

FORM B – BUILDING

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

23-79

Boston
North

Q

BLM.793

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

Town/City: Belmont

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

Address: 35 Oak Street

Historic Name: Worth House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1897

Source: maps, deeds

Style/Form: Colonial Revival

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1991 – front deck

1994 – porch replaced

Condition: good

Moved: no yes **Date:**

Acreage: 8,050 SF

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

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

35 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 35 Oak Street is a late 19th century dwelling which blends Colonial Revival and Queen Anne influences. Capped by a hip roof, the two-story box-like house is sheathed in wood clapboards with simple cornerboards and a wide frieze decorated by modillion brackets. The symmetrical three-bay façade features a central entrance porch (rebuilt in 1994) with square posts and a stick balustrade above the flat roof. The entrance retains a glass-and-panel door and is flanked by partial sidelights that are set into the wall. The first floor façade windows are embellished by entablature lintels. All the other windows have molded surrounds; those on the upper story extend to the frieze. Windows contain 1/1 sash and those on the façade are flanked by shutters. A large gable pent dormer is centered on the front roof slope. The Queen Anne style is expressed in the scalloped shingles in the gable and the multi-light upper sash in the three windows.

The house has seen minimal alteration consisting only of the replacement of the front porch and the extension on either side with a deck with balustrade.

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 38) owned by H. Worth. No additional information was found concerning Worth. In 1907 the house was occupied by John Edgeworth, a flour broker. By 1909 the Maguire family had purchased the house. The 1910 Census lists the members of the family. The parents – Patrick and Eleanor – were born in Ireland and immigrated to this country about 1850. Living with them were four daughters – Katherine, 49, a bookkeeper; Margaret, 38, a typewriter demonstrator; Helena, 34, a piano teacher, and Mary, 30. By the 1930s only Katherine and Mary were still living here. After Mary's death the house was inherited by Helena Maguire Duffy and finally left the Maguire family in 1980.

Later owners have included William and Helgard Tomford (1980-1985) and Lanier Smythe (1985-2002). It was purchased by Jack Nelson in 2002 and sold by him to Nathaniel Kuhn, the present owner, in 2010.

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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.

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 35 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 Colonial Revival style, and was likely constructed by the Bartlett Brothers who built many of the houses in the neighborhood. 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. 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 development was laid out in 1894 and all of the lots had been developed by 1898.