

# 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
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**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:**

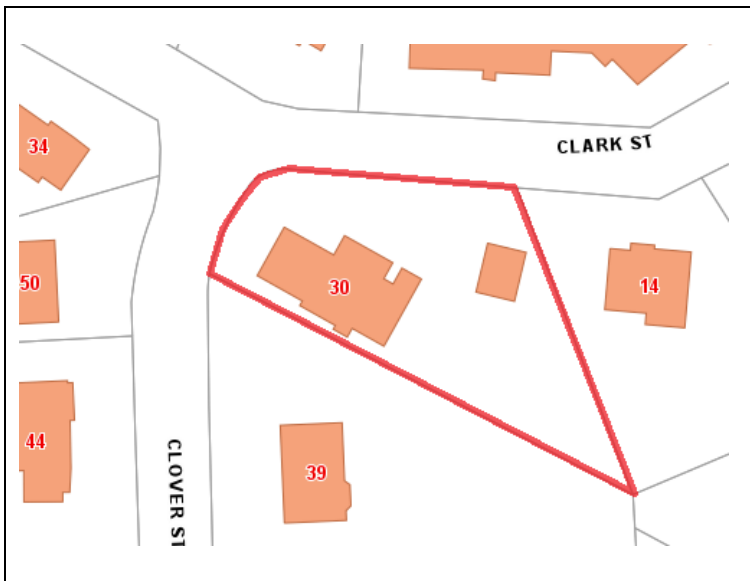
**Acreage:** less than one acre

**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

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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.*

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 20<sup>th</sup> century. The rambling, clapboarded two-story house utilizes the gambrel roof of 17<sup>th</sup> and 18<sup>th</sup> 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).

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

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1965 garage at left

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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 30 Clark Street appears to be eligible for the National Register individually under Criterion C and as part of a potential Clark Hill historic district. Constructed in 1910, it was one of the first houses to be built on Clark Hill after the area was subdivided by Belmont Associates in 1909. It is a creative and non-scholarly example of the Colonial Revival style and was designed by the Boston architectural firm of Kelley and Graves (James Templeman Kelley and Harold Symmes Graves).

The Clark Hill 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. The original owner of this house, James Dwight Prindle, used this as a summer residence and resided in Boston during the rest of the year.