

FORM B – BUILDING

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

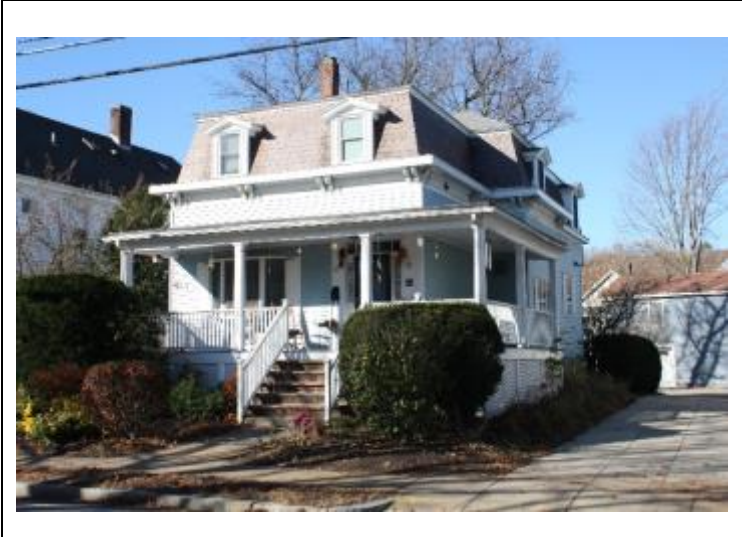
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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|--------|-----------------|----|---------|
| 27-119 | Boston North | AG | BLM.275 |
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Photograph



Address: 52 Waverley Street

Historic Name: Julia Apthorp House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1874

Source: deeds, maps

Style/Form: French Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl siding

Roof: slate, asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

ca. 1910 – front porch

late 20th c. – vinyl siding and new windows

2003 – second level addition at rear

2016 – solar panels

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 4,837 SF

Setting: Residential connector street between Belmont Center and Waverley

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2015

INVENTORY FORM B CONTINUATION SHEET

BELMONT

52 WAVERLEY 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.

Constructed in 1874, 52 Waverley Street is a two-story cottage in the French Second Empire style, and typical of the style, exhibits a mansard roof which in this case has straight sides with a mix of regular and fishscale slate shingles. The house has been sheathed in vinyl siding but retains a cornice with paired brackets. Any cornerboards which once existed have been removed or covered. A single-story porch wraps around the façade and east elevation and has fluted square posts. Sanborn maps suggest it was added between 1905 and 1910. The sidehall entrance has full transom lights and partial sidelights. Most of the windows are modern picture windows or casements. The gable dormers contain 1/1 replacement sash. Originally there was only a small single-story wing to the rear (east). This was later expanded and in 2003 a second floor was added, capped by a mansard roof.

The house at 52 Waverley Street is one of a handful of Second Empire style cottages in this Waverley neighborhood.

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 lot was part of a larger parcel of land sold by the Waverley Land Company to D. Gilbert Dexter in 1873. Gilbert lived in Cambridge, was active in real estate and was the founder/editor of the *Cambridge Tribune* newspaper. What is now 52 Waverley was lot 11 & 12 of Dexter's subdivision (Middlesex County Registry of Deeds, Plan Book 23, Plan 4). Waverley Street was laid out between Waverley and Belmont Centers in 1873. This was one of the first five houses constructed on Waverley Street as part of the subdivision. It is shown on the 1875 Beers map of Waverly and labeled Mrs. J. Apthorp

Deeds indicate that Mrs. Julia Apthorp purchased Lot 11 from Dexter Gilbert and his wife Ellen in May 1874 and subsequently bought Lot 12 in 1876. It is not clear if Mrs. Apthorp occupied the house – the 1880 Census shows her living in Boston with her daughter Annie. In 1890 Annie Apthorp married William Heath, an undertaker supplier. They also appeared to have lived in Boston. In 1901 the Heaths sold the property to Delby and Mary Melanson (Book 2913, Page 172). Delby Melanson was born in Nova Scotia in 1870 and came to the U.S. in 1889. He worked as a carpenter and he and his wife were living here in 1910 with their five children, his brother and a cousin. In 1911 the Melansons sold the house to Jessie Taylor (Book 3644, Page 124).

Jessie Taylor later married James Dunnet, the proprietor of a cigar shop. In 1962 Jessie Dunnet, then a widow, sold the property to Clyde and Irene Crocker. Later owners included Richard and Susan Comeau (1964 to 1970) and Robert and Barbara Terenzoni (1970-1994). James Sugarman purchased the house in 1994. It is still owned by James and Eleanor Sugarman today.

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

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