

FORM B – BUILDING

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

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

23-81	Boston North	Q	BLM.792
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Town/City: Belmont

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

Photograph



Address: 23 Oak Street

Historic Name: George Woodin House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: maps, deeds

Style/Form: Shingle Style

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (ca. 1940)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

Setting: neighborhood of late 19th century dwellings on well-landscaped streets

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

23 OAK 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 23 Oak Street is a well-preserved example of a suburban-scaled Shingle Style dwelling. The compact design is capped by a gambrel roof with gable dormers and a tall brick chimney. The house is clad entirely in wood shingles which envelop all the features including the bulge of the oriel window in the front gable and the base of the front porch. Colonial Revival details include the clusters of Doric columns which rest on shingled bases on the curved front porch as well as the dentils and turned balustrade. Windows contain double-hung 8/1 sash.

A paved driveway extends to the south of the house, terminating at a two-car, wood-shingled garage which is capped by a hip roof. Sanborn insurance maps indicate that it was constructed between 1931 and 1949. The small informally landscaped lot includes a small front lawn.

The house at 23 Oak Street is one of several gambrel-roofed Shingle Style houses in the Belmont Park neighborhood. See also 41 Myrtle Street, 14, 20 & 29 Oak Street and 135 School Street.

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 property (Lot 34) was conveyed by Susan Bartlett to Mercy Woodin, wife of George Woodin in April 1896 (MCRD Book 2458, Page 7). Mrs. 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. It had definitely been constructed by the time of the 1898 Stadley map.

George and Mercy Woodin lived here until about 1934 when their mortgage was foreclosed. He was a broker. Census records indicate that they typically had one or two servants living here with them. The property was purchased by John J. and Eleanor Hickey in 1936 (Book 6062, Page 355). He was employed as a marketing specialist. Joseph and Claire King owned the house from 1958 to 1964. Peter Reich purchased the home in 1964 (Book 10561, Page 258). It was transferred from Peter Reich to Lee Reich in 1997 and sold to Alma and Kristiina Sorensen in 2007 (Book 49687, Page 131).

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BIBLIOGRAPHY and/or REFERENCES

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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* (2nd 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.

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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 23 Oak 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 Shingle 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 was similar in design to gambrel-roofed houses at 41 Myrtle Street, 135 School Street and houses at 14, 20, and 29 Oak 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 19th 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.