

FORM B – BUILDING

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

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

48-24

Boston
North

BA

BLM.149

Town/City: Belmont

Place: (*neighborhood or village*):
Wellington Hills (Belmont Hill)

Address: 1 Fletcher Road (aka 86 Clifton Road)

Historic Name: J.V. Fletcher Farm House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: ca. 1870

Source: maps

Style/Form: French Second Empire/Colonial Revival

Architect/Builder: H. T. Underwood (1916)

Exterior Material:

Foundation: brick, fieldstone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

garage (1940?)

Major Alterations (*with dates*):

1916- alterations and repairs including new chimney, alt.
to roof, new piazza

Condition: good

Moved: no yes **Date:**

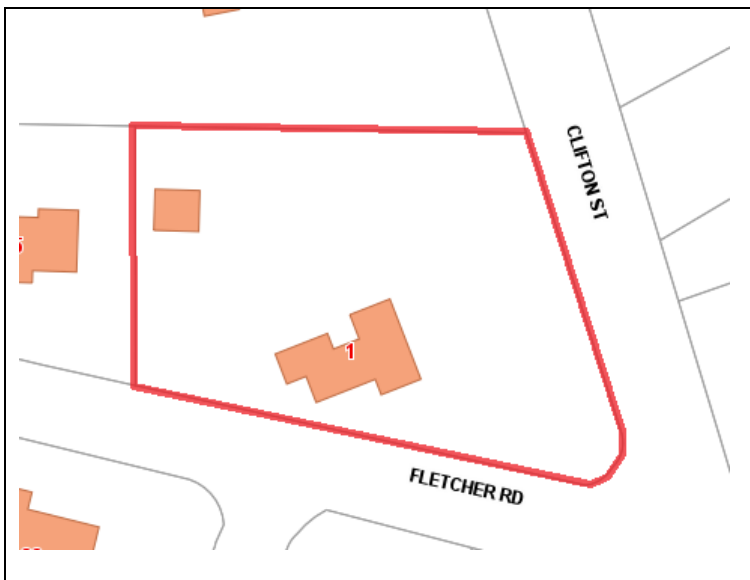
Acreage: 25,004 SF

Setting: natural, wooded setting; corner lot

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): July 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

1 FLETCHER ROAD

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.

Located at the northwest corner of Clifton Street and Fletcher Road, 1 Fletcher Road is a two-story, mansard-roofed farmhouse originally constructed ca. 1870 and updated with a new porch, entry and other details in 1916 according to designs by local architect H. Thaxter Underwood. The south façade displays a gambrel front with flared sides replacing what was probably originally also a mansard roof. The asymmetrical front porch has pairs of posts set on a shingled base supporting a gable with a curved underside. The exterior brick chimney on the east side was added in 1916. Windows contain 2/2 sash and include flat-roofed dormers with scroll brackets to either side. An arched vent is located at the top of the gambrel front. A single-story porch fronts the west ell and displays simple posts with jigsawed tops.

The lot is informally landscaped within a natural wooded setting and a fieldstone wall runs along the road in front of the ell, matching the fieldstone supporting the front porch. There is a paved parking area to the west of the house and the garage is recessed behind the modern wooden fence/screen.

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 1 Fletcher Road (historically known as 86 Clifton) is one of the oldest houses on Belmont Hill. The 1875 Beers Map of Belmont labels this as the J.V. Fletcher/James K. Sargent Farmhouse. J. Varnum Fletcher (1812-1899) lived nearby in the large, mansard-roofed house at 519 Pleasant Street; this house was apparently occupied at the time by James K. P. Sargent, a farm laborer from Maine (1845-1920). Fletcher was a Faneuil Hall merchant who dealt in wholesale beef. He was active in town affairs – serving as one of the Town's original Selectmen, a library trustee from 1873 to 1899, a State Representative in 1885-6 and was a president of the Belmont Savings Bank. The 1898 map shows the property as still being owned by Fletcher.

In the early 20th century the house was rented by Daniel Andrews, a milk dealer, who in 1910 was living here with his wife, three children, a cousin, and two hired men. By 1916 the house had been purchased by Reginald Coe, rector of All Saints Episcopal Church. Coe hired local architect H. Thaxter Underwood to make alterations and repairs to the house. According to the 1916 building permit these included a new chimney, alterations to the roof, new shingles and a new piazza. Rev. Coe married Frances Rathbone in 1910, and in 1920 the 65-year old rector was living here with his wife, an Irish servant and the servant's young child. Reginald Coe died in 1929 but Mrs. Coe continued to live here for a few more years. In 1936 when the adjacent house at 25 Fletcher Road was constructed, the garage was moved off that lot to a site slightly closer to the house. By 1939 the house had been purchased by Miss Harriet Buckingham who lived here with her maid. In 1941 Miss Buckingham received a building permit to construct a 8' x 16' sleeping porch over an existing porch. Miss Buckingham was still living here in 1955.

Later owners included Anne Woodruff (1974-1995) and Barbara Doe (1996-2006). The house was purchased by Timothy Hoffman and Stephanie Leydon in 2006.

Architect H. Thaxter Underwood (1885-1958) lived in Belmont but maintained an office in Boston. Working with his uncle, landscape architect Loring Underwood, Thaxter designed the locker rooms/bathhouse for the Underwood Pool (1911). Other municipal commissions included the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square and a number of local residences including 26-28 Cedar Road, 65 Clark Street, 1 Clover Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years.

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