

# 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
------	--------------	---	---------

**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 19<sup>th</sup> 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

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Q	BLM.768
---	---------

---

## BIBLIOGRAPHY and/or REFERENCES

Ancestry.com

*Belmont Bulletin*, August 28, 1897.

*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* (2<sup>nd</sup> edition). Belmont: Belmont Historical Society, 2012.

Lucas, Nora. Area Form for Belmont Park, Nov. 1982.

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 records.

U.S. Census, various dates.

**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
---	---------

**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 19<sup>th</sup> 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.