

FORM B – BUILDING

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

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

5-5	Boston North	B	BLM.12
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Town/City: Belmont

Place: (*neighborhood or village*):
Payson Park

Address: 38 Oakley Road

Historic Name: James W. & Nellie McArdle House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1912

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: James W. McArdle, contractor

Exterior Material:

Foundation: stone

Wall/Trim: brick/stone

Roof: not visible

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

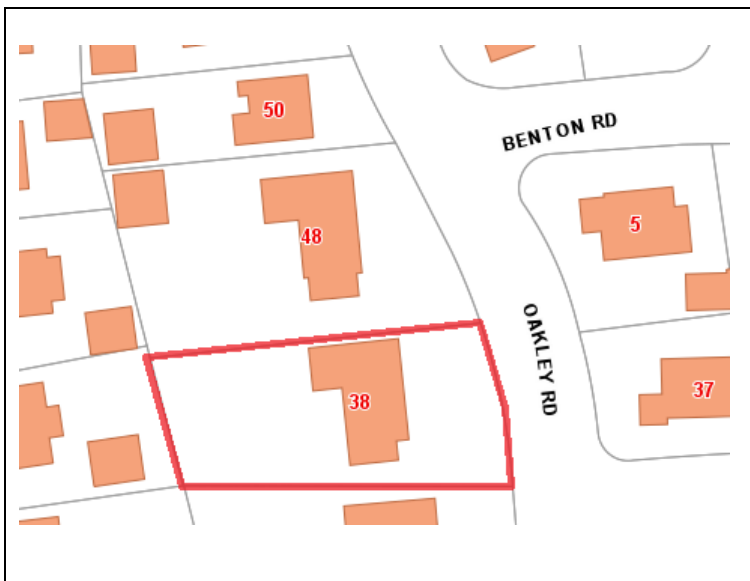
Acreage: 10,710 SF

Setting: densely populated residential neighborhood
dating to late 19th and early 20th c.

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

38 OAKLEY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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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 later of the two side-by-side McArdle Houses, 38 Oakley Road is a two-story, flat-roofed brick dwelling in the early 20th century Colonial Revival style. The brick is laid in a common bond alternating seven courses of stretchers to a course of headers and stretchers. The projecting eaves are adorned by brackets and the central entrance is sheltered by a rounded portico supported by fluted columns. The fanlit entrance consists of a raised panel door flanked by partial sidelights. Most of the rectangular window openings contain double-hung 12/12 sash and are capped by splayed stone lintels with central keystones. Above the entrance the central bay is defined by an arrangement of three windows – a 12/12 window at the center flanked by smaller 9/9s. A single-story porch supported by fluted columns is located on the south end of the house.

The well-treed lot has a hedge running along the sidewalk.

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 is located within the Payson Park subdivision which occupies land that was originally part of J.P. Cushing's estate, "Bellmont". After Cushing's death in 1862, the estate was purchased by Samuel Payson who sold the property to the Payson Park Land Company in 1886. The former estate was developed in three stages between 1886 and 1920 by the trustees. Oakley Road was lotted in 1912, and this comprised part of lot 159 of that subdivision.

James McArdle was issued a building permit in 1912 for the construction of this house. McArdle was a well-known building contractor with offices in Boston. He was born in Canada about 1862. He had moved to Belmont from West Somerville and had previously constructed 48 Oakley Road in 1908. The Building Permit application includes Mrs. McArdle's own description of the difference between her first Oakley Road house (#48) and her second (#38): "We have no plans or specifications. It is just being built like our former residence with the exception of the top story with which we are doing away in this house. It is to be two stories with a flat roof and rail around it. The porch in front will be round instead of square" (Building permit 1912). The cost of the house was \$10,000.

The 1920 Census confirms that James McArdle was living here with his wife Nellie and daughter Doris. James McArdle died in 1925 but his wife continued to live here with her daughter, Doris, and her second husband William McCarthy who worked in real estate. The house was sold by Doris McCarthy in 1966 (Book 11230, Page 240). Joseph and Matina Horner purchased the house in 1970. Ownership was transferred to Christopher Horner in 2009.

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BIBLIOGRAPHY and/or REFERENCES

Ancestry.com.

Belmont Directories, various dates.

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 (2nd edition).* Belmont: Belmont Historical Society, 2012.

Boston Globe, Sept. 24, 1925 [obituary of James W. McArdle]

Cini, Marcia M. Area form for Payson Park (BLM.B), 1982.

Middlesex County Registry of Deeds, Cambridge, MA

Payson Park Land Company Brochures, 1898, 1909.

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 dates.

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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 38 Oakley Road appears to be eligible for the National Register with local significance under Criterion C as a good example of the Colonial Revival style, dating to the early 20th century. It was erected by a prominent local builder, James McArdle, a few years after he built the adjacent house at 48 Oakley Road. Both are personal expressions, built for his own family's use. The house retains a high degree of integrity.