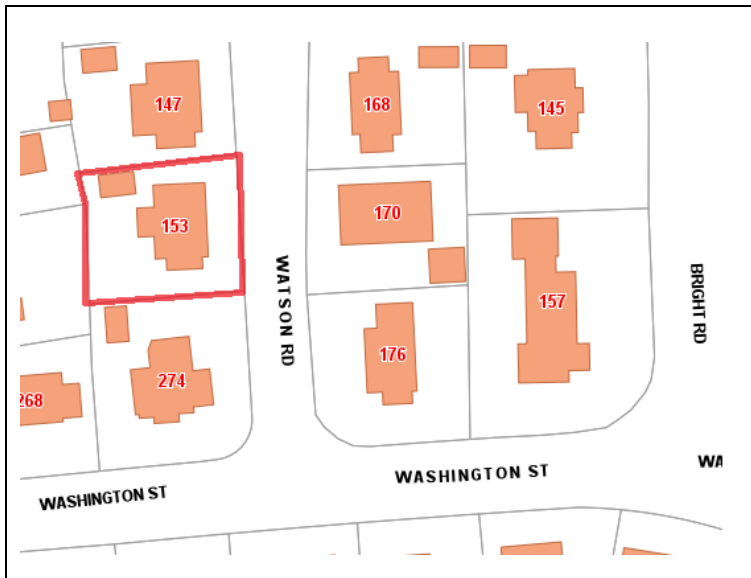
Condition: good

Moved: no yes **Date:** 1926

Acreage: 5,882 SF

Setting: located in neighborhood of closely spaced early 20th century homes

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

153 WATSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Y

BLM.58

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1874, the Bright House at 153 Watson Road is an example of a late Greek Revival style farmhouse which also displays the influence of the Italianate style. The 2 ½-story, 5 x 2-bay dwelling is clad in wood clapboards with paneled corner pilasters and overhanging eaves that display deep returns. The center entrance is capped by a simple entablature and is flanked by full sidelights. Most of the window openings are rectangular and contain double-hung 6/6 sash with simple molded surrounds. There are a pair of arched window openings at the top of each gable. The small gables on the front roof slope are a later addition.

Sanborn maps indicate that the Bright House originally faced south and had a single-story porch spanning the façade, a rear single story ell and a bay window on the west gable end. When the house was moved to its present location a sunporch was added on the rear elevation and a single-story addition was constructed on the south gable end, punctuated by a large brick exterior chimney. In 2011 the existing single-story section was removed down to its framing and a two-story addition was constructed.

A driveway extends to the north of the house, terminating at a single-car gable garage constructed in 1926 and enlarged in 1956.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

What is now 153 Watson Road was built by Frederick Bright in 1874 and was originally oriented to face Washington Street (it was known as 280 Washington Street prior to its move in the 1920s). The Bright family were early leaders in the ice industry, active in town affairs and large scale market gardeners. Family patriarch Henry Bright, Jr. had settled at what is now the corner of Belmont and School Streets in 1630. Frederick Bright (1820-1909), the builder of this house, was a Selectman in 1867-8 and a successful market gardener. He lived in the house until his death.

Fred Bright's 13-acre property bounded by Washington Street, Bright Road and Concord Avenue was subsequently purchased by local realtor Louis B. Gale (1890-1941). The Bright House was turned and moved a short distance and sat on Lot 54A on Plan 2 of the Bright and Richardson subdivision.

Louis Gale sold the land with building to Mary Hopkins, wife of Lawrence in May 1928 (Book 5234, Page 519). Dr. Lawrence T. Hopkins was a physician with an office on Trapelo Road. At the time of the 1930 Census the couple was living here with their sons Philip and Bruce. The Hopkins only lived here a few years before selling the property in 1934 (Book 5846, Page 118). The house was owned briefly by Edward and Beatrice Brooks and by Jennie Worth before it was purchased by William Kidder in 1937 (Book 6139, Page 568). Kidder was a Boston yarn manufacturer and lived here with his wife Ora and two sons. The house was sold to Hugh Price and Eileen McDonagh Price in 1971 and is still owned by Eileen McDonagh today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

153 WATSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Y

BLM.58

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U.S. Census, various dates.

FORM B – BUILDING

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

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

27-119	Boston North	AG	BLM.275
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Photograph



Address: 52 Waverley Street

Historic Name: Julia Apthorp House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1874

Source: deeds, maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl siding

Roof: slate, asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

ca. 1910 – front porch

late 20th c. – vinyl siding and new windows

2003 – second level addition at rear

2016 – solar panels

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 4,837 SF

Setting: Residential connector street between Belmont Center and Waverley

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

52 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.275

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in 1874, 52 Waverley Street is a two-story cottage in the French Second Empire style, and typical of the style, exhibits a mansard roof which in this case has straight sides with a mix of regular and fishscale slate shingles. The house has been sheathed in vinyl siding but retains a cornice with paired brackets. Any cornerboards which once existed have been removed or covered. A single-story porch wraps around the façade and east elevation and has fluted square posts. Sanborn maps suggest it was added between 1905 and 1910. The sidehall entrance has full transom lights and partial sidelights. Most of the windows are modern picture windows or casements. The gable dormers contain 1/1 replacement sash. Originally there was only a small single-story wing to the rear (east). This was later expanded and in 2003 a second floor was added, capped by a mansard roof.

The house at 52 Waverley Street is one of a handful of Second Empire style cottages in this Waverley neighborhood.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 52 Waverley was lot 11 & 12 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Waverley Street was laid out between Waverley and Belmont Centers in 1873. This was one of the first five houses constructed on Waverley Street as part of the subdivision. It is shown on the 1875 Beers map of Waverly and labeled Mrs. J. Apthorp

Deeds indicate that Mrs. Julia Apthorp purchased Lot 11 from Dexter Gilbert and his wife Ellen in May 1874 and subsequently bought Lot 12 in 1876. It is not clear if Mrs. Apthorp occupied the house – the 1880 Census shows her living in Boston with her daughter Annie. In 1890 Annie Apthorp married William Heath, an undertaker supplier. They also appeared to have lived in Boston. In 1901 the Heaths sold the property to Delby and Mary Melanson (Book 2913, Page 172). Delby Melanson was born in Nova Scotia in 1870 and came to the U.S. in 1889. He worked as a carpenter and he and his wife were living here in 1910 with their five children, his brother and a cousin. In 1911 the Melansons sold the house to Jessie Taylor (Book 3644, Page 124).

Jessie Taylor later married James Dunnet, the proprietor of a cigar shop. In 1962 Jessie Dunnet, then a widow, sold the property to Clyde and Irene Crocker. Later owners included Richard and Susan Comeau (1964 to 1970) and Robert and Barbara Terenzoni (1970-1994). James Sugarman purchased the house in 1994. It is still owned by James and Eleanor Sugarman today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

52 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.275
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FORM B – BUILDING

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

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

27-68	Boston North	AG	BLM.92
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Address: 61 Waverley Street

Historic Name: L.S. Metcalf House

Uses: Present: two family dwelling
Original: single family dwelling

Date of Construction: 1874

Source: maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

date? – new windows and alterations to the lintels and sills,
slate roof replaced by asphalt shingles
2005-2006 – removed previous wings and construct new
addition

Condition: good

Moved: no yes **Date:**

Acreage: 8,026 SF

Setting: Residential connector street between Belmont
Center and Waverley

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

61 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.92

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed in the early 1870s, the house at 61 Waverley Street is a representative example of a French Second Empire/Italianate style dwelling. The two-story, clapboarded house is capped by an asphalt-shingled (formerly fishscale slate) mansard roof and presents a three-bay façade to the street with a characteristic sidehall entry sheltered by a hip-roofed door hood supported by large decorative brackets. The overhanging eaves are accented by a cornice of paired brackets. The windows which originally contained wooden 2/2 sash are now filled with 9/9 vinyl replacement sash. The first floor façade windows are capped by entablature lintels with a small bracket supporting each end of each lintel. On the second floor, the windows are slightly smaller and the entablatures lack the brackets. On both floors the simple sills were also originally fitted with small end consoles. The gable dormers now contain rectangular 6/6 windows in place of the original rounded 2/2 sash. On the adjacent elevations the entablature lintels have been removed and one of the original window openings now contains a patio door. The shed projection on the east elevation of the main house is a recent (2005) addition.

The original wing was removed in 2004-5 and replaced by the present, larger two-story, gable-roofed addition which is five bays wide on the east side with a projecting back porch. There are paved driveways on both the east and west sides of the house and a small patch of lawn in front of the house.

The house at 61 Waverley was built at about the same time as 64 Waverley Street across the street and the two were probably originally quite similar in appearance (both are visible on the 1875 map). The house at 61 Waverley is the least altered of the two as the massing of the house at #64 has been compromised by a façade addition to the east of the original house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 61 Waverley was lot 22 and the western part of lot 21 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Waverley Street was laid out between Waverley and Belmont Centers in 1873. This was one of the first five houses constructed on Waverley Street as part of the subdivision. It is shown on the 1875 Beers map of Waverly and labeled L.S. Metcalf.

The 1889 Walker map indicates that the house was then owned by someone named Sawyer. Sawyer is also shown as the owner on the 1898 map. No additional information was found concerning this individual. By 1907 the house was owned and occupied by John F. Miller. According to the 1910 Census Miller was born in Nova Scotia in 1866 and lived here with his wife Grace, son, and two lodgers who were salesmen. Miller worked as a drug salesman in Boston. He died in 1928 at the age of 62. Soon after Miller's death, the property was sold to Alexander and Annie Hutchins. The property was sold by Mrs. Hutchins's estate in 1955 (Book 8656, Page 394). The property has had several owners since that time including Kenneth and Pepita Kauffman (1958-1966); Leo and Mary Lou Hanoian (1967-1981). George and Mary Christakis purchased the property in 1981 (Book 14270, Page 372). It is still owned by George Christakis today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

61 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.92
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FORM B – BUILDING

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

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

27-66	Boston North	AG	BLM.277
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley Square

Address: 69 Waverley Street

Historic Name:

Uses: Present: two family dwelling
Original: single family dwelling

Date of Construction: ca. 1890

Source: maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1940)

Major Alterations (*with dates*):

1945 – asbestos and asphalt siding

1984 – asphalt and asbestos siding removed to expose clapboards

1993- porch rebuilt and expanded

Condition: good

Moved: no yes **Date:**

Acreage: 4,067 SF

Setting: Residential connector street between Belmont Center and Waverley, corner lot

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

69 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG

BLM.277

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southwest corner of Waverley Street and Cambridge Street, 69 Waverley Street is a well-preserved example of the Queen Anne style. Typical of the style, it blends wood clapboards with decorative wood shingles including scalloped, sawtooth and angled designs and a profusion of other millwork including a decorative belt course between the stories, matching raking trim and porch trim and brackets, trusses and spindlework in the various gables. The 2 ½-story gablefront dwelling achieves an irregular silhouette which is characteristic of the Queen Anne through the placement of a circular tower with conical roof at the northeast corner, a projecting cross gable with clipped corners on the east elevation and a projecting gable above the front porch. The front porch with its turned posts was rebuilt in 1993 and expanded along the west side of the house. Windows include double-hung 2/1 sash and a number of fixed Queen Anne style sash with small colored panes of glass around central square panes.

To the southwest of the house there is a single-story concrete block garage building that was constructed in 1940.

The house at 69 Waverley Street is a notable example of the Queen Anne style in the Waverley area due to its high level of integrity.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waverley Street was laid out between Waverley and Belmont Centers in 1873 but this lot remained unbuilt for almost another twenty years. This house stands on land that was owned by A.Y. Cochran and W.H. Sherborn in the late 19th century and was laid out into lots in 1891 (this was Lot 2). There was a house on the lot at the time of the 1898 Stadley map but an owner is not specified. Joseph Quincy was living here in 1907. The property was purchased by John and Grace Miller prior to 1910. John F. Miller was born in Canada and immigrated to this country in 1892. He worked as a drugs clerk. In 1910 the couple was living here with their son and two male lodgers, both of whom were salesmen. The house was sold by John Miller's estate to Charles and Mary Elder in 1928 for \$6,500 (Book 5263, Page 378). Charles Elder was a Captain in the fire department. In 1930 the couple was living here with their two daughters and son. In 1954 the property was conveyed to one of the daughters, Geneva, and her husband Carlton Miller. The Millers owned the house until 1977 (Book 13260, Page 581). Charles Carter was the owner in 1984. The house was sold by Charles Carter and Mary Houston to Scott Palmer in 1988. It is still owned by Scott and Diane Palmer today.

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INVENTORY FORM B CONTINUATION SHEET

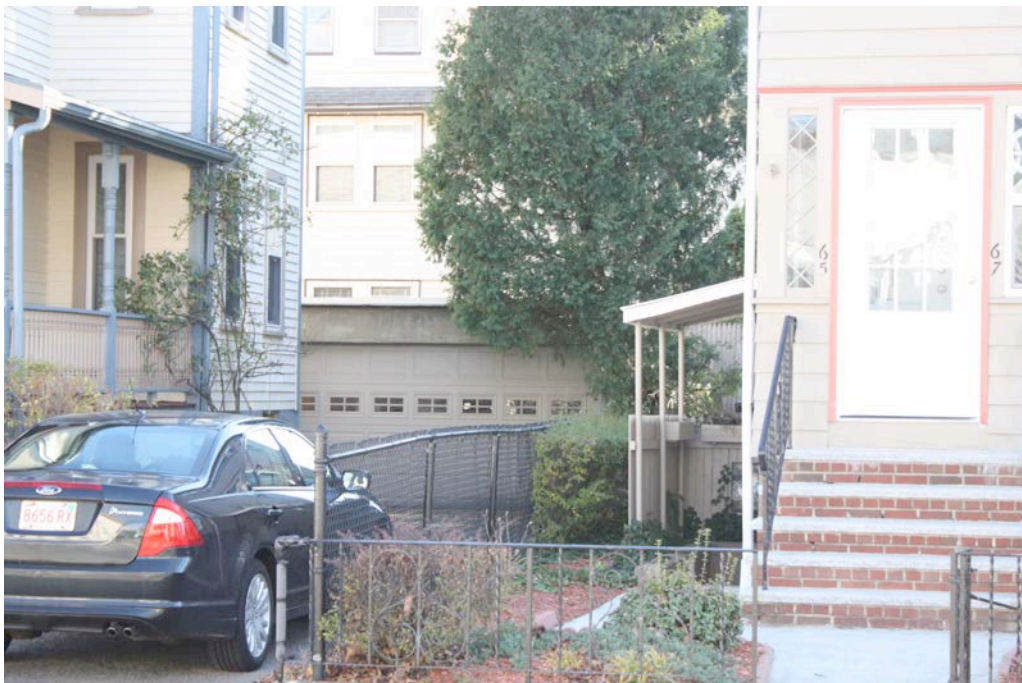
BELMONT

69 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AG	BLM.277
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Garage (1940)

FORM B – BUILDING

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

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

29-90	Boston North	AN	BLM.445
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Photograph



Address: 112 Waverley Street

Historic Name: Henry S. Harris House

Uses: Present: two family dwelling

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl siding

Roof: slate, asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1950 – convert to two family

1974 – vinyl siding

1997 – all new windows

2000 – new front porch decking and balusters

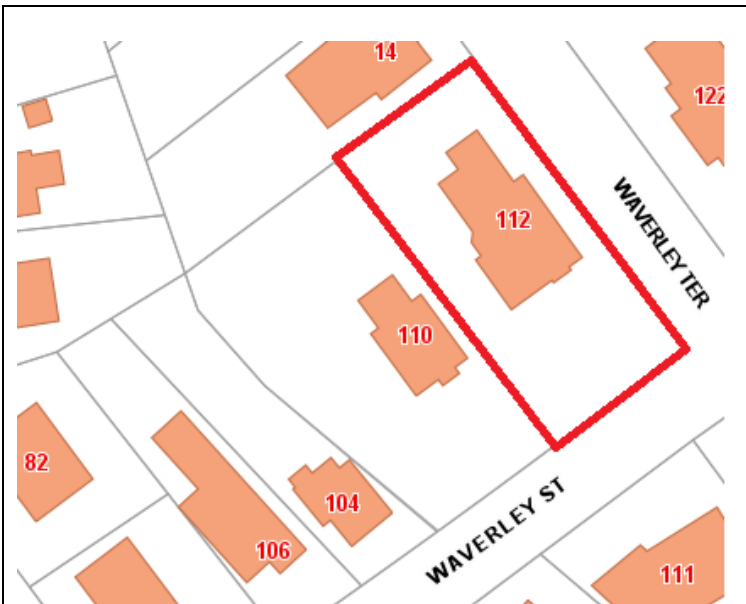
Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 10,800 SF

Setting: Residential connector street between Belmont Center and Waverley

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

112 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN

BLM.445

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 112 Waverley Street appears to be a fairly simple example of the Queen Anne style but it is likely that the exterior once displayed additional ornament and texture which has been hidden or removed when the vinyl siding was installed in 1974. A series of gables, bays, porches and chimneys add interest to the basic 2 ½-story gablefront form. All of the gables, including the main front gables and east gable display pent ends that may have once featured contrasting textures or decoration. A single-story porch with unusual turned posts decorated by bullseyes under a covered frieze fronts the façade and extends around to the adjacent elevations, terminating at a three-story projecting gabled bay on the east side and a two-story, three-sided bay with conical roof on the west. Marking the front entrance, a low pediment with raised relief decoration, rises from the porch roof. All of the original windows have been removed and replaced with modern double-hung 1/1 sash.

The house is setback from the road on a lot measuring approximately 10,000 square feet, a great reduction from the original 12-acre parcel. A low deteriorated concrete wall runs along the sidewalk and the front yard consists of level lawn.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waverley Street was laid out between Waverley and Belmont Centers in 1873. The house at 112 Waverley appears to date to the 1880s and was constructed for Henry S. Harris (1847-1902) who was born in Germany (Prussia). He came to this country in 1860, served in the Civil War and married his wife Matilda in Boston in 1867. By 1880 he was living in Belmont and is first listed as a tax payer in local records in 1883. The 1889 map shows a house and stable owned by Harris on this site. Henry S. Harris worked as a harness dealer and horse trader in Boston and also sold and rented horses to the town of Belmont for highway work, snow plowing, etc. He acquired a large amount of land in this part of Waverley, becoming one of Belmont's largest land owners. By the time of the 1898 map Harris had built a second house on his 12-acre property – a more elaborate Queen Anne style house at what was 122 Waverley Street (no longer extant). Waverley Terrace was later laid out between the two houses about 1916 and houses were later built on the site of the stables behind 112 Waverley.

At the time of the 1900 Census Henry and Matilda Harris were living with six children, a grandson and a servant. After Henry's death in 1902, Matilda appears to have left Belmont. In 1902 the Town of Belmont purchased 6.6 acres of his estate for the present-day Town Field. A son, Benjamin A. Harris, a veterinary surgeon who studied at Harvard, lived at 122 Waverley Street for a few years until about 1909. The house at 112 Waverley appears to have been acquired by F. Alexander Chandler and the house was rented to a number of tenants including Patrick McDonnell, a Boston liquor merchant (1907, 1909), J. Frank Hazelton (1912) and Dennis Connelly, a clerk (1918). In 1921 the newly formed Waverley Club undertook an option to buy the house and architect Thaxter Underwood prepared tentative plans for renovations. It does not appear that this was ever undertaken. In 1925 the house was occupied by the Knights of Columbus but in 1929 it was vacant.

By the time of the 1930 the house had been bought by Martin Pettegrino, an Italian-born barber who immigrated to this country in 1903. He lived here with his wife Josephine, their three daughters and their daughters' families. These included Angelina and Dominick Restuccia, Margaret and Peter Felgamo and Constance and Tenario Gregorio. In 1935 the property was purchased by Dominick Restuccia (1897-1979) who worked as a chef. The Restuccia family owned the property for more than 50 years. It was later owned by Philip Restuccia and was finally sold by the heirs of William Restuccia in 1997 to Maria Nitzsche and Lot and Sheri Bates (Book 27105, Page 339). Lot and Sheri Bates have owned the building since 2000.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

112 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

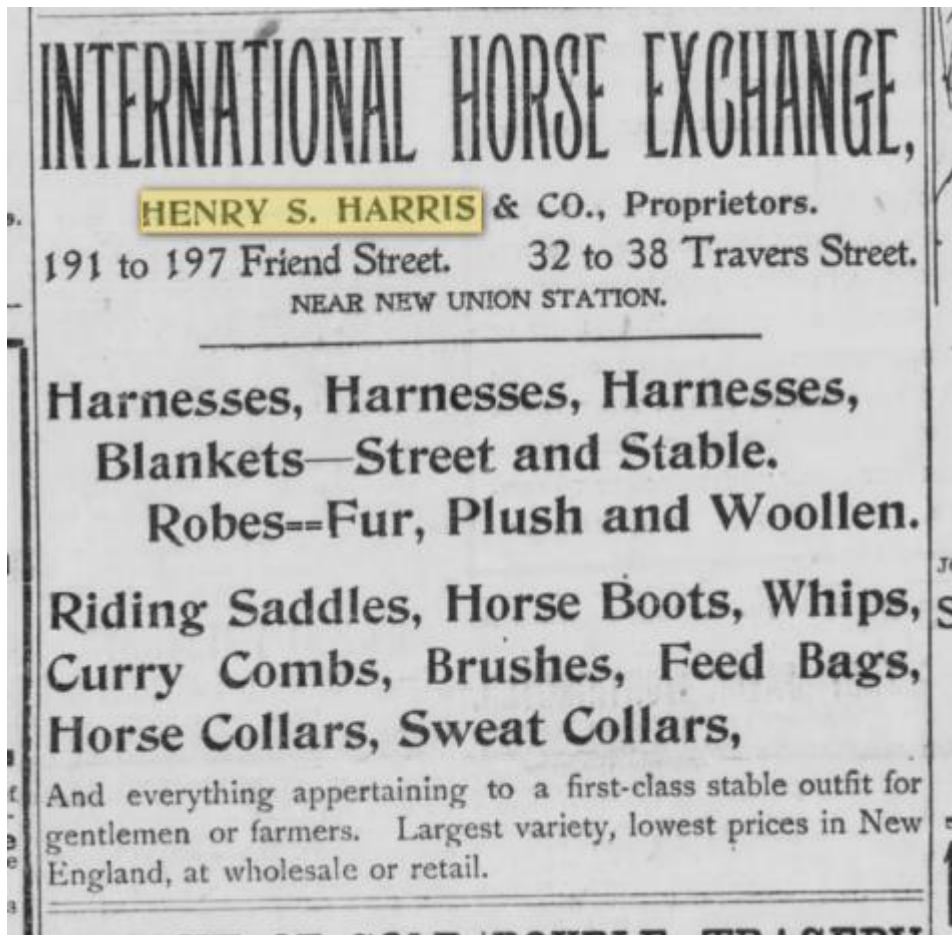
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AN

BLM.445

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Boston Post

INVENTORY FORM B CONTINUATION SHEET

BELMONT

112 WAVERLEY STREET

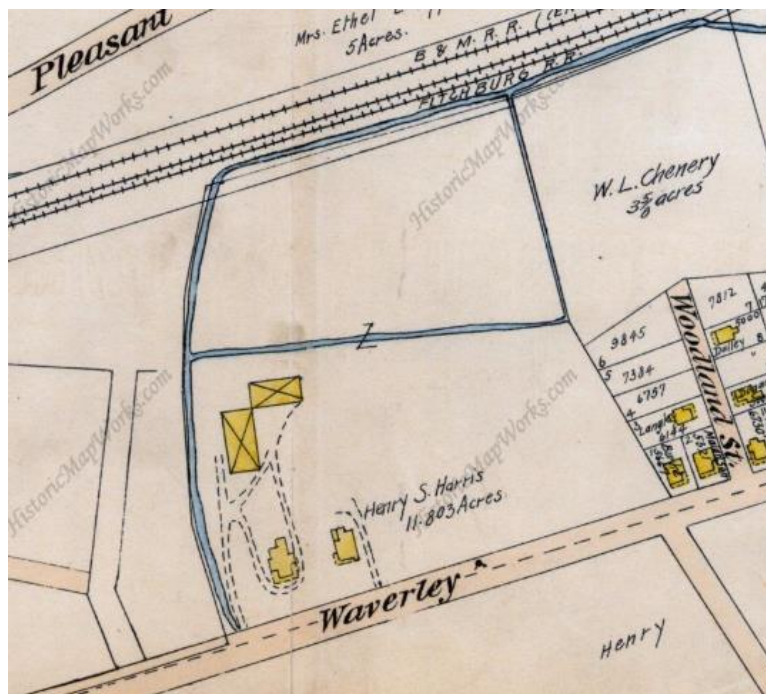
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN	BLM.445
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1889 map



FORM B – BUILDING

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

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

30-2	Boston North	AN	BLM.104
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 130 Waverley Street

Historic Name: Charles Cherry Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1913

Source: building permit

Style/Form: Craftsman

Architect/Builder: C. Ross Morash, architect (?);
Lars Anderson, builder

Exterior Material:

Foundation: stone

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1925)

Major Alterations (*with dates*):

late 20th c. – vinyl siding replaces wood shingles,
new windows

1990 – new front porch retaining original posts

Condition: fair (due to siding)

Moved: no yes **Date:**

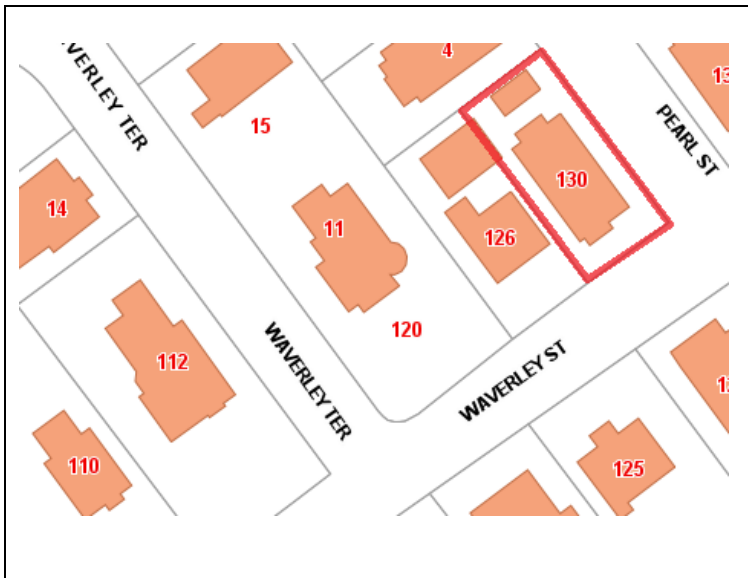
Acreage: 4,500 SF

Setting: Residential connector street between Belmont
Center and Waverley, corner lot

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

130 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN

BLM.104

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Waverley and Pearl Streets, 130 Waverley Street is a two-family dwelling in the Craftsman style. The 1982 Historic Survey called out this structure as a prototype of the Craftsman-influenced two-family; unfortunately its original wood shingled exterior with beltcourse between the stories has since given way to vinyl siding, diminishing its integrity of design, feeling and materials.

The house is an example of the sidehall entry double house with each unit occupying an entire floor. It is capped by a hipped bellcast roof with widely overhanging eaves and hipped roof dormers. The exposed rafter tails that were formerly visible have been removed for the siding. A two-story, two-bay porch supported by fluted, tapered posts fronts much of the façade and shelters the two front entrances which retain original wooden doors with oval windows. There is a cutaway corner on the first floor of the façade, adjacent to the front porch and a two-story, three-sided bay on the east elevation. The double-hung windows formerly had geometric patterns of window muntins in their upper sash but much of this detail has been lost in favor of replacement sash in a 1/1 configuration. The second story door leading onto the front porch does survive and provides an indication of the former window design.

Behind the house, facing Pearl Street, is a single car garage capped by a hip roof. It is sheathed in vinyl siding but retains original wooden double doors with two lights over recessed horizontal panels. According to building permits, the garage was constructed in 1925. It rests on a concrete foundation.

Despite its loss of integrity, the house at 130 Waverley Street is representative of the types of two-family houses which were built in Belmont in large numbers during the first quarter of the 20th century.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This two-family dwelling was constructed on Lot 16 of a subdivision laid out in 1906. The land was not developed until this two-family was constructed for Charles Cherry, an auto salesman, in 1913. Cherry apparently had the building constructed as a rental property. In 1915 it was occupied by George Robinson, a draftsman, and Frank Willard, a salesman.

The building permit lists the architect as C. Ross Morash of Watertown. Charles Ross Morash (1889-1968) does not appear to have been trained as an architect and was actually more of a contractor. The MACRIS database lists three buildings designed by Morash in Watertown including similar Craftsman, hip-roofed two families at 17 Alden Street (1914; WAT.133), 188-190 North Beacon (1914; WAT.239) and his own house at 12 Sunset Road (1915; WAT.132). Morash was born in Nova Scotia, Canada in 1889; he later moved to Waltham. The builder of 130 Waverley was Lars Anderson of Belmont who was born in Sweden about 1876 and came to the U.S. in 1894.

By 1925 the two-family had been acquired by Charles E. Flanders. Flanders was a heating engineer and occupied one unit with his wife Olive while the other continued to be rented by Frank Willard as late as 1932. In 1944 the tenant was Harry Wellsman. After Charles E. Flanders died, Olive married Earl MacVane in the 1950s. The house was sold by Earl MacVane in 1966 to Ruth Shedd. James and Kathleen Trainor purchased the property in 1974 (Book 12732, Page 435).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

130 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN

BLM.104

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Town of Belmont, Building Department files.

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Williams, Judy. Area form for Harris Estate (AN) and 130 Waverley Street (BLM.104), 1982.



Photo of house in 1982

FORM B – BUILDING

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

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

30-2	Boston North	AO	BLM.838
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 168 Waverley Street

Historic Name: Joseph Elias House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1900

Source: deeds

Style/Form: Queen Anne

Architect/Builder: Delby Melanson (likely)

Exterior Material:

Foundation: stone

Wall/Trim: aluminum/vinyl

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

date? - siding

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 5,021 SF

Setting: Residential connector street between Belmont Center and Waverley, corner lot

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

168 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AO

BLM.838

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the northwest corner of Waverley and Woodland Streets, 168 Waverley Street is a 2 ½-story gablefront dwelling set on a stone foundation. Like many houses in the neighborhood, it has been covered in siding but otherwise retains much of its integrity. There are gable pents on both the façade and the east cross gable. A single-story wrap around porch fronts both elevations and is supported by Doric columns with a simple stick balustrade. The sidehall entrance retains a glass-and-panel door and adjacent is a three-sided bay window. Most of the other windows contain double-hung 2/1 windows. The house is largely screened by vegetation at this time.

This house plan was also used for other dwellings in the neighborhood including the house next door at 166 Waverley Street and 188 Waverley Street although both of those houses have seen more alteration.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located in a small Irish settlement known as "Athlone" that developed in the late 19th century in the area west of Thomas Street and north of Waverley Street. The land was laid out into lots by Winthrop L. Chenery in 1891. This was Lot 2 on the 1891 plan. Deeds indicate that the lot was purchased by Mary Melanson in 1898 (Book 2685, Page 339). She was the wife of Delby Melanson who was born in Nova Scotia and worked as a carpenter (later known as Melanson Brothers in partnership with his brother Theodore). It is likely that Delby built the house; it is doubtful that he ever occupied it but he did live in other houses on Waverley Street. In 1901 the house was sold to Joseph Elias (Book 2887, Page 300).

Joseph Elias was born in Germany about 1861 and came to this country in 1882. His wife Josephine was born in Ireland and arrived in 1892. According to the 1910 Census, he worked as a machinist in a department store and the couple lived here with their two daughters and son. By 1930 Josephine was a widow, living here with her daughter who worked as a payroll clerk for a printing company and two lodgers. In 1956 Martha Elias married Walter Bird, a pressman. He died in 1968 but Mrs. Bird continued to own the property until 1978 when it was sold to Dikran and Andrea Yakubian. Leonard and Michelina Kulak have owned the house since 1980.

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INVENTORY FORM B CONTINUATION SHEET

BELMONT

168 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AO	BLM.838
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FORM B – BUILDING

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

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

25-29

Boston
North

BLM.839

Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 345 Waverley Street

Historic Name: John F. Richardson House

Uses: Present: group dwelling

Original: single family dwelling

Date of Construction: ca. 1880

Source: maps

Style/Form: Second Empire (altered)

Architect/Builder: Edward T.P. Graham (1939)

Exterior Material:

Foundation: stone

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1939 – remodeled for rectory, brick veneer added

1954 – sunporch (rebuilt in 1997)

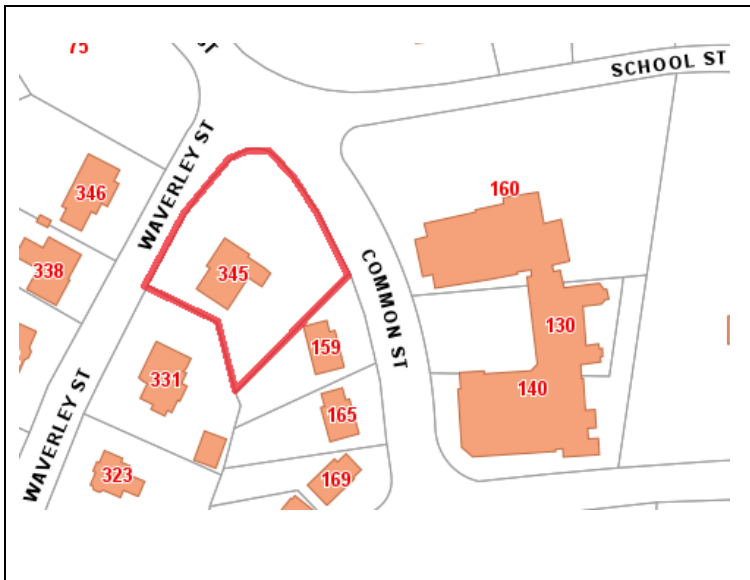
Condition: good

Moved: no yes **Date:**

Acreage: 25,110 SF

Setting: Corner lot in residential area across from St. Joseph's Church

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

345 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	BLM.839
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the southwest corner of Waverley and Common Streets, 345 Waverley Street is a two-story residence capped by a mansard roof with straight sides, clad in slate shingles. The house consisting of main block and ell was originally constructed in the late 19th century and was likely French Second Empire in style. The wood-frame exterior was covered in a brick veneer in 1939 as part of the renovations that converted the building from a private dwelling to a rectory. As part of the renovations a porch on the Waverley Street façade was removed and the house was stripped of any 19th century ornament in favor of a more streamlined appearance. A new Classical-inspired entrance was installed at the time and consists of a six-panel door with transom lights set into a door surround featuring fluted pilasters supporting a full entablature with dentils and an arched pediment. Double-hung 6/6 windows predominate and flat-topped dormers containing 1/1 windows punctuate the roof slopes. The three-sided bay window on the north elevation was part of the original design. A single-story sunporch projects from the east elevation. It was originally constructed in 1954 and rebuilt in 1997.

A curved driveway fronts the west façade. The remainder of the landscaped lot consists of lawn with a mature hedge along the sidewalks.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Based on inspection of historic maps, this house was originally constructed sometime between 1875 and 1889. The first owner appears to have been John F. Richardson who is shown as the owner on the 1889 (and 1898) maps. John F. Richardson (1833-1904) was born in Sidney, Maine and was a wood engraver. At the time of the 1900 Census he was living here with his wife Emma, three daughters, and an Irish servant. Richardson died in 1904 and was buried in Mt. Auburn Cemetery. His widow continued to live here a few more years and in 1907 was occupying the house with Mr. and Mrs. Ammi Brown.

By 1910 the house was occupied by Herbert E. Young. Young worked as a clerk for a twine manufacturer. In 1910 he was living here with his wife Eva, daughter and two servants.

In the late 1930s the dwelling was conveyed to the Roman Catholic Church and became a rectory for St. Joseph's Church across the street, replacing an earlier rectory at 116 Common Street that was demolished in 1940. The building at 345 Waverley was extensively remodeled at that time including the application of a brick veneer to the exterior. The architect was Edward T.P. (Thomas Patrick) Graham (1872-1964). Graham was born in Cambridge and graduated from Harvard in 1900. He worked for a short time in the offices of architect Willard Brown and the well-known firm of Shepley, Rutan & Coolidge before spending twenty months in Europe on a traveling fellowship. He opened his own practice on his return in 1904 and later received a Master's Degree from Boston College in 1915. During his long career, Graham designed numerous schools, hospitals, churches and public buildings in the Boston area, many for the Roman Catholic Church. He also maintained an office in Cleveland, Ohio at one time. The MACRIS data base includes fifty commissions in Massachusetts including buildings in Boston, Brockton, Burlington, Cambridge, Chelsea, Duxbury, Gloucester, Lexington, Newton, Quincy, Saugus, Somerville, Tyngsborough, Watertown, West Newbury and Winthrop. These include his own parish church – St. Paul's in Cambridge (1913) and many schools, rectories, and hospitals. The archives of his work and correspondence are located in Burns Library at Boston College. Locally, the building at 12-20 Church Street in Belmont is an early (1904) example of his work.

In 2016 the rectory was sold to Beaverbrook Step Inc. (Book 1486, Page 62).

INVENTORY FORM B CONTINUATION SHEET

BELMONT

345 WAVERLEY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	BLM.839
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FORM B – BUILDING

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

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

5-106	Boston North	B	BLM.840
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 32 Willow Street

Historic Name: Dr. William C. Hanson House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1900

Source: maps

Style/Form: Shingle/Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles, wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1923)

Major Alterations (*with dates*):

1979 – rear addition

ca.2000 – replacement windows

Condition: good

Moved: no yes **Date:**

Acreage: 8,962 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

32 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B

BLM.840

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located at the corner of Willow Street and Linden Avenue, 32 Willow Street is an early 20th century dwelling which shows the influence of both the Shingle and Colonial Revival styles. The 2 ½-story, side-gabled dwelling is set on a fieldstone foundation and sheathed in a combination of wood clapboards on the first floor and wood shingles above. The front roof slope extends to shelter the recessed three bay front porch which is supported by Doric columns set on a shingled wall. Underneath the porch the center entrance retains an original wooden door with upper glazed panel. The predominant window is a double-hung 2/1 (replacement) sash and is used in various combinations. A large gabled dormer rises from the front roof slope and consists of three windows at the base with a single window in the pent above. The projecting, angled oriel window on the upper floor of the north elevation is an unusual detail and is supported by a large scroll bracket. A three-sided bay window is located on the opposite elevation.

The level lot is informally landscaped with a single-car detached wood shingled garage located to the rear (west) of the house, accessed by Linden Avenue. According to building department files, it was constructed in 1923.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. This was Lot 218 of the Payson Park Land Company's 1901 plan. Willow Street was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the nearby streetcar line in 1898.

The lot had not yet been sold at the time of the 1898 Payson Park Plan. The 1909 Plan shows the house in place. The earliest known owner was John R. Giles, a 37-year old barber who was living here at the time of the 1910 Census with his wife Mary, two young sons, and a servant. In 1912 Mr. and Mrs. Albert Long were living here. At the time of the 1920 Census Mary Long, a widow, was the owner and occupant. By 1923 this had become the home and office of Dr. William C. Hanson. Dr. Hanson lived here with his wife Leah (Demerritt) who he had married in 1911. Mrs. Hanson died in 1945 and Dr. Hanson died in 1958. They are buried in the East Northwood Cemetery in Northwood, New Hampshire. The property is still owned by members of the Demerritt family today.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

32 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.840
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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.

FORM B – BUILDING

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

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

5-89	Boston North	B	BLM.841 BLM.842
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 41 Willow Street

Historic Name: Charles Merrow House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Queen Anne/Colonial Revival

Architect/Builder: C.Nale, architect/E.J. Robertson, bldr.

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:

carriage house (BLM.842)

Major Alterations (*with dates*):

1917-sunroom

ca. 1922 – front porch extended or rebuilt

2011 & 2014 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 7,322 SF

Setting: neighborhood of similar early 20th century dwellings on small, informally landscaped lots

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.841 BLM.842
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Constructed ca. 1910, 41 Willow Street is a 2 ½-story gablefront dwelling which exhibits elements of the Queen Anne and Colonial Revival styles. The house has projecting eaves that end in returns on the façade. Decorative details include cornerboards with flared tops and a sunburst motif in an arch above the attic windows, giving the tripartite window the effect of a Palladian window. The window openings contain 2/1 sash and are capped by entablature lintels. The house is fronted by a single-story porch that originally was limited to the gablefront but was extended to its current length in the 1920s (Sanborn maps). The three bay porch is supported by Doric columns and has a simple stick balustrade. The southern portion is partially enclosed. This appears to be the sunroom mentioned on a 1917 building permit.

The driveway to the north of the house terminates at a two-story, side-gabled carriage house (BLM.842) with center gable wall dormer and cupola. It was originally constructed ca. 1910 at the same time of the house. It was substantially repaired in 1999.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Willow Street was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the nearby streetcar line in 1898.

This was Lot 192 of the Payson Park Land Company's 1899 plan. The 1909 Plan of Payson Park shows that the lot had been sold but the house had not yet been erected. In July 1910 Louise Merrow of Watertown was granted a building permit for a house and a stable. The architect was C. Nale and the builder was E.J. Robertson (no further information was found concerning either). By the time of the 1912 directory Charles Merrow was living here (the house was numbered #39 until about 1925). The house and carriage house are also shown on the 1915 Sanborn map. Merrow lived here with his wife Louise whom he had married in 1905.

Charles Francis Merrow (1882-1962) was one of Belmont's best known merchants in the early to mid 20th century. In 1905 he opened a "country store" at the crossroads of Cushing Square (291 Common Street, corner of Trapelo Road and Common Street). He had previously been a clerk in a family grocery store in Cambridge. Six years after opening the store, it was taken over by the Belmont Cooperative Society Market which also had a store in Belmont Center. Merrow retired in 1945 from the Payson Park Market. In 1950 the house was sold by Harold and Martha Clark to Elias and Ethel Drulie (Book 7592, Page 450). Ethel Drulie owned the house until 1997. The present owners, Mary and Nancy Jarzombek, purchased the house in 1997.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.841 BLM.842
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- Payson Park Land Company Brochures, 1898, 1909.
- Sanborn Insurance Maps, 1915, 1922, 1931, 1949.
- Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington*. 1898.
- Town of Belmont, Building Department files.
- U.S. Census, various dates.



Charles Merrow Store, Common Street and Trapelo Rd., Payson Park, 1905 (no longer extant)

Source: *Belmont: The Architecture and Development of the Town of Homes*, p. 54.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.841 BLM.842
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"CO-OPERATIVE PROFIT-SHARING"
BELMONT CO-OPERATIVE SOCIETY
DEALERS IN
FIRST CLASS GROCERIES
Telephone Either Store
450 Concord Ave., Belmont Centre—Phones 0051, 0052, or 0410
491 Common St., Payson Park—Phones 0084, 0085, or 0086
C. F. MERROW, Mgr.

1927 Belmont Directory

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.841 BLM.842
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Carriage House (BLM.842)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

41 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.841 BLM.842
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FORM B – BUILDING

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

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

5-108	Boston North	B	BLM.843
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Photograph



Address: 52 Willow Street

Historic Name: John A. L. Odde House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1905

Source: *Cambridge Chronicle*, April 29, 1905

Style/Form: Shingle Style

Architect/Builder: Charles R. Greco, architect

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingle, wood

Roof: asphalt shingle

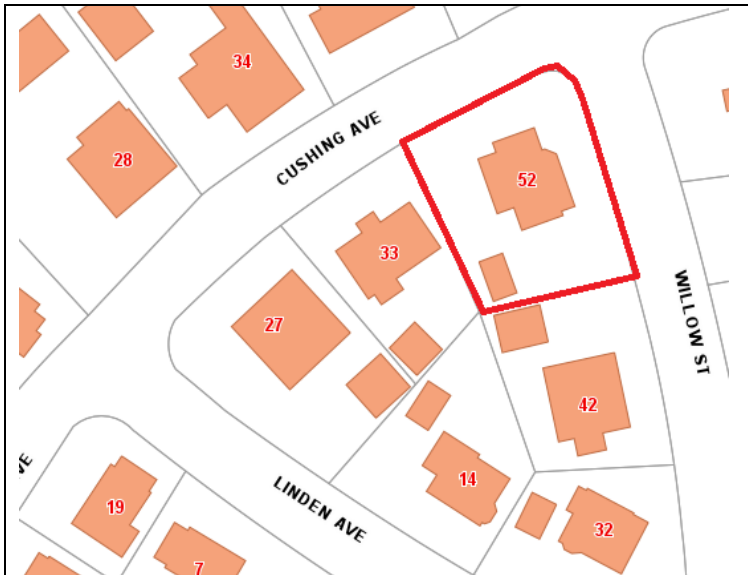
Outbuildings/Secondary Structures:

garage (1932)

Major Alterations (*with dates*):

1991, 2011 – rear additions

Locus Map (north at top)



Condition: good

Moved: no yes **Date:**

Acreage: 10,553 SF

Setting: neighborhood of early 20th century dwellings on small, informally landscaped lots

Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

52 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.843
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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 52 Willow Street is a variation on the Shingle Style which was popular in many of Belmont's late 19th and early 20th century subdivisions. The two-story dwelling is capped by a hip roof with flared, overhanging eaves with bold modillions. The wood shingles cover the building like a skin, flaring slightly above the first floor and even wrapping around the front porch posts and the brackets supporting the porch gable. Emphasizing the asymmetry of the façade is an off-center two-story projection with conical roof adjacent to the front porch. There are oriel windows on each end and an enclosed porch on the rear elevation.

The house is set on a level, informally landscaped corner lot. To the southwest of the house is a wood shingled garage with hip roof and exposed rafter tails, constructed in 1932. It is accessed by a driveway extending to the west of the house from Cushing Avenue.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees who included Costello Converse of Malden, William Faxon, Jr. of Cohasset and Andrew Reed of Belmont. Willow Street was laid out in 1889 and the houses on the street date from 1902 to 1928, fueled in large part by the arrival of the nearby streetcar line in 1898.

This was Lot 222 of the Payson Park Land Company plan. The lot had not yet been sold at the time of the 1898 Payson Park Plan. On April 29, 1905 the *Cambridge Chronicle* reported that John L. Odde had broken ground on his lot at the corner of Cushing Avenue and Willow Street. The Town of Belmont granted a building permit to Edna Odde, wife of John. On May 27, 1905, the *Cambridge Chronicle* reported that "the contractor putting in the cellar...has purchased the wall on Common Street and is using the stone for that purpose". The architect of the house was Charles R. Greco of Cambridge. John A.L. Odde, Jr. is listed in the 1907 directory as living at 52 Willow Street. Odde lived here with his wife Edna and his mother-in-law, Emma Soule. He is listed as a real estate broker in early directories and by 1918 he was a lawyer.

By 1927 the house was serving as the parsonage for the Payson Park Church. Rev. David Beach, lived here in the early 1930s with his wife Marguerite, four daughters and one son. In the 1940s and 1950s it was occupied by Rev. and Mrs. Richard Bennett. In 1953 the house was sold by the Congregational Church to Donald and Ruth Griffin. Later owners included Richard and Mary Blue (1967-1972), William and Margaret Weiler (1972-1991) and Edward and Madeleine Gromada (1991-2001). The present owners, Benjamin Bauer and Susan Gonzalez, purchased the house in 2001.

The house at 52 Willow Street was designed by Cambridge architect Charles R. Greco (1873-1963). Greco graduated from English High School in 1892 and took engineering courses at Harvard. He worked for the firms of Waite & Cutter and Peabody & Stearns before forming his own practice in 1908. He designed a large number of buildings in the Boston area, primarily schools and municipal buildings. In Belmont, he was also the architect for the commercial building at 185 Belmont Street (BLM.535) in 1912.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

52 WILLOW STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B	BLM.843
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- Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition).* Belmont: Belmont Historical Society, 2012.
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- Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.
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- Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.
- Town of Belmont, Building Department files.
- U.S. Census, various dates.

FORM B – BUILDING

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

16-54

Boston
North

H

BLM.38

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

Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 64-66 Winslow Road

Historic Name: Leger-Karle Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1926

Source: building permit

Style/Form: Craftsman

Architect/Builder: Albert Leger, builder

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 6,813 SF

Setting: irregular corner lot in 20th century neighborhood of two-family dwellings.

Photograph



(Assessor's Photo)

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

64-66 WINSLOW ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

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BLM.38

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Located on a corner lot bounded by Creeley Road, Hammond Road and Winslow Road, 64-66 Winslow Road is a good example of a mid-1920s trend to design two family houses to resemble single family dwellings, as multi-family housing was increasingly discouraged. In this case the house is divided into two units, one per floor and share the two car garage built under the house and accessible from Creeley Road. The house is set on a concrete foundation and is clad in wood shingles with a hip roof and hip dormer with widely overhanging eaves indicative of a Craftsman influence. The long east elevation has a central entrance consisting of a gabled vestibule and is flanked by two rectangular bay windows with shed roofs. Most of the windows are grouped in pairs of sets of three and contain 6/1 sash. The house has seen few alterations since its construction.

There are two other houses in the neighborhood built according to the same design – 112 Hammond Road (next door) and 103 Gilbert Road. The house at 112 Hammond retains exposed rafter tails and an intact front porch with full sidelights, engaged columns and a gridded design in the gable.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed after the Palfrey Estate was subdivided in 1920. The Edward T. Harrington Company purchased the estate including the home of the late John C. Palfrey which stood at the junction of Common Street and Trapelo Road. The thirty six-acre estate subsequently gave way to 200 house lots ranging in size from 5,000 to 8,000 square feet. This was lot 204 of the subdivision and was sold by May B. Clark to Ida Leger in September 1925 (Book 4997, Page 582). Ida Leger was the wife of Albert Leger, a Cambridge builder. Albert Leger was born in Quebec about 1879 and came to this country in 1906. He and his wife lived at 11 Notre Dame Avenue in Cambridge. There are no buildings constructed by Leger listed in the MACRIS database.

Albert Leger was granted a building permit on December 19, 1925 and the two-family was built soon thereafter. On May 10, 1926 the Legers sold the "two family frame dwelling and attached two car garage" to Rosalie M. Karle, a widow (Book 4968, Page 299). The deed indicates that at the time the lower apartment was rented to George B. Emerson. Mrs. Karle rented the duplex out to a variety of tenants. W. Norton Messenger, an engraver, was living at #64 in 1929 and Albert Hutchinson occupied the other apartment (#66). In 1939 the tenants were Leslie Rayen, a salesman, and Chester Fowler, an accountant.

Anthony Nunnari purchased the building from Rosalie Karle's estate in 1942 for \$9,500. He was a laundry owner and lived here with his wife Anna. The Nunnaris owned the building until 1984 when it was conveyed to Koula Jovellas (Book 15462, Page 175). Voula and George Kritikos acquired the property from Koula's estate in 1999 and still own it today.

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