

FORM B – BUILDING

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

52-16

Boston
North

AZ

BLM.147

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

Town/City: Belmont

Place: (*neighborhood or village*):

Photograph



Address: 200 Clifton Street

Historic Name: Ralph H. Willard House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1921

Source: building permit

Style/Form: Tudor Revival

Architect/Builder: Edward F. Heenan, arch.

Exterior Material:

Foundation: stone

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:

none

Major Alterations (*with dates*):

1962 – rear addition

1968 – rear addition

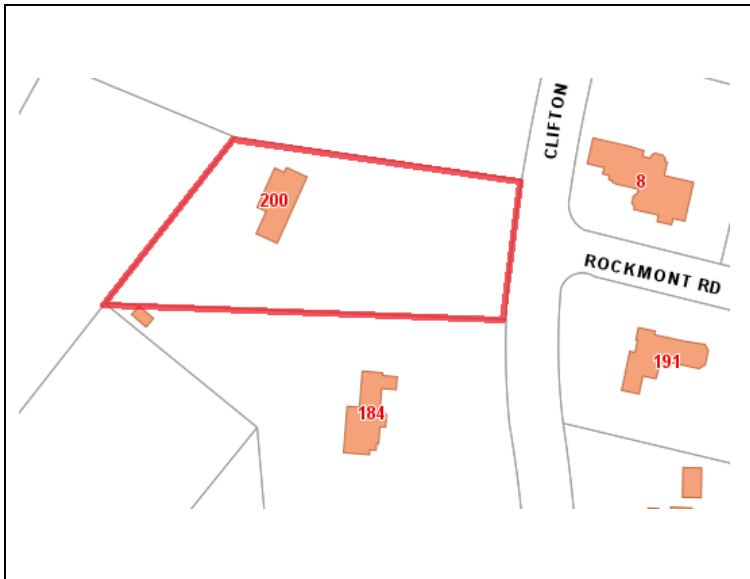
Condition: good

Moved: no yes **Date:**

Acreage: 61,364 SF

Setting: large hilltop estate setback from street

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): Dec. 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

200 CLIFTON 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.

Setback from the street and situated on a low hill, the house at 200 Clifton Street is a large brick Tudor Revival style dwelling constructed in 1921. The two-story, hip-roofed structure is accented by multiple gables and projections. An asymmetrical gable marks the modest entrance with stone door surround; adjacent to the doorway is a tall brick exterior brick chimney. There are multiple groups of casement windows and hip roofed dormers. At the north end of the house there is a single-story, two-car garage. Alterations to the house are limited and include two rear additions constructed in 1962 and 1968.

The view of the house is heavily screened from Clifton Street by vegetation. A low stone wall runs along the road.

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.

The house at 200 Clifton Street was constructed as part of the first phase of development of the Belmont Hill Company and was one of the early houses of the phase. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from $\frac{3}{4}$ to 3 acres, laid out by Loring Underwood, Landscape Designer.

This land (Lot 20A) was sold by the Belmont Hill Company to Ralph Willard in 1921. Willard received a building permit the same year for a house and garage. The architect was Edward Heenan (1888-1966) who in 1920 was a young architect living with his Irish-born parents at 9 Slade Street in Belmont. Heenan studied at the Boston Architectural Center and lived in Newton for many years. There is only one property associated with him in the MACRIS database – an apartment building designed in 1923 by the firm of Silverman, Brown and Heenan.

The original owner of the house, Ralph Willard (1885-1955) was a lawyer. The 1930 Census shows he was living here with his wife Mildred, three children and a servant. The value of the house was estimated at \$35,000. The Willards made only minimal changes to the property including the addition of a 20' x 10' playhouse in 1936. After her husband died, Mrs. Willard sold the house in 1956 to James and Catherine Murphy who lived here until 1962. The property was owned by Charles A. Coolidge, Jr. and his wife Jane from 1962 to 1989. Charles Allerton Coolidge Jr. (1923-1999) graduated from Harvard in 1945 and earned a PhD in 1953. He was a pioneer in the electronic components industry, a Town Meeting member and past chairman of the Belmont Conservation Commission. The Coolidges made several additions to the house during their ownership. These included a 14' x 15' laundry room (1962) and a 17' x 21' rear addition designed by Kilham, Hopkins, Greeley and Bridge of Boston (1968). The house was owned by Birger Wernerfelt and Cynthia Montgomery from 1989 to 2009. He is on the faculty at the MIT Sloan School while she is a professor at Harvard Business School. Scott and Anne Miller purchased the house in 2009.

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