

FORM B – BUILDING

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

45-40	Boston North		BLM.803
-------	--------------	--	---------

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

Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 312 Pleasant Street

Historic Name: Walter L. Frost House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1892 (by 1897)

Source: marriage records, maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards, wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1950)

Major Alterations (*with dates*):

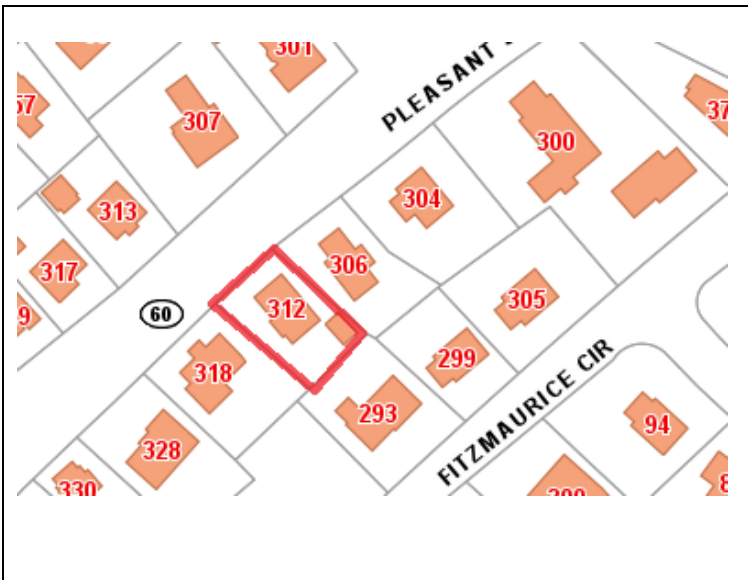
Condition: good

Moved: no yes **Date:**

Acreage: 5,968 SF

Setting: mixed residential on busy road near Rt. 2

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): April 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

312 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BLM.803

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 312 Pleasant Street is a well-preserved example of the Queen Anne style, displaying an asymmetrical form and many hallmarks of the style including a combination of wood clapboards and wood shingles, multiple gables with sunburst motif, an oriel window set on oversized brackets, a front porch with stick frieze and balusters and a side gable with cutaway corners. The rectangular window openings contain double-hung 2/1 sash with shutters and decorative lintels.

A driveway extends along the east side of the house, terminating at a one-car, frame garage (1950) capped by a hip roof.

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.

The original owner of this house was Walter Locke Frost (1859-1925) of the Belmont family of prosperous market gardeners. Walter L. Frost was the son of Warren L. and Lucinda Frost who lived next door at 318 Pleasant. Warren married Ella Eastman of Hollis, New Hampshire in 1892 and it is likely that the house was built at that time. The house is not shown on the 1889 map but is depicted on the 1898 Stadley map with extensive barns and greenhouses to the rear. The couple lived here with their sons Walter E. and Richard.

In 1925 Walter E. Frost, administrator of his father's estate sold the property for \$7,500 to Constance W. Franklin, wife of Philip Franklin of Cambridge (Book 4882, Page 385). Philip Franklin (1898-1965) was a professor of mathematics at MIT for forty years. The house was sold by Constance Franklin's estate in 1974 (Book 12651, Page 346). Later owners included Joseph Annese from 1978 to 1987 and Walter Bauke from 1987 to 1999. The house was purchased by the present owners, Yohannes Sahlu and Bizunesh Groom, in 1999.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com

Beers, F.W. and Co. *County Atlas of Middlesex, Massachusetts*. New York: Beers, Ellis, and Soule, 1875.

Belmont: The Architecture and Development of the Town of Homes. Prepared for the Belmont Historic District Commission, 1984.

Belmont Directories, various years.

Belmont Historical Society Newsletter, Vol. XLVIII, no. 2, June 2012.

Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.

Frost, C.J. Map of Belmont, 1853.

Massachusetts Historical Commission. MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Robbins, Samuel Dowse, ed. *Who's Who in Belmont*. Belmont: Belmont Historical Society, 1972.

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 years.

Walker, G.H. *Atlas of Middlesex County, Massachusetts*. Boston: G.H. Walker, 1889.

