

FORM B – BUILDING

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

16-54

Boston
North

H

BLM.38

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

Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 64-66 Winslow Road

Historic Name: Leger-Karle Two Family

Uses: Present: two family dwelling

Original: two family dwelling

Date of Construction: 1926

Source: building permit

Style/Form: Craftsman

Architect/Builder: Albert Leger, builder

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

Acreage: 6,813 SF

Setting: irregular corner lot in 20th century neighborhood of two-family dwellings.

Photograph



(Assessor's Photo)

Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): June 2016

INVENTORY FORM B CONTINUATION SHEET

BELMONT

64-66 WINSLOW 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.

Located on a corner lot bounded by Creeley Road, Hammond Road and Winslow Road, 64-66 Winslow Road is a good example of a mid-1920s trend to design two family houses to resemble single family dwellings, as multi-family housing was increasingly discouraged. In this case the house is divided into two units, one per floor and share the two car garage built under the house and accessible from Creeley Road. The house is set on a concrete foundation and is clad in wood shingles with a hip roof and hip dormer with widely overhanging eaves indicative of a Craftsman influence. The long east elevation has a central entrance consisting of a gabled vestibule and is flanked by two rectangular bay windows with shed roofs. Most of the windows are grouped in pairs of sets of three and contain 6/1 sash. The house has seen few alterations since its construction.

There are two other houses in the neighborhood built according to the same design – 112 Hammond Road (next door) and 103 Gilbert Road. The house at 112 Hammond retains exposed rafter tails and an intact front porch with full sidelights, engaged columns and a gridded design in the gable.

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.

This house was constructed after the Palfrey Estate was subdivided in 1920. The Edward T. Harrington Company purchased the estate including the home of the late John C. Palfrey which stood at the junction of Common Street and Trapelo Road. The thirty six-acre estate subsequently gave way to 200 house lots ranging in size from 5,000 to 8,000 square feet. This was lot 204 of the subdivision and was sold by May B. Clark to Ida Leger in September 1925 (Book 4997, Page 582). Ida Leger was the wife of Albert Leger, a Cambridge builder. Albert Leger was born in Quebec about 1879 and came to this country in 1906. He and his wife lived at 11 Notre Dame Avenue in Cambridge. There are no buildings constructed by Leger listed in the MACRIS database.

Albert Leger was granted a building permit on December 19, 1925 and the two-family was built soon thereafter. On May 10, 1926 the Legers sold the “two family frame dwelling and attached two car garage” to Rosalie M. Karle, a widow (Book 4968, Page 299). The deed indicates that at the time the lower apartment was rented to George B. Emerson. Mrs. Karle rented the duplex out to a variety of tenants. W. Norton Messenger, an engraver, was living at #64 in 1929 and Albert Hutchinson occupied the other apartment (#66). In 1939 the tenants were Leslie Rayen, a salesman, and Chester Fowler, an accountant.

Anthony Nunnari purchased the building from Rosalie Karle's estate in 1942 for \$9,500. He was a laundry owner and lived here with his wife Anna. The Nunnaris owned the building until 1984 when it was conveyed to Koula Jovellas (Book 15462, Page 175). Voula and George Kritikos acquired the property from Koula's estate in 1999 and still own it today.

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