

FORM B – BUILDING

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

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

23-80	Boston North	Q	BLM.382
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Town/City: Belmont

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

Address: 29 Oak Street

Historic Name: John Bathrick House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1897

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 (1919)

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

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): December 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

29 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 29 Oak Street is a good example of a late 19th century Shingle Style dwelling. Like a number of houses in the neighborhood, the dwelling displays a gambrel front. Typical of the style, the house is clad entirely in wood shingles which form a homogenous covering to unify the various projections including gables, oriel windows, angles and rounded bays. The front door is sheltered by a flat-roofed porch supported by Doric columns which rest on stone piers. The varied fenestration includes double-hung windows, diamond-panes and leaded glass.

A paved driveway extends to the north of the house, terminating at a two-car, wood-shingled, gablefront. Building permits indicate that the garage was constructed in 1919. Sanborn insurance maps indicate that a garage was in place. The modest front lawn area features a two-tiered stone wall.

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 & 23 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 1898 Stadley map shows a house on this property (Lot 36) owned by J.J. Bathrick. The 1900 Census indicates that John Bathrick was then 30 years old, living here with his wife Elizabeth, their young daughter and a servant. He was employed as a salesman. In 1919 the property was sold to Hattie Bennett, wife of William Bennett of Chelsea (Book 4245, Page 65). William Bennett was born in Prince Edward Island, Canada and also worked as a salesman. The next owner of the house was Mary Ramsay, widow of William Ramsay, who lived here from 1936 to 1947. The 1940 Census suggests that Mrs. Ramsay took in lodgers however lists her at 35 Oak Street. The house at 29 Oak Street was sold to Joseph Phelan and Gordon Flint in 1947 and sold by Gordon Flint in 1972 (Book 12341, Page 292). Richard Olen owned the house from 1975 to 1992. It was owned by Michael Appel and Sheila Katz from 1992 until 2006 when it was sold to Terence and Sally Martin (Book 47577, Page 315).

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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 29 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 3 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.