

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

27-48	Boston North	AG	BLM.268
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**Town/City:** Belmont

**Place:** (*neighborhood or village*):  
Waverley Square

## Photograph



**Address:** 19 Hawthorne Street

**Historic Name:** Charles Barney House

**Uses:** Present: single family dwelling

Original: single family dwelling

**Date of Construction:** ca. 1880

**Source:** maps

**Style/Form:** French Second Empire

**Architect/Builder:** unknown

### Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: slate

**Outbuildings/Secondary Structures:**  
workshop (1910)

### Major Alterations (*with dates*):

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 6,439 SF

**Setting:** Tree-lined older residential street in Waverley Square

## Locus Map (north at top)



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

**Date** (*month / year*): November 2015

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

19 HAWTHORNE 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.*

The house at 19 Hawthorne Street is a modest French Second Empire cottage which is clad in wood clapboards above a brick foundation. The slate-shingled mansard roof has straight sides and gabled dormers with arched windows. The two-part frieze is without brackets seen on other houses of this style. The two-bay façade consists of a three-sided bay window with panels above each window and a single-bay porch supported by chamfered posts and decorated by large scroll brackets atop each posts, arched spans between the posts and a bracketed cornice (a similar porch is seen on a number of houses nearby including 4 Cambridge Street, 30 Hawthorne, 33 Hawthorne). The glass-and-panel wooden front door is original as is the single-story offset wing to the rear. Another bay window is located on the west wall. A rear deck was added in 1999.

The small lot is informally landscaped. A driveway runs along the west side of the house, terminating at a small gablefront, wood-shingled building with double vertical board doors. According to Building Department records the 12' x 16' structure was constructed as a workshop for Charles Barney in 1910 by Arlington contractor W.M. Balsler. It was renovated in 2005.

## 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 lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 19 Hawthorne Street was lot 53 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Hawthorne Street was petitioned for, laid out, and accepted in 1876. The location was convenient to both the commercial center and railroad at Waverley. The house had been built by the time of the 1889 map.

The earliest known occupant was Charles Barney who is listed as living here in the 1907 Belmont directory. At the time of the 1910 Census, Charles Barney, age 47, was living here with his wife Mabel, a step daughter and daughter. Barney worked as a janitor at the Registry of Deeds in East Cambridge. In 1915 Charles Barney conveyed the property to Katharine Stokes (Book 3975, Page 461). Katharine Stokes worked as a pastor's assistant in Boston and lived here with her sister, Mabel C. Stokes, an artist. Miss Katharine Stokes was still living here in 1939. Ownership of the property later passed to Helen Claflin (Book 6267, Page 580) and to Estelle Mendum (Book 6468, Page 279). George Parks, a glass cutter, was living here by the 1940s with his wife Ethel. The property was sold by the Parks in 1980 (Book 14150, Page 471). Later owners included Raymond Lynds (1980-1996) and Katharine MacPhail (1996-2008). The present owners, Jay Etherington and Akemi Chayama purchased the house in 2008.

## BIBLIOGRAPHY and/or REFERENCES

- 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.  
Betts, Richard B. *The Streets of Belmont and How they Were Named (2<sup>nd</sup> edition)*. Belmont: Belmont Historical Society, 2012.  
Middlesex County Registry of Deeds, Cambridge, MA  
Sanborn Insurance Maps, 1905, 1910, 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 dates.  
Walker, G.H. *Atlas of Middlesex County, Massachusetts*. Boston: G.H. Walker, 1889.  
Williams, Judy. Area form for Waverley Square (BLM.AG), 1982.

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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 19 Hawthorne Street is potentially eligible for the National Register under Criterion C, Architecture, on the local level as a well-preserved example of a French Second Empire cottage which has seen minimal alteration since it was constructed ca. 1880.