

FORM B – BUILDING

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

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

25-51	Boston North	AR	BLM.746
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Town/City: Belmont

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

Address: 21 Clover Street

Historic Name: Joseph and Sadie Stone House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: English Revival/Arts & Crafts

Architect/Builder: Burgess (Charles Vernon Burgess?)

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage (1926)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

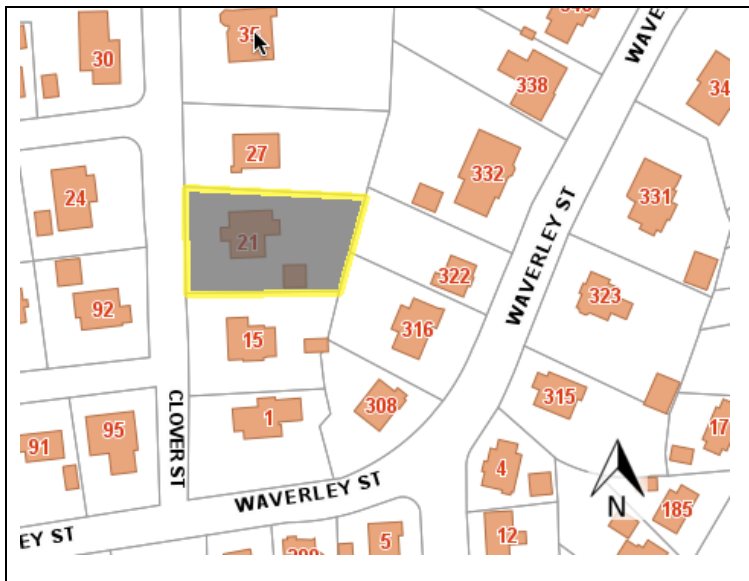
Acreage: 13,380 SF

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

21 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 21 Clover Street is an eclectic early 20th century dwelling that displays the influence of the Tudor Revival as well as Craftsman and other modes. The 2 ½-story, side-gabled dwelling presents a three bay façade but is otherwise quite asymmetrical and untraditional. The house is capped by a gable roof with exposed rafter tails and a wood-shingled shed dormer centered on the front roof slope. A two-story, half-timbered projection occupies the northernmost bay of the facade. To the south the remainder of the building is stuccoed and is fronted by a single-story, rounded porch that wraps around the south end as well. The porch is supported by pairs of wooden posts that are set on a low stuccoed wall with each post connected to its mate by three smaller horizontal boards. The mix of windows includes double-hung 6/1 and 4/1 sash as well as an arched window at the center of the second story façade.

The house is set on a level lot with a tall hedge along the street and a driveway along the south side of the house, terminating at a gablefront garage constructed in 1926.

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 Street), and Francis Kendall (who lived at 47 Clark Street). 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 the first six houses on the southern half of Clover Street that were constructed in the new subdivision. The land (Lot 26) was sold by the Associates in September 1910 to Sadie Stone, wife of Joseph Everett Stone of Swampscott (Book 3550, Page 80). The building permit lists the architect's name as Burgess. This would appear to be Charles Vernon Burgess (1873-d. after 1945) who designed a number of public buildings and a chapel in the Lynn/Swampscott area as early as 1908 and into the 1920s and lived in Swampscott. Joseph Stone was the treasurer of a rubber manufacturing company. In 1920 Joseph Stone was 45 years old and was living here with his wife, four children between the ages of 10 and 19 and a maid.

The Stones sold the property in 1926 to Llewelyn and Helena Hughes (Book 4988, Page 399). At the time of the 1930 Census Mrs. Hughes was living here with her two grown sons – Norman, an accountant, and Morris, an engineer. The 1940 Census shows Llewelyn Hughes living here, his occupation is listed as sugar grower. Also residing in the house are his wife Eleanor, son Morris, and a maid. The house remained in the Hughes family until 1962. It was purchased by James and Lenora Cronin in 1962 and is still owned by the family today.

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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.

Town of Belmont, Building Department records.

U.S. Census, various years.

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

