

FORM B – BUILDING

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

Photograph



Front (facade) elevation

Locus Map



Recorded by: Wendy Frontiero

Organization: Lexington Historical Commission

Date (month / year): September 2015

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

63/55 H 2140

Town/City: Lexington

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

Address: 32 Hayes Avenue

Historic Name:

Uses: Present: residential

Original: residential

Date of Construction: ca. 1920-26

Source: assessors' records, town directories

Style/Form: Tudor Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: brick with brick trim

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Detached garage

Major Alterations (with dates):

Rear addition (L 20th – E 21st c)

Condition: excellent

Moved: no yes **Date:**

Acreage: 0.28

Setting: Quiet residential side street with small to moderately scaled houses, most dating from the early 20th century, set relatively close together and to the street.

INVENTORY FORM B CONTINUATION SHEET

LEXINGTON

32 HAYES AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

H

2140

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

32 Hayes Avenue occupies a modest size lot with a deep front setback. The land slopes up gently from the street, and is maintained chiefly in lawn with large planting beds holding dense shrubs and small trees along the street edge. A curvilinear stepping stone path leads from the street to the front entrance; a straight paved driveway occupies the left side setback. The building consists of a 1 ½ story, irregularly shaped main block and a detached garage.

The building has a side gable roof with exposed rafter ends and gable returns and a broad front pavilion with a saltbox roof form and gable returns. An interior chimney is located near the center of the front slope of the main roof. Walls are clad with brick. Windows typically have 6/1 double-hung sash, with occasional 4/1 and 8/1 windows, and are usually grouped. Openings are trimmed with brick header course sills and flared brick lintels. The front-gabled pavilion has a recessed entry porch in its lower end, near the center of the building, which is framed by semi-circular openings. A pointed arch window opens onto the porch, and the doorway has a flared brick lintel and paneled wood door. To the right of the entry porch, the tall end of the pavilion has a tripartite window unit on the ground floor with paired windows centered above in the half-story. To the left of the entry porch is a large opening with a pair of French doors flanked by narrow multi-light windows.

The right side elevation is not clearly visible from the street. It appears to have single and paired windows, exposed rafter ends, and a low, shed-roofed wall dormer across much of its length. The left side elevation has a one-story projection with a steep shed roof and paired 4/4 windows in a segmental arched opening on the front façade. Paired windows are centered in the half story of the main block. The back elevation includes a wood addition with a gabled ell perpendicular to the main block; its half-story has scalloped wood shingles and a Palladian window in the elevation facing the driveway.

A small two-vehicle bay garage stands at the back left corner of the lot. It includes a front gable roof, flush panel doors with lattice siding above, and clapboards on the side walls.

Well preserved and well maintained, 32 Hayes Avenue is a good example of modest, early 20th century suburban housing in Lexington. The well-detailed building is notable for its similarities to the adjacent house at #34 and for its use of the Tudor Revival style, picturesque massing, well detailed entrance porch, and brick window sills and lintels.

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.

32 Hayes Avenue represents the later development of the north slope of Merriam Hill, which continued to attract upper middle-class professionals. In 1903, much of this area was surveyed and subdivided for house lots according to a plan prepared by civil engineers H. T. Whitman and Channing Howard. By 1906, however, buildings appeared only along the perimeter roads (Adams and Grant streets). Unfortunately, the portion of Hayes Avenue between Castle Road and Merriam Street is not illustrated on the 1927 Sanborn maps, but by 1935 it was almost completely developed.

Discrepancies in the street numbering systems for Hayes Avenue make it difficult to pinpoint the residents in this house from the directories and censuses. The first known occupants of 32 Hayes Avenue are thought to be Robert M. Stone, a manager at an insurance company in Boston, his wife Ruth M., and his mother-in-law Florence Seaver (1935). The Stones are identified at 18 Hayes Avenue from 1926 through 1934, and in 1920 were living a block away, with Robert's brother Henry, at 14 Berwick Road. More research is needed to confirm residents and street numbers in this period.

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32 HAYES AVENUE

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Subsequent occupants named at this address include Herbert A. Flint, in the gauge business, his wife Frances C., and their daughter, a student (1945); and James Chisholm, who worked at MIT, and his wife Claire (1955 and 1965). The Chisholms' grown son, a student, was also identified here in 1965.

BIBLIOGRAPHY and/or REFERENCES

Historic maps and atlases: Walling 1853; Beers 1875; Walker 1889; Stady 1898; Walker 1906; Sanborn 1908, 1918, 1927, 1935, 1935/1950.

Lexington Directories: 1899, 1908-09, 1918, 1922, 1926, 1930, 1932, 1934, 1936, 1942.

Lexington *List of Persons*: 1935, 1945, 1955, 1960, 1965.

Massachusetts Historical Commission. "MHC Reconnaissance Survey Town Report: Lexington." 1980.

Middlesex Registry of Deeds, South District. "Plan of Oakmount Park, Lexington Mass. (Part A)". Recorded Jul 15, 1903, 145/3 (A of 2).

U.S. Census: 1920, 1930, 1940.

SUPPLEMENTARY IMAGES



Front (facade) elevation: Detail



Assessors' photograph: Left side and front (façade) elevations