

FORM B – BUILDING

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

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

25-52	Boston North	AR	BLM.450
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Town/City: Belmont

Place: (*neighborhood or village*):
Clark Hill

Address: 15 Clover Street

Historic Name: James Cole House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1911

Source: building permit

Style/Form: Tudor Revival/Arts & Crafts

Architect/Builder: William H. Cox, architect
P.A. Hopkins (1929 alt.)

Exterior Material:

Foundation: concrete

Wall/Trim: stucco, wood

Roof: slate

Outbuildings/Secondary Structures:

garage (original)

Major Alterations (*with dates*):

1929 – dormer windows and interior alt.

date unknown – enclosure of entrance vestibule with door

2013-2015 – replacement of original windows

Condition: good

Moved: no yes **Date:**

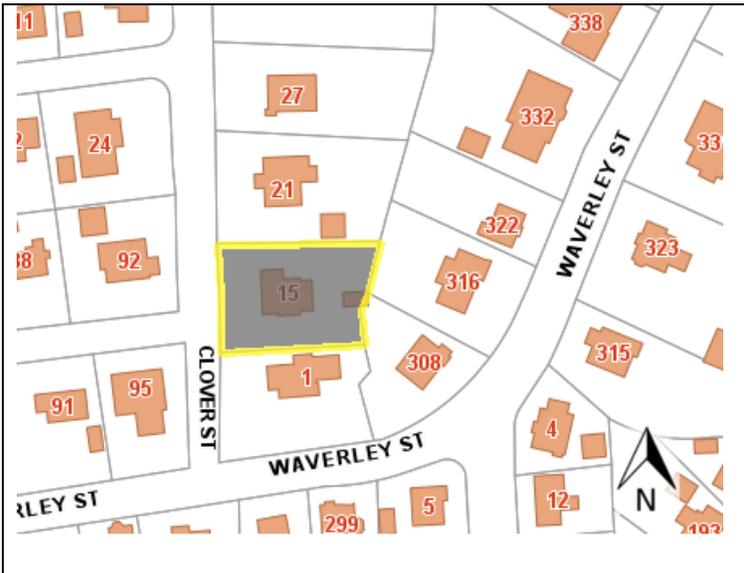
Acreage: 12,092 SF

Setting: neighborhood of similar early 20th century historical revival style houses

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

15 CLOVER 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.

The house at 15 Clover Street is one of a handful of architect-designed, stucco-finished houses in the Clark Hill neighborhood. It consists of a 2 ½-story gablefront that is two bays wide with Tudor Revival detailing in the front gable including decorative half timbering, a central finial, exposed beam ends, a wide frieze and a bargeboard with flared ends. To the north of this gablefront, the bargeboard is extended and the sloping roof shelters what was originally an open archway with the main entrance to the house recessed within. At some point this formerly open vestibule was enclosed with a wooden door and sidelight panel. Adding further interest to the design are two dormers on the long north slope – one shed (until 1987 it was hip-roofed) and one gable as well as a two-story projecting gable on the south elevation. Windows on the house are varied and include paired double-hung 6/1 units, a large bay window on the façade, casements on the dormer and sets of three windows on the two-story projecting gable on the south side. Most of the windows were replaced in 2013-2015. Originally many of the double-hung windows were fitted with shutters. The house is notable for retaining a slate roof.

A small gablefront, one car, detached garage is located behind the house. It appears to have been built at the same time as the house (see historical photo on continuation sheet).

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 is representative of the architect-designed houses built on Clark Hill in the early 20th century following the subdivision of the former Kilburn Estate by a locally-held real estate trust. John Kilburn died in 1904 and in 1909 the estate of Amanda Kilburn sold the estate to the Belmont Associates (MCRD Book 3452, Page 228). The group of well-to-do residents including Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover), and Francis Kendall (who lived at 47 Clark). The land was subdivided into lots of about 10,000 square feet and Kilburn and Blake Street, named after the estate owners, were laid out through its center. The Associates placed a number of restrictions on new construction in their subdivision; the restrictions were to be in effect for twenty years. The deeds specified that houses were to be twenty feet from the street except for piazzas and porticos. Only single-family dwelling houses with pitched roofs were to be constructed and the minimum acceptable cost was \$5,500 above the foundation.

This home is one of first six houses on the southern half of Clover Street that were constructed in the new subdivision. The house was clearly one of the finest in the neighborhood and was showcased by the Belmont Associates in a later brochure advertising their next residential subdivision in town, Stone Estates (see continuation sheet).

According to the building permit, the house was built for James Cole. James Cole graduated from MIT in 1903 and was Superintendent of Industries for Men at the Massachusetts Commission for the Blind in Cambridge. By 1920 Cole had moved to Lexington and the house was occupied by Harry Oakes, a bank clerk, who lived here with his wife Emma, 10-year old daughter and a maid. Later owners included Roy Coombs (late 1930s to 1945) and Crawford Sweeley (1945 to 1953).

In 1953 the house was sold to Frank and Camilla French. Mrs. French was a local historian and preservationist who was instrumental in the creation of Belmont's Historic District and the preservation of the Underwood Estate at 90-100 Common Street. She died in 1980 and the house was sold by her husband the following year. Later owners include Ihor and Irena Makarushka (1981-1987), Fred and Martha Lindgren (1987-1997) and George Antoniadis and Diana Chigas (1997-2012).

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William H. Cox (1879-1948) was a Boston architect. It is known that he worked with Harvey Bailey Alden in the early 1910s and designed buildings in Chatham including the cottages at the Chatham Bars Inn. Harvey Bailey Alden designed another house in the Clark Hill neighborhood, at 27 Clover Street. Other known works by Cox are a series of cottages for the Connecticut Mills Company in Danielson, Connecticut which were illustrated in various architectural journals about 1918.

BIBLIOGRAPHY and/or REFERENCES

Belmont Citizen, August 7, 1980 [obituary of Camilla French].

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. Massachusetts Historical Commission, MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1922, 1931, 1949.

Stone Estates, Belmont. Brochure, c.1912

Town of Belmont, Building Department records.

U.S. Census, various years.

Williams, Judy. Area form for Clark Hill (BLM.AR), November 1982.



ca.1912 photo of 15 Clover Street included in Stone Estates, Belmont Brochure

