

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

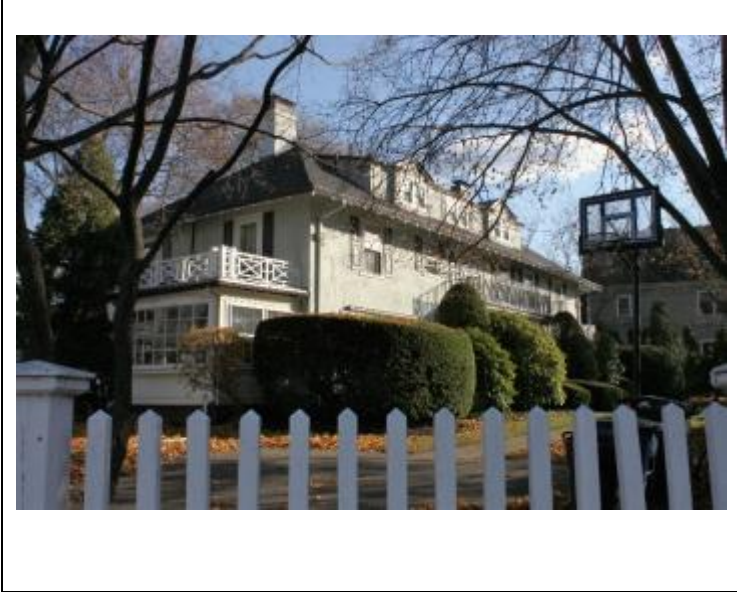
Condition: good

Moved: no yes **Date:**

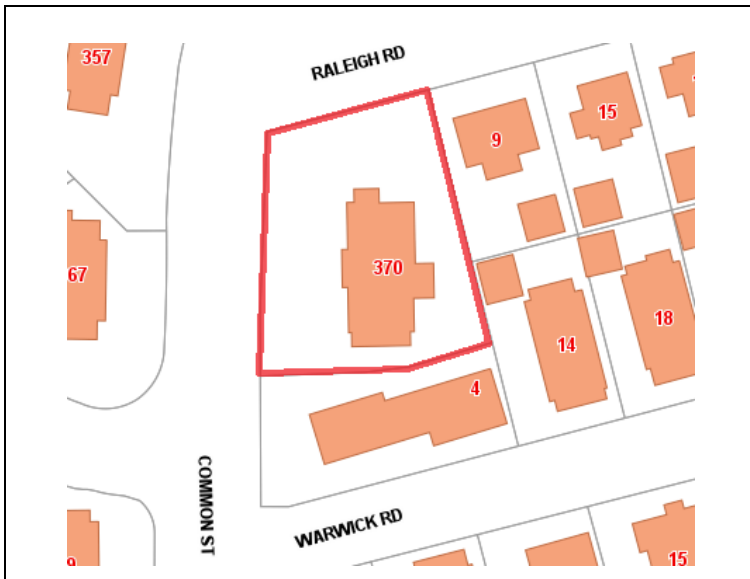
Acreage: less than ½ acre

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

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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.

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