

#162

FORM B - BUILDING

AREA <u>T<sup>3</sup></u>	FORM NO. <u>28</u>
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MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108

*BV* *P. Purson*



Belmont

Address 25 Falmouth Street

Historic Name n/a

Present Apartments

Original same

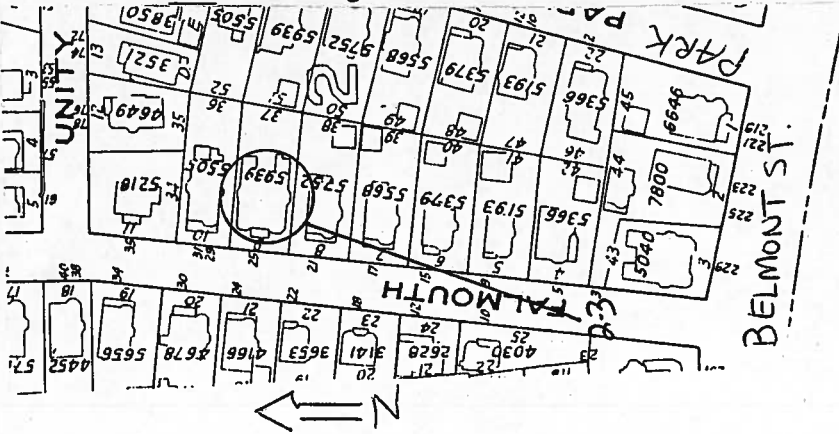
DESCRIPTION:

1911

Source Building Department Atlas

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried



Style Four-Square

Architect \_\_\_\_\_

Exterior wall fabric Stucco

Outbuildings none

Major alterations (with dates) none

Moved n/a Date \_\_\_\_\_

Approx. acreage 5,939 sq. ft.

Setting average lot size with uniform set-back, foundation plantings

Recorded by Frankie Lieberman

Organization Boston University Preservation Studies

Date 10 November 1982

(Staple additional sheets here)

**ARCHITECTURAL SIGNIFICANCE** (Describe important architectural features and evaluate in terms of other buildings within the community.)

The architectural significance of this house lies in its style and material. The Craftsman influence is evident in the protruding brackets under the cornice even though the roof is flat. The use of corner bays and three-story open central porch are common in Harvard Lawn. What makes this house stand out is the proportional enlargement of these features: a style originally meant for a small single-family dwelling is beautifully translated into a three-story six-family apartment house. The use of stucco as a siding material is also unusual and relatively rare in this section of Belmont (see Form 1-1). Although the houses which flank No. 25 are also faced in stucco this somewhat fragile material is not usually the siding of choice: the majority of Harvard Lawn's houses are clapboard or wood shingle.

**HISTORICAL SIGNIFICANCE** (Explain the role owners played in local or state history and how the building relates to the development of the community.)

This building is historically significant as an example of multi-family housing. The extension of the streetcar line up Belmont Street and Trapelo Road in 1898 created a rash of speculative building. When this house was built in 1911 it was clear that Harvard Lawn was a successful development and the builder felt safe in assuming that an owner and five tenant families would be easy to find. Three earlier houses of this configuration already existed in the vicinity: 137-143 Belmont St. (1896), 3 Oxford Ave. (82-BEL-27(b)35) and 229 Belmont St. (both 1909). A saturation point must have been reached by 1911, however, as no further apartment buildings were built after this one. Since the zoning laws were not enacted until 1925 it must be supposed that this kind of density was opposed by neighborhood residents. Two- and three-family houses continued to be built, however, until about 1926 when all the lots had been filled.

**BIBLIOGRAPHY and/or REFERENCES** (name of publication, author, date and publisher)

Belmont Building Department files  
Sanborn, 1922 Atlas  
Stickley, Gustav, The Craftsman Style