

FORM B – BUILDING

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

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

48/217 2228

Town/City: Lexington

Place: (*neighborhood or village*):

Photograph



West and south (facade) elevations

Address: 11 Hayes Lane

Historic Name:

Uses: Present: residential

Original: residential

Date of Construction: 1849

Source: Worthen

Style/Form: no style

Architect/Builder:

Exterior Material:

Foundation: poured concrete (partial)

Wall/Trim: artificial siding and trim

Roof: asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Artificial siding, front porch, rear addition (L 20th c),
replacement windows (L 20th – E 21st c)

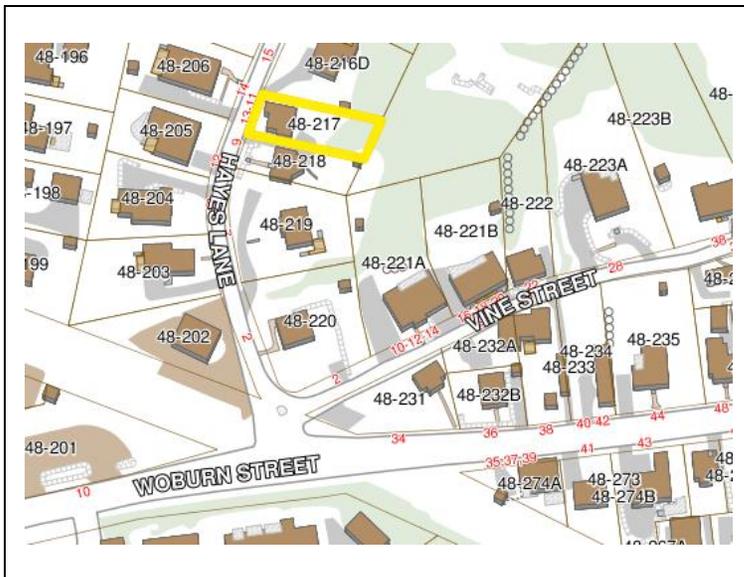
Condition: good

Moved: no yes **Date:**

Acreage: 0.13

Setting: Located on a narrow and winding residential street, close to Massachusetts Avenue. Surrounding development includes a modest wood frame VFW hall next door and small scale residential buildings of varied ages and styles.

Locus Map



Recorded by: Wendy Frontiero

Organization: Lexington Historical Commission

Date (*month / year*): September 2015

INVENTORY FORM B CONTINUATION SHEET

LEXINGTON

11 HAYES LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	2228
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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.

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.

11 Hayes Lane is set very close to the road, facing the side of a small, narrow lot that slopes up steeply from the street. An asphalt driveway extends along the right side of the lot, with a parged retaining wall and a paved walkway set between the front of the driveway and the façade of the house. A small lawn area occupies the front setback; trees are scattered at the back end of the lot. The building consists of a 1 ½ story main block with a fully exposed basement, a parallel two-story gabled wing at the back, and a small one-story rear addition.

The five by one bay main block rises from what appears to be a poured concrete foundation to a side gabled roof without gable returns. One chimney rises from the rear slope of the main block near its left end. Walls are sheathed with artificial siding and trim. Windows typically have 1/1 and 6/6 replacement windows without trim. Centered on the south façade is a single-leaf door, sheltered by a shed-roofed porch that also extends across the two window bays on the right side of the facade. The porch rises from a poured concrete foundation to a narrow skirt of artificial siding, contemporary wood railings, slender square posts, and a wood-shingled tympanum on the end walls.

On the street side elevation, the main block has one window centered on each floor. A two-story high, one-room deep gabled wing runs parallel to the gable of the main block and extends past the end wall of the main block, forming a one-bay wide jog on the façade elevation. The jog has one window centered on each floor of its façade and side elevations, and two vertically aligned but asymmetrically set windows on its back elevation. The back elevation of the main block includes a small, one story, shed-roofed addition with vertical flush board siding and a rubble stone foundation.

11 Hayes Lane is a relatively early building in its streetscape; its scale and cottage form are increasingly uncommon in Lexington. Although it has lost its original siding and trim, the building is notable for its hillside siting, unusual rear ell/jog, and surviving fenestration pattern.

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.

Formally established as an open way in 1822, Hayes Lane is thought to have served since the early 18th century as a passageway for transporting hay and cattle. The road appears on the 1853 Walling map, where it winds its way up past Turner's Hill and continues in some form up to Granny's Hill. (The section north of Vine Brook is part of today's Grant Street.) In 1898 and 1906, the street was labeled a private way. Hayes Lane was sparsely developed through the mid 20th century.

Lucy Turner, the widow of Captain Larking Turner, owned a significant amount of meadowland near the vicinity of Massachusetts Avenue, Vine Brook, and Woburn Street in the mid 19th century. Thirty acres of her property at the present Hayes Lane and Fletcher Avenue, adjacent to Massachusetts Avenue, were bought in 1868 by Charles G. Fletcher, a Groton horse trader. The land stood undeveloped for many years. House lots were subdivided on the west side of Hayes Lane by 1927, but the residence at number 6 was the only building standing there in that year. Residential development was likely deterred by the existence of the large manufacturing plant of the Jefferson Union Co., which produced unions and flanges, near the intersection of Hayes Lane and Fletcher Avenue. The factory was built as the Grant Gear Works in 1888, was purchased by Jefferson Union Co. in 1905, and appears on the historic maps from 1927 through 1950.

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Prior to Fletcher's acquisition of his large parcel, Mrs. Turner sold a small (1/4 acre) parcel of land on Hayes Lane to Michael Crowley in 1847. Local historian Edwin Worthen states that "[I]n 1849 he built a house and later a barn. These are the two buildings on the east side of Hayes Lane owned by the estate of Bridget Leary" (Worthen: 16). On the 1889 map, this distinctive parcel contained three buildings (including present day #9 and one no longer extant) and is identified as "Crowley Hrs." By 1906, the lot belonged to the C. G. Fletcher estate.

The first known 20th century occupants of 11 Hayes Lane were Leo McKenzie, a laborer, and his wife Alice, who rented here in 1920. (James McKenzie, a carpenter, and his wife Margaret, owned and occupied the adjacent #9 Hayes Lane.) In 1935, the house was occupied by G. Lester Wilson, an expressman, his wife Hazel, and Matilda Campbell, a widow. Subsequent residents included Daniel A. Buckley and Cornelius and Annie T. Lyons, all retired (1945); Annie T. Lyons and Richard J. McKenna, both retired, and Charles J. Leonard, a foreman, and his wife Isabel E. (1955); and Manuel J. Sardinha, "Pharm.," and Charles and Isabel Leonard (1965). The house appears to have been a two-family residence from at least 1935.

BIBLIOGRAPHY and/or REFERENCES

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

Lexington Directories: 1899, 1908-09, 1915, 1922, 1926, 1934, 1936.

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

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

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

Worthen, Edwin B. *Tracing the Past in Lexington, Massachusetts*. New York: Vantage Press, 1998.

SUPPLEMENTARY IMAGES



North and west elevations