

# FORM B – BUILDING

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

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

23-113	Boston North	Q	BLM.819 BLM.820
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**Town/City:** Belmont

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

**Address:** 128 School Street

**Historic Name:** Elmer & Carrie Fletcher House

**Uses:** Present: single family dwelling  
Original: single family dwelling

**Date of Construction:** 1895-6

**Source:** deeds, directories

**Style/Form:** Queen Anne/Colonial Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood shingles

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**  
carriage house/garage (BLM.820)

**Major Alterations** (*with dates*):

1999 - repairs to carriage house  
2007-2011 – new windows

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreeage:** less than ½ acre (9,459 SF)

**Setting:** neighborhood of late 19<sup>th</sup> 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

128 SCHOOL STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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.*

Located at the corner of Oak Street and School Street 128 School Street is a well-preserved example of eclectic late 19<sup>th</sup> century architecture which is rich in ornament and decorative detail. The wood-shingled dwelling rests on a mortared stone foundation and is capped by a hip roof with a rounded two story bay on one end of the façade and a two-story rectangular bay on the other; both capped by gable pents. A three-bay, single-story porch fronts the east part of the façade with broad arches resting on squat shingled posts. A three-sided oriel window rests on the porch roof and other windows include double-hung 1/1 sash with varying lintels including entablatures with end brackets, swan neck pediments and/or molded surrounds as well as several hipped dormers. In the front gables there are tripartite windows with central 4/4 sash flanked by diamond pane sash. Other details include a bracketed cornice and trusses with pendants supporting the wider overhangs.

A trimmed hedge runs along the School Street frontage. To the rear of the house, fronting Oak Street is an historic two-story carriage house/garage (BLM.820) which is now set on a concrete foundation. It is sheathed in wood shingles with an asphalt-shingled hip roof and a small ventilator. There are two overhead garage doors capped by transom lights and a pair of 6/1 windows in the gable above.

## 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 had been developed by the time of the 1898 map.

Deeds indicate that on September 9, 1895 William Lowe and Wilbert Bartlett sold Lot 44 containing 9,459 square feet to Carrie Fletcher of Boston (MCRD Book 2396, Page 198). According to a brief mention in the *Watertown Enterprise* of May 2, 1896, "The house recently erected at the corner of School and Oak streets, is one of the prettiest (in Belmont Park). Mr. E.A. Fletcher is the owner and is occupying it. He comes from another of Boston's suburbs; but both he and his good wife are of the opinion that Belmont Park bears the palm. They will be quite an acquisition to the society of the neighborhood".

Elmer Fletcher (b. 1863) was engaged in the insurance, and later real estate, business. He lived here with his wife Carrie (b. 1863) and a servant. The property was sold to Jean Chandler in 1911 at which time the couple moved to Hillcrest Road. Jean Chandler was the wife of Oscar Chandler, who worked as a clerk for the steam railroad. The couple had formerly lived on Goden Street and occupied the house with a maid. After Jean Chandler's death, the property was conveyed in 1944 to Fred and Nancy Macalester. It remained in the family until 1961 when it was purchased by Charles Davidson. Members of the Davidson family owned the house until 1978 when it was sold to the present owners, Robert Hasche and Virginia Fried (Book 13432, Page 293).

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## BIBLIOGRAPHY and/or REFERENCES

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*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* (2<sup>nd</sup> edition). Belmont: Belmont Historical Society, 2012.

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.

*Watertown Enterprise*, May 2, 1896.



Carriage House/Garage (BLM.820) facing Oak Street

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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 128 School 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 well-preserved example of late 19<sup>th</sup> century domestic architecture, blending the influences of 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.