

FORM B – BUILDING

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

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

45-41	Boston North		BLM.805
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 318 Pleasant Street

Historic Name: Warren S. Frost House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1860

Source: maps, visual inspection

Style/Form: Italianate

Architect/Builder: Herbert Colby (1909 renovations)

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1909 – new front porch and entrance

Condition: good

Moved: no yes **Date:**

Acreage: 8,080 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

318 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 318 Pleasant Street is a 2 ½-story, 5 x 2-bay dwelling which dates to the mid-19th century and displays the influence of both the Greek Revival and Italianate style with some later Colonial Revival alterations. The house is capped by a gable roof with overhanging eaves which end in returns on the side elevations with dentils on the lateral eaves. A low flushboard gable with oculus window rises from the center of the façade above a three-sided bay window with dentil trim and arched louver panels. The window rests on the flat, bracketed roof of the porch below. The porch is supported by Doric columns and tracery fanlights flank the front door; both of these suggest a later Colonial Revival period of alterations (building department records indicate general remodeling occurred in 1909). The windows are capped by entablature lintels and predominantly contain 2/2 sash. Tripartite windows are located on the side elevations. Two arched dormers rise from the front roof slope and the two attic windows are also arched.

Along the sidewalk the driveway is marked by several granite posts with rough faces and smooth margins.

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 appears to have been Warren Shattuck Frost (1823-1907) of the prominent Belmont family of market gardeners. The house was probably built in the 1850s or 1860s. In 1870 he and his wife Lucena were living here with six children, a servant and two farm laborers. The 1875 map shows the house as being owned by W.S. Frost as do the 1889 and 1898 maps. In 1900 the couple was living here with their daughter, Lucena (b. 1861) who was a stenographer. Also living here was a Swedish servant.

After Warren Frost's death, various members of the Frost family lived here. Building Department records indicate that in 1909 Lucena Frost received a building permit for remodeling 318 Pleasant Street. The architect for the renovations was Herbert Colby. In 1944 Lucena Frost was living here with Walter E. Frost's widow. In 1955 the residents were Lucena Frost, Etta Frost (widow of Walter), Richard Frost, a draftsman and Walter E. Frost who sold eggs. Ownership of the house later passed to Richard Frost and after his death in 1980 to his wife Dorcas Frost (d.2007). It was acquired by Lawrence Brenkus from Dorcas Frost in 1991 (Book 21289, Page 551).

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

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 Warren Frost House at 318 Pleasant Street is potentially eligible for the National Register with local significance under Criterion C as a well-preserved mid-19th century house in the Italianate style which was later updated in the Colonial Revival. It is also eligible under Criterion A for its association with the locally prominent Frost family of market gardeners. Multiple generations of the family farmed in the vicinity of Pleasant Street as far back as the early 18th century. This house remained in the Frost family until 1991.