

FORM B – BUILDING

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

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

48-29	Boston North		BLM.809
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Town/City: Belmont

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

Address: 204 Prospect Street

Historic Name: Lucia Peabody House

Uses: Present: single family dwelling

Original: single family dwelling

Date of Construction: 1913

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Philip S. Avery, architect

Exterior Material:

Foundation: stone

Wall/Trim: stucco, wood

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage (1919)

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 76,789 SF

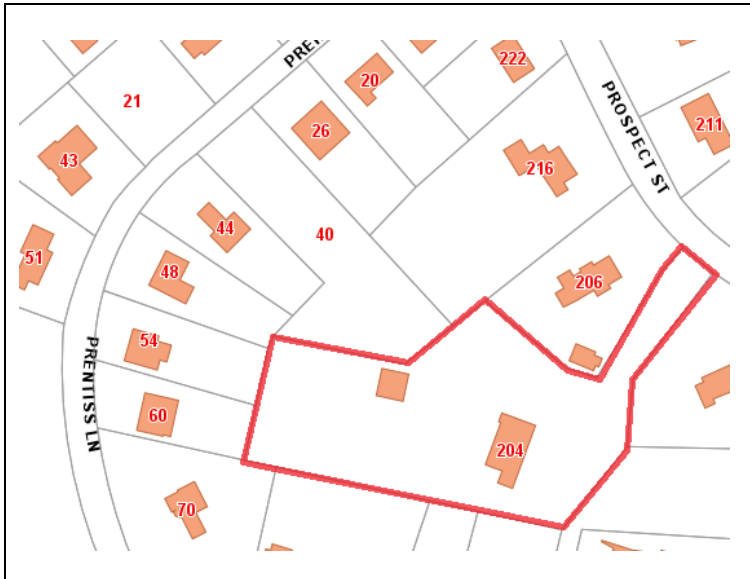
Setting: large lot setback from road

Photograph



(assessor's photo)

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): May 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

204 PROSPECT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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.

Set back from Prospect Street on a large lot that is located near the center of the block bordered by Clifton, Fletcher, Prospect Streets and Prentiss Lane, 204 Prospect Street is an early 20th century dwelling combining Colonial Revival elements with a stuccoed exterior. The 2 ½-story dwelling has broad side gables that are without returns. Two painted brick chimneys rise from the ridge and there are three gable dormers on the front slope and a mix of gable and shed dormers on the rear. The five-bay façade features a recessed center entrance; a shallow canopy fronts the first floor with a small gable marking the entrance. Above the entrance there are two small windows; remaining openings are double-hung units with shutters. Glazed sunporches flank the ends of the front façade.

A hip-roofed garage is located to the west of the house. It was originally constructed in 1919 and added onto in 1928.

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.

Building Department records indicate that in November 1913 Miss L.R. Peabody of North Brookline, Maine applied for a building permit for this dwelling. The architect of the home was Philip S. Avery (1888-?). The MACRIS database lists Avery as the architect for approximately ten large dwellings in Boston's fashionable suburbs including Brookline, Newton, and Wellesley between 1919 and 1936. Avery also designed the house at 210 Clifton Street in Belmont for Edward K. Robinson in 1929. No additional information was found concerning Avery.

The Belmont Directory of 1918 confirms that Miss Lucia R. Peabody was living here at that time. By 1922 the house was occupied by Clarence Piper. Damon Hall (1875-1953), an attorney, acquired the house about 1927 and lived here with his wife Isabel until his death in 1953. After the Molasses Flood of 1919 in Boston in which a molasses tank exploded under pressure killing 21, Hall served as the (winning) lead attorney for the plaintiffs. He was later also counsel for the Boston and Maine Railroad, the New England Power Co., the Boston Mutual Life Co., served as assistant attorney general in a legislative investigation of the Boston Police Department in 1930, was a member of the Salvation Army Advisory Board for many years and was active in town affairs.

The house was subsequently acquired by Barry and Laura Simmons in 1977. It is still owned by the family today.

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