

# 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

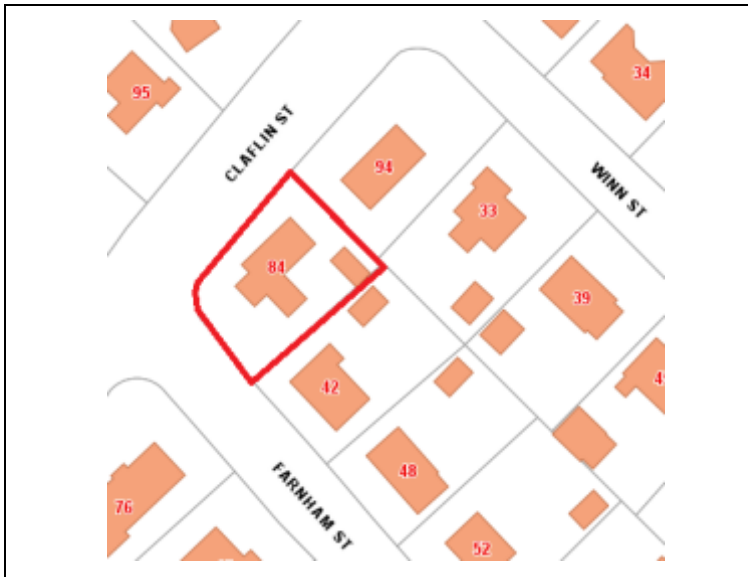
**Acreage:** 6,897 SF

**Setting:** early 20<sup>th</sup> 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

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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 Claflin and Farnham Streets, the 19<sup>th</sup> 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 20<sup>th</sup> 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.

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