

85003274

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

House (Brookline MRA) at 76-96 Harvard Ave.  
Norfolk County  
MASSACHUSETTS

Working No. SEP 4 1987  
Fed. Reg. Date: 2/3/87  
Date Due: 10/3/85 - 10/19/85  
Action:  ACCEPT 10-17-85  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Special to the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: \_\_\_\_\_

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**  
The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no.	Form no. 35 171-6-17
-------------	----------------------------

2. Photo (3x3" or 3x5")  
Staple to left side of form  
Photo number \_\_\_\_\_

4. Map. Draw sketch of building location  
in relation to nearest cross streets and  
other buildings. Indicate north.

*#	76 W. & E. Palmer	**3209	sq. ft.
	78 E. M. McNulty	2037	" "
	80 J. Davila	2045	
	82 B. & M. Tayer	2053	
	84 A. & S. Campagna	2061	
	86 G. W. Shepard	2069	
	88 J. LaCroix	2077	
	90 J. S. Casey	2085	
	92 J. & E. Offenbach	2093	
	94 F. & C. Brink	2101	
	96 E. S. Goldman	2109	

1. Town Brookline MRA

Address 76-96 Harvard Avenue

Name Applicable

Present use Some houses altered to  
apartments - see # 9

Present owner \*

3. Description:

Date 1903

Source Building permit

Style Georgian Revival

Architect Stephen Brennan & Sidney  
Vaughan

Exterior wall fabric Brick

Outbuildings (describe) None

Other features Classical cornice, smooth  
entablature, limestone lintels &  
sills, wrought iron balconies,  
wood paneled vestibules.

Altered See #9 Date \_\_\_\_\_

Moved 10 Date \_\_\_\_\_

5. Lot size: \*\*

One acre or less X Over one acre \_\_\_\_\_

Approximate frontage Total - 220'

Approximate distance of building from street  
15'

6. Recorded by Kapstein, Benka, Larkin

Organization Brookline Historical Comm.

Date Fall, 1978

Newton Quadrangle

UTM References: 19/324900/4689170

Map #: 22

(over)

7. Original owner (if known) Benjamin Whitney

Original use Attached houses

Subsequent uses (if any) and dates Some converted to 3 apartments - see below

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	<u>X</u>				

9. Historical significance (include explanation of themes checked above)

This was the first building on the street that was not a single family frame dwelling, and it opened the way for other, not so handsome, large buildings. Originally a row of attached houses, #s 76, 78, 80, 88 & 92 were converted to 3 apartments each in the 1940's and 50's. The regular facades and nice proportions of the houses, decorated only by the iron balconies, have a pleasing effect on the street.

Benjamin Whitney, who lived in Wayland and is listed in the Boston Directory only as Treasurer, 8 Bosworth, Boston, is shown as owner of this block on the building permit, but he does not appear in the 1904 tax list. Probably he sold the buildings immediately after they were built. In 1907 five of the eleven houses were owned by Dr. Francis F. Whittier, who lived at #94. He also owned other houses and many lots in the town. None of the other owners of record lived here - all the houses were rented out. Tenants included 2 lawyers, a manager, an accountant, a pianist, 2 insurance salesmen, and a broker.

76-96 Harvard Avenue meets NR criteria A and C, being a fine example of Georgian Revival rowhouses with intact detailing and reflecting one solution to the increased demand for housing on limited land during a period of rapid development in the town at the beginning of the 20th century. It is also one of the few examples of the academic variation of the Georgian style with piano nobile, similar to those found in the designs of London and Beacon Hill townhouses.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Brookline Atlases, 1900, 1907, 1978  
Brookline Tax Lists 1903, 1904  
Brookline Building Dept. permit  
Brookline Directory, 1907, 1910  
Boston Directory, 1903