

FORM B – BUILDING

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

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

24-16	Boston North	Q	BLM.383
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Town/City: Belmont

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

Address: 96 School Street

Historic Name: William W. Lowe House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1895

Source: deeds, maps

Style/Form: Queen Anne

Architect/Builder: Bartlett Brothers (likely)

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles, wood clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:
ca. 1920 garage

Major Alterations (*with dates*):
post 1950 – porch enlarged to east
2011-2013 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: less than ½ acre (13,547 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

96 SCHOOL 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.

Although the decorative details differ somewhat, this 2 ½-story Queen Anne style dwelling is basically the mirror image of its neighbor at 90 School Street (BLM.815); the two buildings were constructed for the two business partners who developed Belmont Park. Like the building next door, 96 School is clad in a combination of wood shingles and wood clapboards. The east portion of the façade consists of a 2 ½-story cross gable which is topped by a pediment supported by sunburst-decorated brackets. In the pediment there is a double-hung window flanked by quarter round fixed sash; below this the second floor consists of a three-sided bay window and on the ground floor the rounded bay has a tripartite window. The front porch originally extended only in front of the entrance but at some point was expanded to wrap around to the east, terminating at a projecting three-sided bay topped by pediment. The porch is supported by Tuscan columns with plain stick balusters. A small shed-roofed porch is located on the west side of the building, also supported by Tuscan columns. A rectangular bay window rests partially on the porch roof. Other decorative details include curved, shingled walls adjacent to the recessed attic window, raised foliate carvings in several window pediments and porch ends and the use of brackets decorated by raised sunbursts and knobs. Most of the windows contain 1/1 double-hung sash (not original) and there is a leaded glass window on the second floor over the porch.

To the northwest of the house is a hip-roofed two car garage. Sanborn maps indicate that originally the property had a carriage barn which was quite similar to that next door at 90 School Street. The stable was gone by 1910 and this garage was constructed between 1915 and 1922. The two-car garage has two pairs of wooden doors facing the street; each panel has 4 x 2-glass panes over vertical panels.

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 and was in fact Lowe's own house. 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 a house on this site, owned by Mrs. M.E. Lowe. At the time the property also included a detached barn to the rear which was removed prior to 1910.

William W. Lowe was born in Buckfield, Maine in 1834. In 1880 he was living in Saugus and was listed in Census records as a real estate broker. Later (post 1910) directories indicate that he also dealt in investment securities with an office at 50 Congress Street in Boston. At the time of the 1900 Census, William Lowe was living here with his wife Martha and a Swedish servant named Joanna Nilson. William Lowe died in November 1914.

In the early 1920s the house was occupied by Dr. George Smith, osteopath. Elias Edgecomb, an ironworker, was living here in the early 1930s. In 1941 the property was sold to Ralph Struzziero and his mother Devina Cogliani (MCRD Book 6550, Page 495). Mrs. Cogliani (1896-1983) lived here for over fifty years, transferring ownership to Maryann Scali in 1979 (Book 13794, Page 186). It was sold by Maryann Scali in 2004 to the present owners, Paul Chen and Gail Gorman (Book 41819, Page 294).

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96 SCHOOL STREET

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Belmont Directories, various years.

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.

Town of Belmont, Building Department files.

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 William Lowe House at 96 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 Lowe House is notable as the home of one of the original developers and for retaining a high level of integrity. It shares marked similarities with the house next door at 90 School Street which was occupied by Lowe's partner, Wilbert Bartlett.