

FORM B – BUILDING

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

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

25-54	Boston North	AR	BLM.747
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Town/City: Belmont

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

Photograph



Address: 24 Clover Street

Historic Name: Robert Kelso House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1910

Source: building permit

Style/Form: Craftsman

Architect/Builder: Gay & Proctor

Exterior Material:

Foundation: fieldstone

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (ca. 1920/2001)

Major Alterations (*with dates*):

1921 – addition of sunporch and balcony

1963 – attached garage

Condition: good

Moved: no yes **Date:**

Acreage: 10,908 SF

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

Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

24 CLOVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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.

Like many houses in the neighborhood, 24 Clover Street displays the influence of the Craftsman style which is apparent in its stuccoed exterior, low hip roof with projecting eaves and exposed rafter tails and the sense of horizontality that is emphasized by the multi-light windows grouped into horizontal bands. The main entrance is located at the northeast corner, sheltered by a pergola-like front porch supported by a Doric column. The mix of windows includes double-hung 6/1 sash in various groupings, small arched openings and multi-light casements. Several of the openings are capped by shed hoods on brackets.

To the rear (west) of the house there is a single car detached garage constructed of concrete blocks and capped by a hip roof with exposed rafter tails. It was originally constructed ca. 1920 but was remodeled in 2001 after being damaged by an ice storm.

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 first six houses on the southern half of Clover Street that were constructed in the new subdivision. The land (Lot 12) was sold by the Associates in 1910 to Robert and Susie Kelso. Robert Kelso was granted a building permit in August 1910. The house was built soon after as the Kelsos were living here at the time of the 1912 directory. Robert Wilson Kelso was born in Washington, Illinois in 1880 and attended Harvard College. He worked for the State Board of Charity/Commission of Public Welfare in Boston. In 1920 the couple was living here with their four daughters. They left Belmont in 1929 for St. Louis where Kelso directed the St. Louis Community Fund and Council. They later moved to Michigan.

Max and Louise Keller purchased the house in 1945 (Book 6921, Page 248). During their ownership a two car garage was attached to the rear of the house in 1963. They continued to own the property until 1965. Andrew and Nancy Casner owned the house from 1965 to 1983; Andrew and Francesca Gutowski purchased it in 1983 and sold it in 2001 to the present owners.

The architects of the house were Gay & Proctor of Boston who also designed 30 Clover Street the same year. Joseph Bates Gay and William Proctor, Jr. both attended MIT in the 1880s. Gay lived in Brookline and Proctor lived in Arlington and the architects designed a number of structures in both communities. Gay's own residence at 153 St. Paul Street in Brookline is a stuccoed Craftsman Colonial built in 1914 (BKL.504).

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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.

Clark Hill Promotional Brochure, no date. Belmont Historical Society.

Massachusetts Historical Commission, MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Robbins, Samuel Dowse. *Who's Who in Belmont.* Belmont: 1972, p. 214.

Sanborn Insurance Maps, 1922, 1931, 1949.

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U.S. Census, various years.

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

AR	BLM.747
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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 24 Clover Street appears to be eligible for the National Register under Criteria A and C as a contributing resource in a potential Clark Hill historic district. Under Criterion C, the house is a good example of the Craftsman Style that was locally popular during the period. The house was designed in 1910 by the Boston architectural firm of Gay & Proctor who also designed 30 Clover Street the same year.

The neighborhood is also significant under Criterion A, Community Planning. 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.