

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: WEL.Q
Historic Name: Belvedere Estates
Common Name:
Address:
City/Town: Wellesley
Village/Neighborhood: Wellesley Hills
Local No:
Year Constructed:
Architect(s):
Architectural Style(s):
Use(s): Residential District
Significance: Architecture; Community Planning; Landscape Architecture
Area(s): WEL.Q: Belvedere Estates
Designation(s):
Building Materials(s):



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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Wednesday, September 24, 2014 at 2:29: PM

Q	See attached data sheet
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PHOTO #1. 51 ABBOTT RD. VIEW W FROM
 LIVERMORE-ABBOTT INTERSECTION

Town WELLESLEY -- Wellesley Hills

Name of Area (if any) _____

Belvedere Estates**

Present Use residential

General Date or Period _____

1896-ca. 1930

General Condition excellent

Acreage approximately 60 acres

Recorded by K. K. Broomer, consultant

Organization Wellesley Hist. Comm.

Date May 1990

SEE ATTACHED MAP

- **Abbott Road, #39, 43, 48-140 inclusive
- Arlington Road, #1-51 inclusive
- Berkshire Road, #1-18 inclusive
- Clovelly Road, #13-35 inclusive
- Fletcher Road, #1-12 inclusive
- Forest Street, #104-144 even
- Franklin Road, #9, 21
- Inverness Road, #5-11 inclusive
- Livermore Road, #3-65 inclusive
- Windsor Road, #8-28 inclusive

UTM REFERENCE

USGS QUADRANGLE
 SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The largest subdivision in Wellesley when it opened in 1896, Belvedere Estates is notable for its high-style, upper-middle class residences constructed from the turn of the 20th century to ca. 1930. The area is also significant for its association after November 1909 with Isaac Sprague Jr., a major Wellesley real estate developer known for the quality of his residential subdivisions. The area's spacious character is due in large part to Sprague's deed restrictions. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, Belvedere Estates as a district meets Criteria A and C of the National Register on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

Belvedere Estates, roughly bounded by Abbott and Windsor Roads to the north and east, Forest Street to the south, and Clovelly Road to the west, encompasses 125 properties, punctuated by town-owned open spaces at the northern and southern intersections of Abbott Road with Livermore Road. Ranged over hilly upland, the subdivision overall displays some marked changes in grade, most evident in the siting of certain houses on the ridge at the north side of Abbott Road, and the drop in grade moving east on Windsor Road.

continued

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Belvedere Estates is an evolutionary subdivision, a large part of which was developed between 1896 and ca. 1930. The largest subdivision in Wellesley when it opened, Belvedere Estates constitutes an outstanding collection of high-style residences that tracks the architectural development of upper-middle class subdivisions in the first half of the 20th century.

The Belvedere parcel was assembled by Judge Josiah Abbott (1814-1891), a lawyer and state legislator who began acquiring land in Wellesley in 1863. In 1884 Abbott moved to Wellesley, where he occupied a house on a 12-acre estate between Linden and Worcester Streets. At the time of his death, Abbott owned more than 110 acres in Wellesley, including the Linden Street homestead and the Belvedere parcel.

Abbott's six adult children formed the Abbott Real Estate Trust in March 1896, for the purpose of developing the parcel now known as Belvedere Estates, roughly bounded by Abbott Road, the Town Poor Farm (Wellesley Country Club after 1910), and Forest Street,

continued

BIBLIOGRAPHY and/or REFERENCES

See continuation sheet.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

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Indicate each item on inventory form which is being continued below.

Architectural Significance (continued)

This visually cohesive area comprises the greatest concentration of houses associated with the subdivision's peak years of development, 1896 to ca. 1930. Some sections, while compatible in design quality and scale, do not display the same uniformity of period exhibited by houses in the historic core of the subdivision, and have been excluded from the present area form; these sections are the eastern arm of Windsor Road, Lincoln Road, and the Clovelly Road intersection with Forest Street.

Most houses in Belvedere Estates are high-style examples of the styles popular in upper-middle class suburban construction at the turn of the 20th century. The Shingle, Colonial Revival, Neo-Classical, Craftsman, and Tudor styles are present, in addition to various subtypes associated with the Colonial Revival: Georgian Revival, Dutch Colonial, and the New England Colonial box. Architects for most pre-1913 houses are currently unknown; the town's building permit system, which commenced that year, recorded the names of architects and builders. Many houses occupy lots of at least one-half acre, and maintain a minimum setback from the street.

Of Shingle Style houses in the subdivision, the most prominently sited is 51 Abbott Road (1902, Photos #1 and 2). Built on a promontory at Livermore Road, the cross-gambrel house features a rubblestone foundation and stone porch posts at the porte-cochere and porch wrapping the south and east elevations. Detailing includes paired porch columns, recessed bay windows at the attic level, diamond-pane upper sash, and a round-bay sunroom addition (1915) with pilasters framing multi-pane sash on the north elevation. Another Shingle Style house in which variation in shingled surfaces provides visual interest is 34 Livermore Road (ca. 1896, Photo #3). This gambrel house with cross gambrel over the entry incorporates a shingled shed-roofed columned porch, second-story overhang, and two shed dormers.

Shingle and stone are combined in other houses, such as 102 Abbott Road (ca. 1905, Photo #4), a gambrel house with a full-width porch incorporating stone posts and foundation. This house is distinguished by two polygonal hipped dormers connected by a band of multi-pane casement windows. A taller gambrel house at 112 Abbott Road (ca. 1905, Photo #5) displays a stone foundation and porch posts, columned porch, and two tiers of dormers, including a prominent gabled dormer centered over the entry and flanked by hipped dormers on the first tier, and an eyebrow dormer flanked by hipped dormers on the second tier. Another gambrel house at 16 Livermore Road (1902, Photo #6) exhibits a variety of stonework detailing at the foundation, porch posts and balustrade, and in the two prominent chimneys on the south side. The house also features a double-tier of dormers (shed on the first tier,

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paired gables on the second), diamond-pane tracery, and double-hung sash, shingled window hoods, and a gabled entry portico with Ionic columns, square posts, and vergeboards.

Colonial Revival-style houses at Belvedere Estates range in form from the turn-of-the-century types with shingled facades and broad rooflines, to the brick Georgian Revivals and New England colonial sub-types of the 1920s and 1930s. An example of the early form is 114 Abbott Road (ca. 1905, Photo #7), a cross-gable house with flared shingle treatment at the bottom of the second story, wide frieze at the eaves, and columned hip-roofed porch. Another multi-gable example is 54 Abbott Road (ca. 1896, Photo #8). This house features a prominent overhanging facade gable with Palladian window, paired gable dormers on the west elevation, a double tier of bay windows on the facade, and a wrap-around porch with flared columns, shingled posts, and a pediment at the west side. One house with a broad gable roof is 25-27 Livermore Road (ca. 1896, Photo #9), where the entry is placed at the juncture with a hipped projecting wing oriented toward Fletcher Road, and marked by a columned portico. The Livermore Road facade displays two bay windows on the first floor, four windows above, a wide frieze, and paired windows in the gable end.

There are several hip-roofed examples of the Colonial Revival at Belvedere. The asymmetrical 2 1/2-story house at 75 Abbott Road (ca. 1901, Photo #10) features overhanging eaves with exposed rafters in the Craftsman mode, a cut-away first floor bay on the north corner of the facade, double-hung sash, and hipped dormers. This house is the only dwelling currently known to have been moved in the subdivision; originally the house occupied a site closer to Livermore Road. The shed-roofed porch with paired columns was added after the house was moved in 1927. Another asymmetrical hipped Colonial is 90 Abbott Road (ca. 1905, Photo #11), displaying a prominent wrap-around porch with pedimented feature at the porch entrance. At 78 Abbott Road (ca. 1905, Photo #12) is a Colonial exuberant in its detailing. Ornament includes dentil cornices at the first and second stories, a slightly recessed entry framed by sidelights and columns, a side porch (now enclosed) with paired columns and rooftop balustrade, tall chimneys, and a rectangular window bay framed by pilasters and containing multi-pane casement sash.

A hipped Colonial with symmetrical facade is seen at 43 Abbott Road (ca. 1896, Photo #13); the central portico, topped by a Palladian window on the second level and a gabled dormer at the roofline, is flanked by two-tier rounded window bays. The five-bay, center-entry, hipped house at 13 Clovelly Road (ca. 1905, Photo #14) was remodelled in 1913, which may explain the structure's wide overhanging eaves; other features include a narrow entablature door surround, 8/8 sash, and an attached four-bay garage, built by 1913, which sports two shed dormers.

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Indicate each item on inventory form which is being continued below.

A three-bay, hipped, Colonial Revival house at 8 Inverness Road (1914, Photo #15) suggests a new direction toward the Colonial Revivals that become typical in the 1920s and 1930s. This house, designed by Charles K. Nevens of Boston, incorporates a center entry with sidelights and arched transom marked by a segmental-arched porch, a wide frieze and modillion cornice, and paired and triple windows on the facade containing 6/6 sash. Across the street, 5 Inverness Road (1921, Photo #16), designed by Gay Proctor of Boston, displays double-tier polygonal bays with casement sash, round-arched dormers topped with fanlights, and a center entry encased in a broken scroll pedimented surround. John McIntosh of Wellesley, who built many houses in the Riverdale Road vicinity (see Area Form K), also built the three-bay Colonial with pedimented entry and sunroom wing at 124 Forest Street (1925, Photo #17). Examples of the Dutch Colonial farmhouse type include 129 Abbott Road (1925, Photo #18, middle ground), designed by Benjamin Proctor, Jr. with an integral porch and three gabled dormers, and 4 Berkshire Road (ca. 1920, Photo #19), a multi-bay example in which the gambrel effect is achieved with the use of a pent roof over the first floor of the facade. Colonials considered part of the New England Colonial box sub-type are the five-bay brick house at 35 Clovelly Road (1916, Photo #20, left) and the three-bay house with shed wall dormer and exterior end chimney at 31 Clovelly Road (1916, Photo #20, center). Both houses were designed by Benjamin Proctor, Jr.

Belvedere Estates displays one major example of the Neo-Classical style, 9 Livermore Road (ca. 1905, Photo #21). This clapboarded, hipped dwelling has a three-bay, symmetrical facade with bay windows on the first floor and tripartite windows above. Four engaged, double-height Tuscan columns span the facade and carry a slightly projecting entablature with wide frieze and modillion cornice. A semi-circular balcony on brackets marks the window over the center entry, which in turn is flanked by sidelights and topped with a rectangular transom. The pedimented facade dormer contains a tripartite window and a blind fan.

Perhaps the most notable example of the Georgian Revival type due to its scale is 139 Abbott Road (1919, Photos #22 and 23). Designed by Benjamin Proctor, Jr., this prominent five-bay, gabled house with end-wall chimneys, roof-top balustrade, and modillion cornice is located on a triangular lot with two primary facades, on Abbott Road and Forest Street. Both elevations display slightly projecting pedimented pavilions with tripartite windows and have semi-circular porticos, plus gabled dormers with round-arched sash. Long windows on the first floor contain 6/9 sash, and windows above contain 6/6 sash. More typical of the style in Wellesley is the brick Georgian with columned entry porch at 112 Forest Street (1925, Photo #24), designed by Luther Greenleaf.

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Indicate each item on inventory form which is being continued below.

Belvedere Estates includes several houses in the Craftsman style, or Colonial Revival houses with Craftsman detailing. Notable examples include 47 Livermore Road (ca. 1905, Photo #25), a multi-gabled, asymmetrical house featuring decorative rafters and brackets, a second-story overhang, and a glazed pergola entry porch. Boston architect Edward Stratton designed 24 Windsor Road (1915, Photo #26), a hipped brick house displaying a curved roofline over the entry, paired and tripled 6/1 windows, and a projecting shed-roofed entry porch. Most interesting are the exposed beams, located not only at the roofline but projecting from the facade over the first story as well. Wellesley's only known Gustav Stickley design is 15 Windsor Road (1913-1914, MHC #235), built from Stickley plan #149. Alterations in 1932 included removal of the cornice, the application of stucco to the facade, and substantial rear additions.

Houses with Craftsmanesque detailing include 21 Windsor Road (1913, Photo #27), designed by John Lavelle of Boston. Wide overhanging eaves balance the height of this stucco gable-front-and-wing house, which also features an entry at the juncture of main block and wing, a variety of irregularly placed double-hung windows, and a polygonal dormer on the wing. A hip-roofed, stucco Colonial at 59 Livermore Road (ca. 1905, Photo #28) features overhanging eaves; exposed rafters at the roofline and first floor window hood; and a center-entry porch with parapeted frontispiece, the curves of which suggest the Mission Style. Luther Greenleaf designed the asymmetrical house at 118 Abbott Road (1915, Photo #29), which displays exposed rafters and a curved door hood on rafters and columns.

While the Tudor style is not as common at Belvedere Estates as the Colonial Revival, certain Tudor houses are important examples of the style. The gabled house at 123 Abbott Road (ca. 1905, Photo #30) is notable for the plain and scalloped vergeboards in its flared gabled pavilions. The shingle and stucco exterior, bands of windows containing casement sash, and flare at the eaves are characteristic of the style. Somewhat later is the twin-gable, brick and stucco house at 108 Abbott Road (1927, Photo #31), designed by Christopher C. Crowell of Newton. The symmetrical facade of this house features a gabled entry porch and decorative half-timbering in the gable ends. Crowell designed another Tudor house at Belvedere, 5 Arlington Road (1928, Photo #32), a predominantly brick house with stucco cross gables on the facade. A Tudor house of simpler lines is 21 Franklin Road (1921, Photo #33). Designed by Boston and Wellesley architect and local resident Charles A. Whittemore, this brick house consists of a clipped gable main block with asymmetrical slopes, a gable-front wing projecting toward Forest Street, and an enclosed entry at the juncture of main block and wing. Bands of casement sash appear on the first floor, with 6/6 double-hung sash above.

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Indicate each item on inventory form which is being continued below.

Belvedere Estates has seen little new construction in recent decades, and most is compatible with the historic residences in size, scale, and materials. Certain historic outbuildings have been converted to dwellings. Examples are the former barn at 86 Abbott Road which was remodelled in 1976 and the former carriage house at 76 Abbott Road which was remodelled in 1977. The 1988 construction of 67 Abbott Road (Photo #34), at another carriage-house site, attempted to incorporate design elements which would allude to architectural features present in other houses of the neighborhood. Of great concern is the construction of additions that conform to building code and zoning requirements but may not be compatible with the area's historic character. Generous side yards and the set backs of Sprague's deed restrictions established the neighborhood's spacious character.

Historical Significance (continued)

and including a triangular portion of land on Wellesley Avenue at Forest Street, later the Hewins property (see below). The subdivision was named for a section of Lowell (spelled Belvidere), Mass., where the Abbott children were born. The first subdivision plan, executed by Aspinall & Lincoln in December 1896, showed a number of proposed streets named for Abbott's wife and children. Streets that survive in their entirety from the original subdivision plan are Abbott Road, Livermore Road, Arlington (formerly Fletcher) Road, Franklin Road, and Forest Street. The section of Windsor Road near Abbott was originally intended to be a continuation of Livermore Road.

Abbott Real Estate Trust was the developer of Belvedere Estates from 1896 to 1909. In that period, approximately thirty-one houses in the Colonial Revival or Shingle styles were built on Abbott and Livermore Roads. Deed restrictions specified single-family dwellings costing not less than \$4000, and established building setbacks of 40' on Livermore and 35' elsewhere. One of the first constructed is the Georgian Revival at 10 Livermore Road (1896, MHC #29), built for John D. Hardy, a prominent Wellesley resident of the period. Within a year, seven more houses were built, including 43 Abbott Road (ca. 1896, Photo #13), 25-27 Livermore Road (Photo #9), and 34 Livermore Road (ca. 1896, Photo #3). A house significant for its prominent siting is the Shingle-style 51 Abbott Road (1902, Photos #1 and 2). Built for Charles Schirmer, treasurer of a leather company, the house passed by 1915 to Waldo Pratt, a paper manufacturer who resided there many years. This property once included a greenhouse on Clovelly Road; subdivision at the rear of the plot yielded the post-World War II construction of 3 Livermore Road and 12 and 16 Clovelly Road.

In November 1909, Abbott Real Estate Trust sold the subdivision to Isaac Sprague Jr. and the Maugus Real Estate Trust (MRET). MRET was the largest of the three real estate trusts

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Sprague formed between 1900 and 1903. Sprague (1859-1934), a prominent Wellesley developer, built houses in every part of town except the Fells and Lower Falls, and Belvedere Estates was his largest subdivision.

During the first decade of Sprague ownership, 1909 to 1919, approximately fifty new houses were built at Belvedere. All houses on Arlington and Windsor (formerly Livermore Extension), and some on Inverness Road were constructed under Sprague, in addition to most of the houses at the southeastern end of Abbott Road. Lot sales progressed steadily, with Livermore Road sold out by 1910 and Abbott Road by 1917. Sprague increased the minimum house cost to \$5000, established building setbacks to 40', and after 1911 opened new land at Forest, Franklin, and Berkshire Roads. Also during this period, Sprague sold the largest tract at Belvedere--comprising eight acres at Forest Street and Wellesley Avenue--to Parke Hewins. Hewins, a doctor and later a realtor, built a large Colonial Revival house (1903-1904) on Forest Street at the foot of Abbott Road.

Lot sales continued briskly, with Arlington, Forest, Franklin, and Berkshire Roads sold out by the mid-1920s. There appears to have been more speculative house building at Belvedere during the 1920s than in earlier periods, evidenced by a growing number of building permits recording the builder as owner of the property prior to construction. This trend, particularly evident on the Forest Street houses, coincides with a wave of speculative building in Wellesley in that decade. The Whiting family's development on the opposite (odd) side of Forest Street, which had proceeded slowly since 1916, also gained momentum in the 1920s. [see Area Form R]

While architects for Belvedere houses built prior to 1913 are not currently known [the town building code and permit system were instituted in 1913], a large number of houses built in the 1910s and 1920s were designed by locally prominent Boston architects. Foremost of these were Benjamin Proctor, Jr. and Luther C. Greenleaf. Proctor (1878-1939) designed some of Wellesley's best known structures, including the clock tower at Wellesley Hills Square; the Belvedere Apartments (1930, MHC #414) and Wellesley Trust Company building (1928, MHC #415) on Washington Street flanking Abbott Road; the Kingsbury (1923), Perrin (1932), and Warren (1934) Schools; and the Community Playhouse on Washington Street at Forest. An architect for forty years, Proctor maintained an office in Boston from 1910 to 1938. His known work in Belvedere Estates includes 1 Arlington Road (1914, Photo #32, right), 14 Windsor Road (1914), 31 and 35 Clovelly Road (both 1916, Photo #20), 28 Windsor Road (1916), 104 Forest Street (1922), 129 Abbott Road (1925, Photo #18, center), and 144 Forest Street (1933), as well as additions or exterior remodeling at 21 Livermore Road in 1919, 43 Abbott Road (Photo #13) in 1923, and 60 Abbott Road in 1925. Perhaps Proctor's

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Indicate each item on inventory form which is being continued below.

most outstanding house design at Belvedere is 139 Abbott Road (1919, Photos *22 and 23), an imposing brick house in the Georgian Revival style with two primary facades.

Luther Greenleaf, architect of at least eight houses at Belvedere, maintained an office in Boston from 1896 to 1926, five of those years in partnership with Albert W. Cobb. Among the commissions of Greenleaf & Cobb were the Ames Memorial School in Dedham, the Chapman School (1900) in East Boston, and the exterior of the Hotel Kimball in Springfield, Mass., where the firm had a second office. Working alone, Greenleaf designed at least six dwellings in Dorchester, another expanding 1890s suburb, as well as a storefront at 431 Boylston Street, Boston (1918) and the Market Trust Company building in Brighton. Greenleaf's work at Belvedere Estates includes Colonial Revival and Craftsman-inspired houses at 28 Livermore Road (1913), 20 Windsor Road (1913), 118 Abbott Road (1915, Photo *29), 11 Arlington Road (1916), and 1 Berkshire Road (1919). Greenleaf also appears to have developed two properties on Forest Street, brick houses at 112 and 114 Forest (both 1925, Photo *24 [112 Forest]).

Other architects working in Belvedere Estates include Charles A. Whittemore, a resident of Wellesley Hills, who designed 15 Arlington Road (1915), 117 Abbott Road (1919), and 21 Franklin Road (1921, Photo *33). Whittemore was a principal in the prominent Boston architectural firm Blackall, Clapp & Whittemore, formed in 1889. The firm specialized in theatre design, a forte of Clarence Blackall, and designed several important theatres and office buildings in the vicinity of Boston Common between ca. 1894 and 1917. Whittemore's partner Blackall designed the sunroom addition on the north elevation of 51 Abbott Road in 1915, and the firm later designed 27 Clovelly Road (1931). Edward B. Stratton of Boston was the architect for two Craftsman-inspired colonials with curved eaves, the shingle house at 12 Arlington Road (1913) and the brick house at 24 Windsor Road (1915, Photo *26). Also notable is the Craftsman-style house at 15 Windsor Road (1913-4, MHC *235), built from Gustav Stickley plan *149 and published in a 1914 issue of The Craftsman magazine.

The last segment of Belvedere to be developed was the area east of Inverness Road along Lincoln Road, looping to Windsor Road. This area has not been included in the current discussion, which focuses on the core of the subdivision between Inverness Road and Forest Street, but may be a topic for future surveys.

Bibliography

Clarence A. Bunker file *155. Wellesley Historical Society.
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MHC inventory forms for 15 Windsor Road (*235) and 10 Livermore Road (*29).

Belvedere Estates (Area Q)
Wellesley Residential Properties Survey
Wellesley, Massachusetts

Photo #	MHC #	Parcel #	Historic Name	Street Address	Date	Style	Status
13	✓ Q491	065015	---	39 Abbott Road	ca. 1905	Queen Anne	C
13	✓ Q492	065014	Henry Smith House	43 Abbott Road	ca. 1896	Colonial Revival	C
---	Q493	065018	J. W. Peabody House	48 Abbott Road garage	ca. 1896 1946	Colonial Revival ---	C NC
1. 2	✓ Q494	065039	Schirmer- Pratt Hse.	51 Abbott Road	1902	Shingle Style	C
8	✓ Q495	065019	---	54 Abbott Road garage	ca. 1896 ca. 1920	Colonial Revival utilitarian	C C
---	Q496	065020	E. T. Wilson House	60 Abbott Road	ca. 1896	Col. Rev./Craftsman	C
---	Q497	065021	H. Alden House	64 Abbott Road carriage house	ca. 1896 ca. 1896	Queen Anne/Col. Rev. late 19C vernacular	C C
✓ 1130 34	---	065027	---	67 Abbott Road	ca. 1985	contemp. Victorian	NC
1131 ---	---	065021A	---	68 Abbott Road	1985	contemporary	NC
1132 ---	---	065026	---	71 Abbott Road	1952	contemporary	NC
---	Q498	065022	S. A. Fay House	72 Abbott Road 72-A Abbott Road	ca. 1896 ca. 1980	Colonial Revival contemporary	C NC
1490	✓ Q499	065025	---	75 Abbott Road garage	ca. 1901 1930	Col. Rev./Craftsman utilitarian	C C
1133 ---	---	065023A	---	76 Abbott Road	1977	converted carr. hse.	NC
12	✓ Q500	065023	---	78 Abbott Road	ca. 1905	Colonial Revival	C

---	Q501	055014	---	84 Abbott Road garage	ca. 1905 1978	Colonial Revival ---	C NC
1134	---	055013	---	86 Abbott Road shed pool house	ca. 1975 1976 1989	converted barn --- ---	NC NC NC
1135	---	065024	---	89 Abbott Road	1979	contemporary	NC
11	✓ Q502	055015	---	90 Abbott Road garage	ca. 1905 1930	Colonial Revival utilitarian	C C
---	Q503	055001	C. D. Noyes House	93 Abbott Road garage	1913 1914	Georgian Revival utilitarian	C C
1136	---	055015A	---	94 Abbott Road garage	1977 1977	contemporary ---	NC NC
---	Q504	055016	---	96 Abbott Road garage	ca. 1905 ca. 1920	Colonial Revival utilitarian	C C
---	Q505	056029	---	101 Abbott Road garage	ca. 1905 by 1930	Colonial Revival utilitarian	C C
4	✓ Q506	055017	---	102 Abbott Road garage	ca. 1905 1927	Shingle/Col. Rev. utilitarian	C C
---	Q507	056028	D. E. McWain House	105 Abbott Road garage	ca. 1905 1915	Col. Rev./Craftsman utilitarian	C C
31	✓ Q508	056030	---	108 Abbott Road garage	1927 1927	Tudor Revival utilitarian	C C
5	✓ Q509	056031	---	112 Abbott Road garage	ca. 1905 ca. 1920	Shingle/Col. Rev. utilitarian	C C
---	Q510	056020	Hugo Bossert House	113 Abbott Road garage	ca. 1905 1955	Queen Anne ---	C NC

✓ 7	✓ Q511	056042	Robt. Puffer House	114 Abbott Road garage	ca. 1905 1916	Colonial Revival utilitarian	C C
---	Q512	056019	Annie Swain House	117 Abbott Road garage	1919 1919	Colonial Revival utilitarian	C C
29	✓ Q513	056043	---	118 Abbott Road	1915	Colonial/Craftsman	C
1137 ---	---	056018	---	119 Abbott Road	1951	garrison colonial	NC
---	Q514	056044	---	122 Abbott Road garage	ca. 1905 ca. 1920	Colonial Revival utilitarian	C C
30	✓ Q515	056052	Preston Bryant House	123 Abbott Road garage	ca. 1905 1923	Tudor utilitarian	C C
---	Q516	056045	Emma Briggs House	126 Abbott Road garage	1915 1916	Colonial Revival utilitarian	C C
18	✓ Q517	056051	---	129 Abbott Road	1925	Dutch Colonial	C
---	Q518	056046	Ethel Symons House	130 Abbott Road garage	1915 ca. 1920	Colonial Revival utilitarian	C C
18	Q519	056050	James Beale House	133 Abbott Road garage	ca. 1905 1924	Colonial Revival utilitarian	C C
---	Q520	056047	Walter Hersey House	134 Abbott Road	ca. 1905	Craftsman Colonial	C
22. 23	✓ Q521	056063	Albert M. Davis House	139 Abbott Road garage	1919 ca. 1920	Georgian Revival utilitarian	C C
---	Q522	056049	---	140 Abbott Road	1938	Federal Revival	C
32	Q523	065004	Chas. Young House	1 Arlington Road garage	1914 ca. 1920	Colonial Revival utilitarian	C C

---	Q524	065003	Edw. Stanwood Hse.	2 Arlington Road garage	ca. 1910 1921	Queen Anne/Col. utilitarian	C C
32	✓ Q525	066039	---	5 Arlington Road	1928	Tudor Revival	C
---	Q526	066038	Sanford Leland House	7 Arlington Road garage	ca. 1910 1914	Colonial Revival utilitarian	C C
---	Q527	066040	Percy Kincaid House	8 Arlington Road garage	ca. 1910 1923	Colonial Revival utilitarian	C C
---	Q528	066037	Harry Peabody House	11 Arlington Road garage	1916 1922	Colonial Revival utilitarian	C C
---	Q529	066041	E. C. Upham House	12 Arlington Road garage	1913 1922	Craftsman Colonial utilitarian	C C
---	Q530	066036	Jasper Swain House	15 Arlington Road garage	1914 1914	Col. Rev./Craftsman utilitarian	C C
---	Q531	066047	Ronwell Young House	18 Arlington Road garage	ca. 1910 1932	Col. Rev./Craftsman utilitarian	C C
---	Q532	066053	Samuel Rindge House	19 Arlington Road garage	ca. 1910 1934	Col. Rev./Craftsman utilitarian	C C
---	Q533	066052	Harry Bloomfield Hse.	23 Arlington Road garage	ca. 1910 1921	Colonial Revival utilitarian	C C
---	Q534	066048		26 Arlington Road	ca. 1910	Colonial Revival	C
---	---	066048A	---	28 Arlington Road	---	---	V
---	Q535	066051	Richard Henry House	29 Arlington Road garage	1917 1919	Colonial Revival utilitarian	C C
---	Q536	056015	---	32 Arlington Road garage	ca. 1910 ca. 1910	Colonial Revival utilitarian	C C

19	Q537	056016	Charles Loring House	36 Arlington Road garage	1913 1913	Col. Rev./Craftsman utilitarian	C C
1139	---	056057	---	41 Arlington Road	1987	contemporary	NC
---	Q538	056017	---	44 Arlington Road garage	ca. 1910 ca. 1910	Colonial Revival utilitarian	C C
---	Q539	056056	Harry Belt House	45 Arlington Road garage	1919 1919	Colonial Revival utilitarian	C C
---	Q540	056055	---	49 Arlington Road	1924	Colonial Revival	C
---	Q541	056054	---	51 Arlington Road garage	1925	Col. Rev./Craftsman utilitarian	C C
---	Q542	066050	---	1 Berkshire Road	1919	Dutch Colonial	C
19	✓ Q543	056058	Joseph Cody House	4 Berkshire Road garage	ca. 1920 1925	Dutch Colonial utilitarian	C C
---	Q544	066049	---	5 Berkshire Road garage	1922 1949	Colonial Revival ---	C NC
---	Q545	056059	---	18 Berkshire Road garage	1925 ca. 1925	Colonial Revival utilitarian	C C
1140	---	065013	---	9 Clovelly Road	1950	contemp. Colonial	NC
1141	---	065040	---	12 Clovelly Road	1955	contemporary	NC
14	✓ Q546	065011	---	13 Clovelly Road	ca. 1905	Colonial Revival	C
1142	---	065041	---	16 Clovelly Road	1955	contemp. Colonial	NC
1143	---	065010	---	19 Clovelly Road	1954	contemp. Colonial	NC
1144	---	065042	C. L. Macredie House	20 Clovelly Road	1941	Colonial Revival	NC

OUTSIDE
AREA BOUNDARY

20	✓ Q547	065009	---	27 Clovelly Road	1931	Dutch Colonial	C
1145 ---	---	065043	---	28 Clovelly Road	1956	contemp. Colonial	NC
20	✓ Q548	065008	John Timson House	31 Clovelly Road	1916	Colonial Revival	C
20	✓ Q549	065007	Wm. Hassoldt House	35 Clovelly Road garage	1916 1949	Colonial Revival utilitarian	C NC
---	Q550	065005	---	1 Fletcher Road	1930	Colonial Revival	C
---	Q551	065044	Murray Harvey House	4 Fletcher Road garage	1925 1947	Colonial Revival utilitarian	C NC
1146 ---	---	065044A	---	8 Fletcher Road	---	---	V
1147 ---	---	065045	---	12 Fletcher Road	ca.1905/1962	convert. carr. hse.	NC
---	Q552	066054	Esther Bates House	104 Forest Street	1922	Colonial Revival	C
---	Q553	066055	B. L. Bates House	108 Forest Street garage	ca. 1920 1936	Craftsman Colonial utilitarian	C C
24	✓ Q554	066056	---	112 Forest Street	1925	Georgian Revival	C
---	Q555	066057	---	114 Forest Street	1925	Georgian Revival	C
---	Q556	066058	Louis Dennett House	120 Forest Street garage	1924 1927	Colonial Revival utilitarian	C C
✓ 17	✓ Q557	056013	---	124 Forest Street	1925	Colonial Revival	C
17	✓ Q558	056014	---	128 Forest Street	ca. 1930	Dutch Colonial	C
---	Q559	056060	Arthur Durgin House	136 Forest Street garage	1925 1925	Colonial Revival utilitarian	C C
---	Q560	056061	---	140 Forest Street	ca. 1930	Tudor Revival	C

---	Q561	056062	W. A. Barrows House	144 Forest Street	1933	Georgian Revival	C
1148	---	066042	---	9 Franklin Road	1963	contemp. Colonial	NC
33	✓ Q562	066035	---	21 Franklin Road garage	1921 ca. 1921	Picturesque Tudor utilitarian	C C
16	✓ Q563	056039	Kathryn Sawyer Hse.	5 Inverness Road	1921	Colonial Revival	C
15	✓ Q564	047030	---	8 Inverness Road	1914	Colonial Revival	C
---	Q565	056038	---	11 Inverness Road	1936	Colonial Revival	C
1149	---	065038	---	3 Livermore Road	1957	contemporary	NC
21	✓ Q566	065037	---	9 Livermore Road garage	ca. 1900 1935	Neo-Classical Revival utilitarian	C C
---	✓ Q29	065029	John D. Hardy House	10 Livermore Road	1896	Georgian Revival	C
---	Q567	065036	Frank Stevens House	15 Livermore Road garage	ca. 1905 ca. 1919	Colonial Revival utilitarian	C C
6	✓ Q568	065030	John E. Oldham House	16 Livermore Road	1902	Shingle/Col. Rev.	C
---	Q569	065035	Arthur Hervey House	21 Livermore Road garage	ca. 1905 1967	Queen Anne ---	C NC
---	Q570	065031	Arthur Oldham House	24 Livermore Road garage	1907 1921	Colonial Revival utilitarian	C C
9	✓ Q571	065002	N. A. Plympton House	25-27 Livermore Rd. garage	ca. 1896 1926	Colonial Revival utilitarian	C C
---	Q572	065032	Ella Peabody House	28 Livermore Road garage	1913-14 ca. 1915	Colonial Revival utilitarian	C C
9	✓ Q573	065001	---	31 Livermore Road garage	ca. 1905 1935	Dutch Colonial utilitarian	C C

3	✓ Q574	065033	Henry Geise House	34 Livermore Road garage	ca. 1896 1917	Shingle Style utilitarian	C C
---	Q575	066043	Edw. Bancroft House	37 Livermore Road	ca. 1905	Colonial Revival	C
---	Q576	065034	W. L. Hunter House	38 Livermore Road garage	ca. 1905 1923	Colonial Revival utilitarian	C C
---	Q577	066046	Chas. Fisher House	43 Livermore Road garage	1913 1920	Colonial Revival utilitarian	C C
25	✓ Q578	066045	Chas. Lewis House	47 Livermore Road garage	ca. 1905 1928	Craftsman/Col. Rev. utilitarian	C C
---	Q579	056025	---	48 Livermore Road garage	ca. 1905 1921	Colonial Revival utilitarian	C C
---	Q580	056024	---	51 Livermore Road garage	ca. 1905 by 1930	Colonial Revival utilitarian	C C
---	Q581	056026	Harold Upham House	52 Livermore Road garage	ca. 1905 1916	Colonial Revival utilitarian	C C
---	Q582	056023	Paul Wolfer House	55 Livermore Road garage	ca. 1905 1918	Colonial Revival utilitarian	C C
28	✓ Q583	056022	Fay Simons House	59 Livermore Road garage	ca. 1905 1922	Colonial Revival utilitarian	C C
---	Q584	056021	---	65 Livermore Road garage	ca. 1905 ca. 1920	Colonial Revival utilitarian	C C
---	Q585	056032	John Ramsay House	8 Windsor Road garage	1914 1919	Colonial Revival utilitarian	C C
---	Q586	056041	Lillian Amidon House	11 Windsor Road garage	ca. 1910 1923	Colonial Revival utilitarian	C C

---	Q587	056033	Carleton Robbins Hse.	14 Windsor Road	1919	Colonial Revival	C
---	✓ Q235	056040	Garritt-Hodgkinson Hs.	15 Windsor Road	1913-14	Craftsman/Stickley	C
---	Q588	056034	---	20 Windsor Road garage	1913 ca. 1920	Col. Rev./Craftsman utilitarian	C C
27	✓ Q589	056036	John DeCrow House	21 Windsor Road garage	1913 1914	Col. Rev./Craftsman utilitarian	C C
26	✓ Q590	056035	---	24 Windsor Road garage	1915 1915	Craftsman Colonial utilitarian	C C
---	Q591	047011	J. E. Tuttle House	27 Windsor Road garage	1916 1916	Craftsman utilitarian	C C
---	Q592	047029	H. Woodward House	28 Windsor Road	1916-17	Colonial Revival	C

KEY

C = contributing NC = noncontributing (due to post-1940 age, alterations, or remodeling)

NOTES

1. Garages are listed separately if detached from house.
2. Circa dates have been assigned to houses for which original building permits are not available. These approximate dates are based on research in maps and atlases, and existing documentation on the area such as George Young's thesis, Isaac Sprague and Albion Robert Clapp: Developers of Wellesley, 1896 to 1934 (1980, available at Wellesley Free Library). More precise dates of construction may be determined through building-specific research in the tax valuation records bound in the Annual Town Reports. The large number of properties in this area precluded tax valuation research on each house.
3. In some cases where elements of more than one architectural style appear in a house, the predominant style is listed first, with the influencing style second.

WEL. Q
WELLESLEY, MASS. ZONING MAP
JANUARY 1, 1980
SCALE 1:500
BELVEDERE ESTATES
MAY 1990

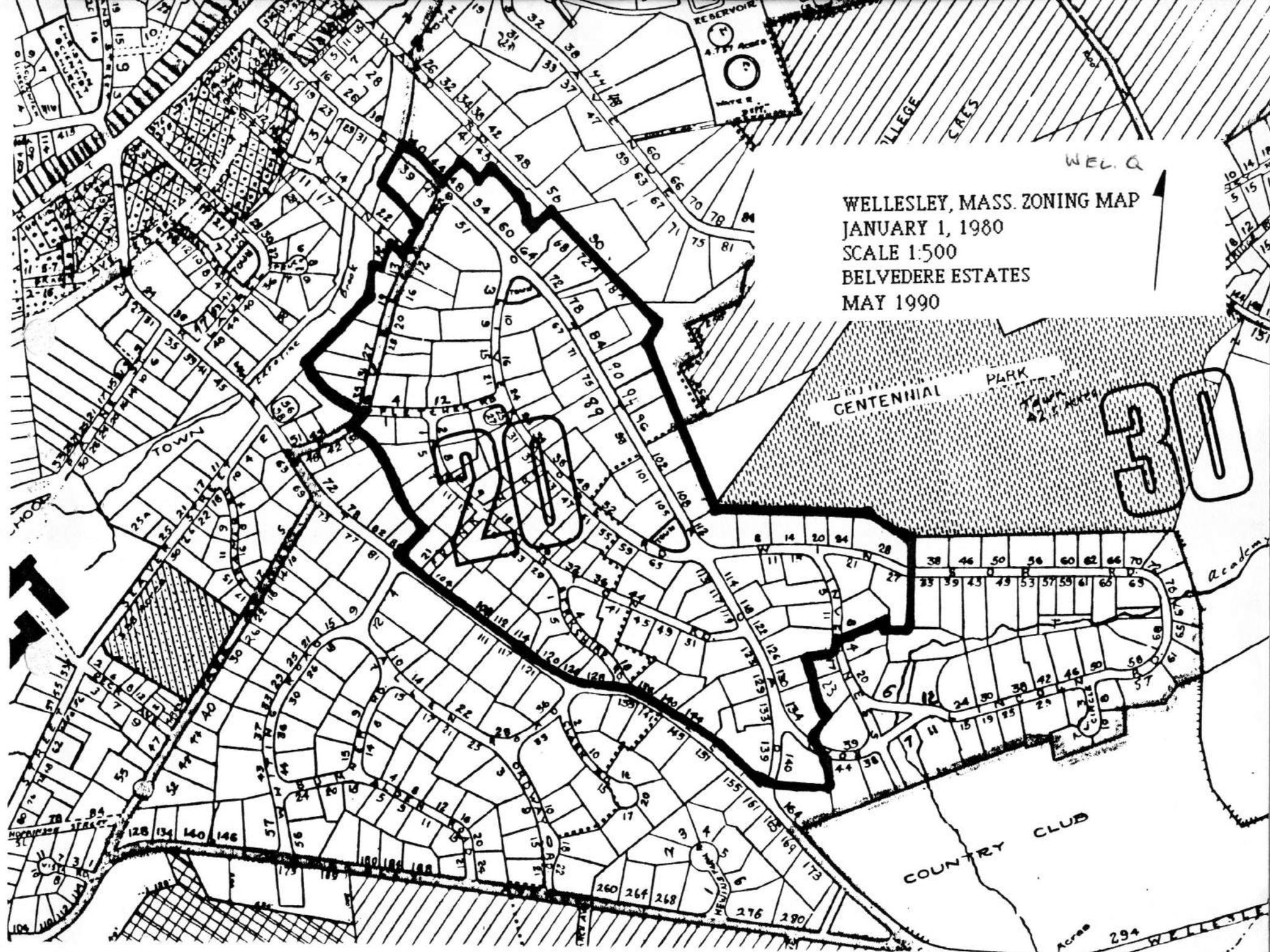




Photo #2 51 ABBOTT RD. VIEW FROM
CLOVELLY/ ABBOTT INTERSECTIONS



Photo #3. 34 LIVERMORE RD, VIEW N



Photo #4 102 ABBOTT RD. VIEW N



Photo #5 112 ABBOTT RD. VIEW N



Photo #6 16 LIVERMORE RD. VIEW N



Photo #7 114 ABBOTT RD, VIEW SE



Photo #8 54 ABBOTT RD. VIEW N



Photo #9 25-27 (NEAR) AND 31 (FAR)
LIVERMORE RD. VIEW SE.



Photo #10. 75 ABBOTT RD. VIEW W.



Photo #11 90 ABBOTT RD. VIEW E.



Photo #12 78 ABBOTT RD VIEW N



Photo #13 43 (NEAR) & 39 ABBOTT RD
VIEW NW



Photo #14 13 CLOVELLY RD. VIEW SW



Photo #15 8 INVERNESS RD, VIEW SE



Photo #16 5 INVERNESS RD, VIEW W



Photo #17 124 (NEAR), 128 (FAR) FOREST ST.
VIEW SE



Photo #18. 133, 129, 123 ABBOTT RD. (L-R)
VIEW NW ON ABBOTT RD FROM INVERNESS RD
INTERSECTION



Photo #20 35 (NEAR), 31 & 27 CLOVELLY RD
VIEW FROM FLETCHER RD [NO PHOTO 19]



Photo #21 9 LIVERMORE RD. VIEW NW



Photo #22. 139 ABBOTT RD. VIEW OF E. FACADE FROM INVERNESS RD.



Photo #23 139 ABBOTT RD. VIEW OF W FACADE FROM S ON FOREST ST



Photo #24 112 Forest St. View E/SE



Photo #25. 47 LIVERMORE RD. VIEW S.



Photo #26. 24 WINDSOR RD .VIEW NW



Photo # 27 21 WINDSOR RD VIEW S



Photo #28 59 LIVERMORE RD, VIEW SE



Photo #29. 118 ABBOTT RD. VIEW E



Photo #30 123 ABBOTT RD. VIEW SW FROM ABBOTT RD



Photo #31. 108 ABBOTT RD. VIEW E.



Photo #32 5 (LEFT) & 1 (RIGHT) ARLINGTON RD VIEW NW



Photo #33 21 FRANKLIN RD. VIEW W



Photo #34 67 ABBOTT RD. VIEW NW