

# FORM B – BUILDING

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

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

23-83	Boston North	Q	BLM.790
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**Town/City:** Belmont

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

## Photograph



**Address:** 11 Oak Street

**Historic Name:** Eleazar Cate House

**Uses:** Present: single family dwelling

Original: single family dwelling

**Date of Construction:** ca. 1894

**Source:** maps, deeds

**Style/Form:** Queen Anne/Shingle

**Architect/Builder:** Bartlett Brothers (likely)

### Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**  
none

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

1999 – two-story rear addition

2006 – replaced front porch (had been rebuilt in 1972)

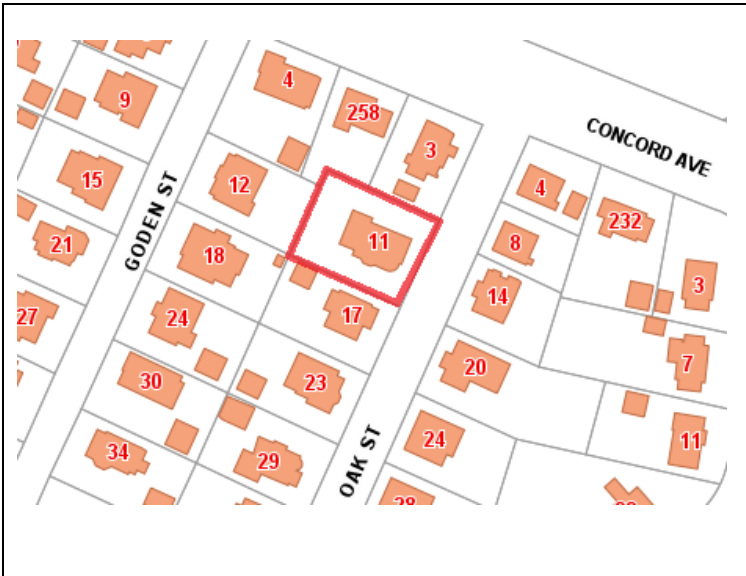
**Condition:** good

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

**Acreage:** 9,775 SF

**Setting:** neighborhood of late 19<sup>th</sup> century dwellings on well-landscaped streets

## 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

11 OAK STREET

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 house at 11 Oak Street is a late 19<sup>th</sup> century 2 ½-story dwelling blending Queen Anne and Shingle Style influences. The side-gabled core is enlivened by a variety of volumes and featuring a round tower with conical roof at the southeast corner, a two-story bay window on the south side and a two-bay porch supported by clusters of Doric columns resting on shingled pedestals (the porch was rebuilt in 2006). A stick balustrade rests on the porch roof and a polygonal bay with shed dormer above rise from the front roof slope. Windows contain 6/1 double-hung sash.

As is common in the Belmont Park subdivision, this house form is visible in multiple variations around the neighborhood. See also 16 Myrtle Street (BLM.782) which is a similar design but has shingled porch supports.

## 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. 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 1898 map shows that the house had already been constructed on Lot 30 and was owned by S.M. Bartlett. Susan Bartlett lived in Melrose and was likely related to the Bartlett Brothers who were builders. She owned a number of lots in Belmont Park. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which 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". This may have very well been one of the houses constructed by the Bartletts.

The earliest known occupant was Eleazar Cate who was born in New Hampshire in 1865 and was a graduate of Dartmouth College. He was the president of L.E. Knott Apparatus Co. which sold scientific apparatus for schools and colleges. Cate lived here with his wife Alice and son Allan. The Cate family was living here in the early 1900s and was still here in 1944. Later owners included Mary Ford. The house was conveyed by Mary Ford to Maureen Ford-Waitkus and Richard Ford in 1987. It has been owned by David and Margaret Lazenby since 1994 (Book 24945, Page 576).

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## BIBLIOGRAPHY and/or REFERENCES

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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 files.

U.S. Census, various dates.

