

FORM B – BUILDING

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

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

25-57	Boston North	AR	BLM.732
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Town/City: Belmont

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

Address: 18 Blake Street

Historic Name: Lloyd B. Hayes House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1914

Source: building permit

Style/Form: English Revival/Arts & Crafts

Architect/Builder: James MacNaughton (house)
H. Thaxter Underwood (garage)

Exterior Material:

Foundation: concrete

Wall/Trim: stucco/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage (1925)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 10,969 SF

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

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

18 BLAKE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

Located at the southeast corner of Blake and Kilburn Streets, 18 Blake Street is a simple example of the Arts and Crafts/English Revival Style which found some popularity in New England in the early 20th century. The two-story stuccoed house is rectangular in plan and is capped by a jerkinhead (clipped gable) roof with a smaller clipped gable wall dormer centered on the façade over the entrance. The entrance retains its original wooden door with 4 x 2-panes over vertical panels. It is flanked on either side by a 4 x 2-light sidelight aligned with the top of the door. The entrance is sheltered by a door hood set on two large decorative brackets. The mix of multi-light windows on the facade includes a pair of 8/8 above the entrance, an 8/8 bay window with 2/2 sidelights to the east of the entrance and a rectangular bay window to the west.

The house is located on a level corner lot containing 10,969 square feet. A small single car garage is located in the southwest corner of the lot, facing Kilburn Street. Like the main house it is stuccoed and capped by a jerkinhead roof. According to building permits, it was built in 1925. The architect of the garage was H. Thaxter Underwood.

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 had 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 included Frederic Dodge (who lived at 81 Clark Street), Henry O. Underwood, Joseph O. Wellington, John Frenning (who lived at 35 Clover Street), and Francis Kendall (who lived at 47 Clark Street). The Associates hired landscape architect Loring Underwood to design the subdivision. The lots encompassed about 10,000 square feet and Kilburn and Blake Streets, 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 was Lot 15 on the 1909 Plan (Plan Book 180, Plan 39). The original owner was Lloyd Benjamin Hayes who was granted a building permit in 1914. Hayes worked as an executive secretary for the Boston Chamber of Commerce and other organizations. He was born in San Francisco in 1880. By 1935 Lloyd Hayes was living in Washington, D.C. but his ex-wife, Rachel Hayes, continued to live here until 1944 when it was conveyed to Alice and Helen Perkins (Book 5336, Page 196). Arthur and Helen Sherman were living here in the 1960s. Helen Perkins Sherman sold the property in 1975. Arline Willar purchased the property in 1982 from the estate of Jose Harris (Book 14645, Page 119). It was conveyed by Arline Willar to Arline and Leo Davis in 1985 (Book 15981, Page 87). It is still owned by Mrs. Davis today.

The house was apparently an early design by Boston architect James MacNaughton (1886-1961). MacNaughton was born in New Brunswick, Canada in 1886 and moved with his family to the U.S. in 1903. He studied architecture at Syracuse University and after graduation worked for the Boston architectural firm of Shepley, Rutan and Coolidge. When this house was designed MacNaughton was still working in that office. He was living in Belmont in 1915 at 216 Prospect Street. Soon thereafter he apparently moved to Boston or Newton and formed a partnership with architect George Ernest Robinson that lasted at least into the mid 1920s. The firm of MacNaughton and Robinson appears to have specialized in public and religious building designs (Stuart 2013).

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18 BLAKE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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BIBLIOGRAPHY and/or REFERENCES

- 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.
- Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.
- Stuart, Quinn R. Inventory form for Angier School, Newton, (NWT.3849), 2013 [information on James MacNaughton, architect]. Town of Belmont, Building Permits.
- U.S. Census, various dates.
- Walker, G.H. *Atlas of Middlesex County, Massachusetts.* Boston: G.H. Walker, 1889.
- Williams, Judy. Area form for Clark Hill (BLM.AR), November 1982.

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by _____ Lisa Mausolf _____
The criteria that are checked in the above sections must be justified here.

The house at 18 Blake Street appears to be eligible for the National Register as part of a potential Clark Hill historic district. Constructed in 1914, it is a good example of the Arts and Crafts/English Revival Style which found some popularity in New England during the early 20th century. It is an early design of Boston architect James MacNaughton who was living in Belmont at the time but worked in the office of Shepley, Ruten and Coolidge prior to establishing his own firm.

Blake Street, Clover Street and Kilburn Road were laid out by the Belmont Associates in 1904 as part of the early twentieth century subdivision of Clark Hill. This subdivision was one of the earliest efforts on the part of local citizens to regulate the density of residential development in town. The architect-designed homes in the neighborhood include Colonial Revival, Craftsman and English Arts and Crafts movement designs. Like many in the neighborhood, the original owner of this house, Lloyd Hayes, was a professional who commuted to Boston for work.