

FORM B – BUILDING

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

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

34-164	Boston North	AT	BLM.454
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Town/City: Belmont

Place: (*neighborhood or village*):
Belmont Center

Address: 46-48 Leonard Street

Historic Name: Perault Building

Uses: Present: commercial

Original: commercial

Date of Construction: ca. 1890

Source: Walker map, 1889

Style/Form: vernacular Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1948 – removal of additional storefront to south and ell at rear of 46 Leonard
late 20th c. – removal of slope over 1 story section; second story add at rear
2005 – renovation of storefronts

Condition: good

Moved: no yes **Date:**

Acreage: 2,226 SF

Setting: commercial center

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

46-48 LEONARD STREET

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.

The well-preserved building at 46-48 Leonard Street is the only surviving example of a late 19th century shop building on Leonard Street. Ornamental detail is largely limited to the use of brackets on the simple vernacular structure. Set on a mortared stone foundation, the clapboarded gablefront building (48 Leonard) is capped by a low gable roof with overhanging eaves and cornerboards that curve at the junction of the frieze. The center entrance contains original glass-and-panel doors which are recessed between two display windows. A simple frieze adorned by separated brackets runs above the first floor openings. Centered in the gable above is a double-hung 2/1 window capped by a shed roof supported by end brackets. Attached to the south of the gablefront section is a single-story storefront (46 Leonard) which also has an entrance centered between two display windows. This section was formerly capped by a sloped roof which was removed in 2015. A second story to the rear is also a later addition.

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.

There is no Leonard Street on the 1889 map; it was laid out from Moore Street to Pleasant Street in 1890. The present building was in place by the time of the 1898 map which labels it as being owned by J. Perault. John B. Perault was a house painter who lived at the corner of Moore and Leonard Streets and had his shop on Leonard Street, apparently in this building. He was born in Canada about 1847 and came to this country in 1855. He started his painting, graining and glazing business in 1876. J.B. Perault is last listed in the 1915 directory; Peter Perault was operating the business by 1918.

The building originally consisted of three storefronts facing Leonard Street with a large barn/storage area behind. In 1905 48 Leonard was occupied by David McCabe, a carpenter. The central storefront was vacant and a third to the south (no longer extant) contained a painting business. In 1910 and 1915 the three spaces contained a dry goods/painting business; a Chinese laundry and a tailor. In 1931 there were two stores and an office with an attached garage behind. By the time of the 1949 Sanborn map only 46 & 48 Leonard remained; the other storefront and rear garage had been removed.

The property was sold by Dwight Sayles of Norwalk, Connecticut in 1945. It was owned by Harvard Trust from 1948 to 1967 and by David Oppenheim and Eugene Guralnick from 1969 to 1989. The Reid Hoffman Trust owned the property from 1989 to 1996 when it was sold to Hiroko Sakan. The building deteriorated for a number of years before Alexander Burke undertook a major renovation beginning in 2005 which returned the building to its present condition.

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