

FORM B – BUILDING

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

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

33-52	Boston North	AH CL	BLM.621
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 574-576 Trapelo Road

Historic Name:

Uses: Present: two family dwelling

Original: single family dwelling

Date of Construction: ca. 1890

Source: deeds

Style/Form: Queen Anne

Architect/Builder: Henry Campbell (likely)

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard/wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:
shed/garage (by 1905)

Major Alterations (*with dates*):

date unknown – enclosure of front porch

1992 – 2 ½-story addition at rear

1997 – new windows

Condition: good

Moved: no yes **Date:**

Acreage: 5,000 SF

Setting: mixed residential on busy thoroughfare

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

574-576 TRAPELO RD

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.

The Queen Anne house at 574-576 Trapelo Road retains a good deal of exterior integrity and is one of the best preserved of this row of houses built along Trapelo Road in the early 1890s. Set on a brick foundation, the 2 ½-story gablefront dwelling is clad in wood clapboards with simple cornerboards, cornice returns and a plain frieze adorned by paired brackets. A band of decorative (staggered butt, scalloped and sawtooth pattern) wood shingles extends around the building above the first floor windows. A 2 ½-story gable projects from the west half of the façade and the rear portion of the east elevation. The façade gable is more decorative with clipped corners, brackets at the eaves and decorative shingles in the gable. A single-story porch (now enclosed) extends from the front gable to the east gable. Most of the windows on the building are modern 1/1 sash; a fixed Queen Anne colored sash is visible on the second floor of the east wall. The 2 ½-story addition to the rear dates to 1992 but blends well with the historic structure.

A driveway extends along the east side of the house terminating at a small shed/garage that was in place by 1905. The structure has clapboarded side walls and a later shingled gablefront. One of the original 4 x 2-light over four recessed panel doors survives; the other three have been replaced with plywood. The house is setback from the sidewalk by a small strip of lawn. The urban-scaled lot contains 5,000 square feet.

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 constructed as part of a subdivision laid out on Trapelo Road (originally North Street) by Watertown inventor and builder Henry F. Campbell after purchasing the 25 acre Phelps-Thayer Estate in 1882. The land was laid out into nineteen lots and fourteen of the houses were built between 1890 and 1893. Several of the houses were built by Campbell himself.

This property comprises lots 23 and 24 on the subdivision plan dated January 1890 (Middlesex County Registry of Deeds, Plan Book 62, Plan 45). In 1910 the property was owned by Wilbert Simm, who was born in Canada and worked as an inspector of state boilers. He was living here with his wife Druscilla, two children, sister-in-law and a couple who paid rent. By 1920 the house was owned and occupied by Burton Patriquin who was born in Nova Scotia in 1866 and lived here with his wife, Celia, three children and a father and son (tenants). Patriquin worked as a jewelry shipper and continued to live here until his death in 1948. The property was later owned by his daughter Gertrude Wright and his son, Wilbur Patriquin. It was conveyed to Wiburn Patriquin and Frances Baldwin in 1980 and they sold it to Jean Chapman and George Mahnke in 1990 (Book 20901, Page 524). Jean Chapman and Kristin Mahnke own the property today.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com (Directories & U.S. Census)

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

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1905, 1910, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department records

Williams, Judy. Area form for H.F. Campbell Subdivision (Area AH), 1982.

Williams, Judy. Area form for Trapelo Road Streetscape (Area CL), 1982.

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