

FORM B – BUILDING

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

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

56-8	Boston North	BB	BLM.775
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Town/City: Belmont

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

Address: 86 Juniper Road

Historic Name: Dr. Alfred Ludwig House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1936

Source: building permit

Style/Form: Cape Cod

Architect/Builder: G. Holden Greene

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1949- addition to south

2015 – new windows

Condition: good

Moved: no yes **Date:** 1936

Acreage: 18,131 SF

Setting: neighborhood of mixed 20th century dwellings
in wooded setting near Belmont Hill School

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): November 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

86 JUNIPER ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

86 Juniper Road is an historic Cape Cod dwelling which likely dates to the 18th or early 19th century and was relocated to its present site in 1936. The wood-shingled, side-gabled dwelling displays a characteristic five bay façade with a center chimney rising from the ridge of the wood-shingled roof. The eaves on the side gables are without overhang and a dentil course runs along the front of the house, above the first floor openings. The center entrance is flanked by pilasters and the windows contain double-hung 6/6 sash. All of the windows on the house were replaced in 2015. The rear wing and attached garage date to 1936. The 1 ½-story wing to the south was added in 1949 and according to the building permit, utilized used interior wall panels and doors.

The house has a large area of open lawn in front of the house with a rough laid stone wall running along the road. A paved driveway extends north of the house.

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.

Juniper Road was the last area of large homes to be developed on Belmont Hill. In 1928 the Trustees of the Belmont Hill Company sold a large parcel of land to Henry Hornblower. A series of large (20,000 to 50,000 square foot) lots were laid out on the east side of Juniper Road and the Brookline firm of Olmsted, Olmsted and Eliot was retained to plan the site. Most of the houses were traditional English and American Revival styles but the street also has a number of International Style and Contemporary dwellings.

According to the July 1936 building permit, this house was moved here from Strafford, New Hampshire. The "architect" was G. Holden Greene who is described in Boston directories as a reconstruction adviser. The original owner was Dr. Alfred Ludwig, a Boston psychiatrist, who bought the land from Hornblower in May 1936. Dr. Ludwig graduated from Harvard in 1926 and from the Harvard Medical School in 1930. He married Virginia Hayden of Medford in 1931. At the time of the 1940 Census Dr. Ludwig was just thirty years old, living here with his wife, two sons and a maid. The Ludwigs added the south wing of the house in 1949, again utilizing the services of G.H. Greene of Boston. Virginia Ludwig was still living here in 1960.

By 1970 the house was occupied by Edward and Jane Lorenz. He was a professor. Later owners included Ernest and Henrietta Dane. The house was owned by architect Edward Bing from 1987 to 2014.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com

Belmont Directories, various years.

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.

Boston Globe, April 19, 1931.

Flynn, Kay. Area Form for Juniper Hill (BLM.BB), October 1982.

Middlesex County Registry of Deeds, Cambridge, MA

Town of Belmont, Building Department files.

U.S. Census, various dates.