

FORM B – BUILDING

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

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

20-141	Boston North	W	BLM.133
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Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 232 Washington Street

Historic Name: Charles King House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1853-8

Source: Camilla French, *Belmont Citizen*, 9/19/1974

Style/Form: Gothic Revival/Stick Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard, wood shingle

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garden sheds (2001)

Major Alterations (*with dates*):

2001 – replace porches

2013 - conservatory

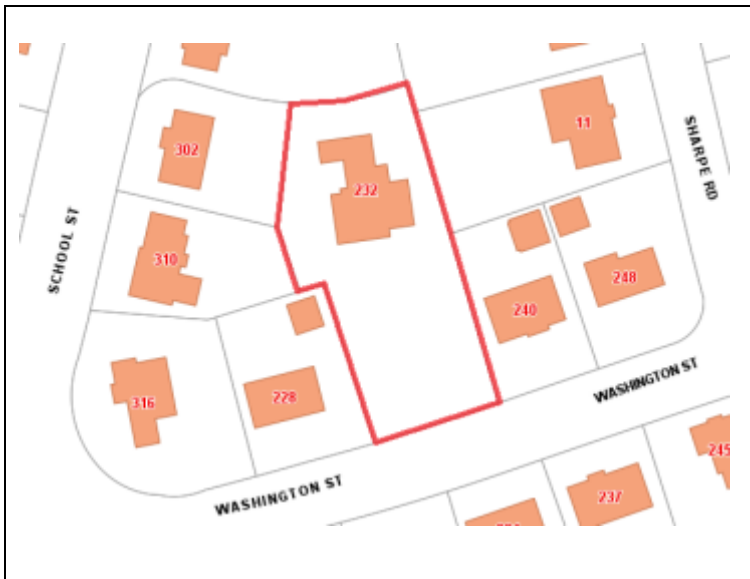
Condition: good

Moved: no yes **Date:**

Acreage: 19,077 SF

Setting: set back from road down long driveway on landscaped lot, surrounded by 20th century dwellings

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

232 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BLM.56

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 King house at 232 Washington Street is an excellent example of the Gothic Revival style which also bears the imprint of the early Stick Style. Capped by a steeply-pitched gable roof, the wood-frame structure is clad in wood clapboards and displays multiple gables with trusses including the main front gable and various roof and wall dormers. The double-doored entrance is sheltered by a hip-roofed porch with simple posts and jigsawed porch rafters. A similar porch spans the west side of the house. Windows include a mix of 2/2 rectangular double-hung and pointed windows with footed sills; a large, single-story, three-sided bay window projects from the front gable.

A long paved driveway edged with granite blocks leads from the street, ending in a circle in front of the house. Along the street there is a cast iron fence with pointed arches, quatrefoils and pinnacles; it is mounted on granite curbing. The front lawn area is heavily landscaped with large trees. Two modern (2001) but historically compatible garden sheds are located west of the house.

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 land was once part of a larger parcel owned by Leonard Stone, a successful contractor who directed the grading of the Mount Auburn Cemetery. He played an active role in the establishment of the new town and was one of the largest tax payers in Belmont in 1859. Leonard Stone lived in a house at the corner of Washington and School Streets (torn down in 1936) and he died there in 1863.

Leonard Stone's daughter Helen had married Charles Gedney King (1809-1858) in 1839. King was an importer and manufacturer of nautical and mathematical instruments with a factory in Easton. They built this house about 1853. King died a few years later in 1858. In 1870 Helen King was living here with Harriet Stone, her son Leonard who was a farmer, two servants and a farm laborer. Leonard King (1842-1926) continued to live with his mother and farm the 23 acres of land that extended from Washington Street to School Street. He married in 1871. He was also a Belmont Library trustee in 1873 and assessor in 1877. In 1880 the household included Leonard, his wife Ella, their two children, his mother, an Irish servant and a farm laborer. Helen King died in 1896 but Leonard and family were still living here in 1900.

In 1903 the property was sold to Rollin L. Holt (1862-1936). Holt was a market gardener and pioneer in the Faneuil Hall Market. In October 1906 he married Mary Louise Shaw (1857-1927), the widow of Herbert F. Shaw, owner of the Shaw Farm across Washington Street. Mary Shaw Holt died in 1927; Rollin remarried (she was also named Mary) and continued to live here until his own death in 1936. The following year ownership of the house passed to his widow Mary M. Holt (Book 6168, Page 537). In July 1937 the horse barn on the property was demolished. In 1939 a rear ell was remodeled in order to make a one-car garage. It later became a family room.

During the Holts' ownership, the acreage surrounding the house was greatly reduced. In 1928 the Town of Belmont paid Holt for 4.63 acres to be used for the construction of the Mary Lee Burbank School. Houses were built to the west of the house in the early 1930s. In 1947 Americo Corzzini bought the last four acres of the Holt farm. This land was later subdivided and became Sharpe Road in 1953.

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The house was sold by Mary M. Holt's estate in 1966 (Book 11095, Page 187). Robert and Mary Keignan owned the property from 1967 to 1997 and were followed by Lizabeth Cohen and Herrick Chapman from 1997 to 2012. Cohen and Chapman made several modifications to the house including adding a deck and two garden houses and replacing the front and back porches. The property was purchased by the present owners in 2012. A conservatory was added the following year. Extensive rehabilitation work took place in 2013 but consisted primarily of interior remodeling. A bay window was also added.

BIBLIOGRAPHY and/or REFERENCES

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