

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
-------	-----------------	---	--------

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:**

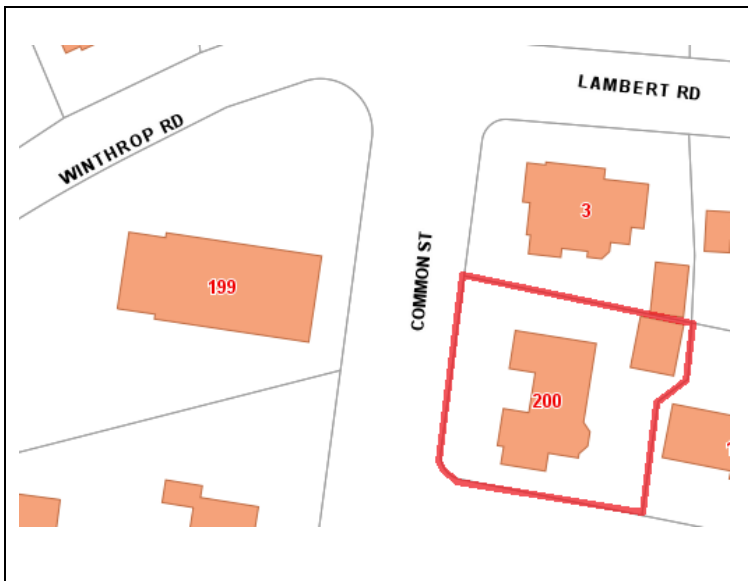
Acreage: 10,520 SF

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).

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com

Beers, F.W. and Co. *County Atlas of Middlesex, Massachusetts*. New York: Beers, Ellis, and Soule, 1875.*Belmont: The Architecture and Development of the Town of Homes*. Prepared for the Belmont Historic District Commission, 1984.

Belmont Directories, various years.

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

Lucas, Nora. Area form for Walnut Hill (BLM.O), 1982 and 200 Common Street (BLM.47).

Massachusetts Historical Commission. MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Robbins, Samuel Dowse, ed. *Who's Who in Belmont*. Belmont: Belmont Historical Society, 1972.

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 years.

Walker, G.H. *Atlas of Middlesex County, Massachusetts*. Boston: G.H. Walker, 1889.

Walnut Hill Real Estate Brochure.

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

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
---	--------

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 1912, the house at 200 Common Street is eligible for the National Register under Criterion C, Architecture, as a good example of the English Revival Style which found considerable popularity in Belmont. It was constructed as part of the first phase of the Walnut Hill development and given its prominent location on Common Street, likely served as a prototype for the construction of other dwellings in the style. The house was designed by Boston architect Allen Jackson who favored the English Revival style and published his designs in various books and magazines. The original owner, Thomas Ticknor, was a publisher and like many local residents worked in Cambridge. The house retains a high level of integrity.