

FORM B – BUILDING

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

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

24-31	Boston North	Q	BLM.815 BLM.816
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Town/City: Belmont

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

Address: 90 School Street

Historic Name: Wilbert S. Bartlett House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: deeds, maps

Style/Form: Queen Anne/Shingle Style

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

original barn/stable (BLM.816)

Major Alterations (*with dates*):

ca. 1910 – porch expanded to wrap around to west

post 1950 – carport/porte cochere to east

2001 – new windows

2007 – replace porch columns

Condition: good

Moved: no yes **Date:**

Acreage: less than ½ (13,829 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

90 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.

This house was built about 1895 for one of the original owners of the Belmont Park subdivision and is nearly identical to the house next door at 96 School Street (BLM.817) which his business partner erected at the same time. Located at the northeast corner of School and Myrtle Streets, 90 School Street is a well-preserved 2 ½-story Queen Anne-style dwelling displaying an asymmetrical massing and mix of decorative details that are typical of the style. Set on a mortared stone foundation, the first floor is clad in a combination of wood clapboards and wood shingles with wood shingles covering the upper stories. The core of the house consists of a side-gabled mass with pediment ends. A 2 ½-story projecting front gable with three-sided bay window on the second floor occupies the west half of the façade; on the first floor there is an arched projection with tripartite window. The east portion of the façade is fronted by a shingled pediment which accesses the single-story wrap-around porch. The porch is supported by Tuscan columns resting on shingled pedestals; between the pedestals there are simple stick balusters. Originally the porch was limited to the pedimented section but it was extended to the west elevation between 1910 and 1915. Large brackets with sunbursts support the overhanging eaves on the front pediment and the dormer eaves are supported by shingled brackets. The glass-and-panel front door is original and there are a variety of window types including double-hung units, quarter-round fixed pane with gridded glass, hexagonal sash and multi-light sash. The porte cochere on the east elevation was added after 1950. It is supported by Tuscan columns on concrete bases.

The corner lot is heavily landscaped and includes a number of large pine trees. To the northeast of the house is a clapboarded barn/stable which is contemporary with the house. The building is topped by a steeply-pitched hip roof with flared eaves and hip-roofed dormers. It is topped by a square cupola with pyramidal roof. The large door opening facing the street displays vertical bead board filled panels topped by multi-light windows. Breaking through the front eaves is a similarly detailed loft door topped by hip roof. Other windows primarily consist of 2 x 2-light square elevated windows.

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. The initial owner was Wilbert Bartlett, Lowe's business partner. 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 1898 map shows the house in place, owned by Carrie Bartlett. The Bartlett property included lots 9 and 12 of the subdivision as well as part of lot 10. A brief mention in the *Belmont Bulletin* on August 28, 1897 notes the fifty or so new houses which had been built in the School Street area within the past year noting "Messrs. Bartlett Brothers are in charge of the work and they know their business".

Wilbert Seymour Bartlett (1863- ?) was born in Bluehill, Maine and prepared for college at the Waterville Classical Institute but due to failing health went west instead for three years to recuperate his health. Upon his return east he entered the real estate business in Boston, specializing in the development of suburban properties. Among his projects was Russell Park in Melrose with houses worth five to ten thousand dollars, Belmont Park, and properties in Watertown, Newton, and Revere. He and his wife Carrie (Claus) married in 1888 and lived here from about 1896 to 1907 when he moved to Boston. He was still in Boston at the time of the 1920 Census.

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By 1910 the house at 90 School Street was owned and occupied by George L. Wilson, a 37-year old lawyer who was born in Canada and immigrated to this country in 1895. He lived here with his wife Margaret and two young children. The Wilsons continued to own the house until 1924 when it was purchased by Bertha and Clarence Maynard of Cambridge (MCRD Book 4725, Page 326). Clarence Maynard worked as a contractor and later as a civil engineer for the State of Massachusetts. The Maynards owned the house until 1954. Later owners included William and Mary Foley (1954-1965). The present owners, Anne and Frederick Paulsen, purchased the house in 1965 and still own it today. In recent years, they have repaired the front porch and cupola, replaced windows and the front porch columns. In 2016 they were awarded a preservation award from the Belmont Historical Society in recognition of their efforts to preserve their home.

BIBLIOGRAPHY and/or REFERENCES

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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.

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Plan of Belmont Park House Lots in Belmont belonging to William W. Lowe and Others, Jan. 1894. Plan Book 17, Plan 7.

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Detached barn/stable (BLM.816)

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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 90 School Street is eligible for the National Register as part of a potential Belmont Park historic district. It is significant locally under Criterion C as an excellent and well-preserved example of the Queen Anne style and was 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 a significant component in 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. The Bartlett House is notable as the home of one of the original developers and for retaining its historic stable/barn.