

FORM B - BUILDING

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

In Area no.	Form no.
Old Camb.	OC IIB26

1. Town Cambridge

s 33 Lexington Avenue

"The Lowell"

nt use residential

ent owner Arthur D. Trottenberg &
lle E. Muhlhauser. c/o Ellis &
ription: Andrews, 4 Brattle

1900

ource

le Colonial Revival

chitect John A. Hasty

terior wall fabric wood

Outbuildings (describe) -----

Other features excellent integration of

Colonial Revival features on a
three-decker frame, unusual side
porches rather than the usual front
porches.

Altered No Date -----

Moved No Date -----

5. Lot size:

One acre or less XX Over one acre

Approximate frontage 96 feet

Approximate distance of building from street

30 feet

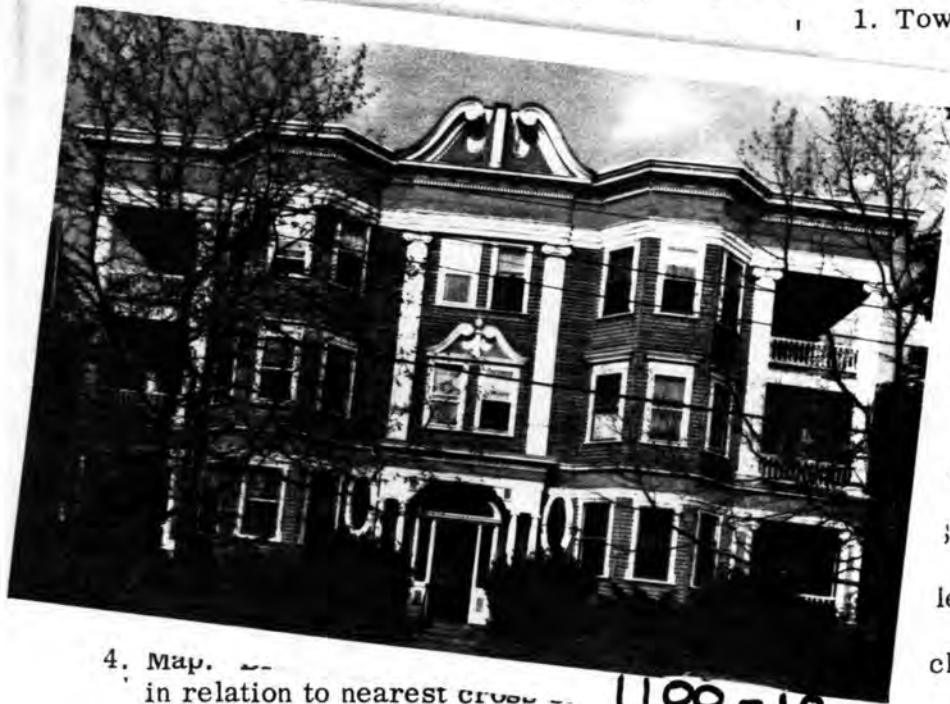
6. Recorded by Bainbridge Bunting

Organization Cambridge Historical Comm.

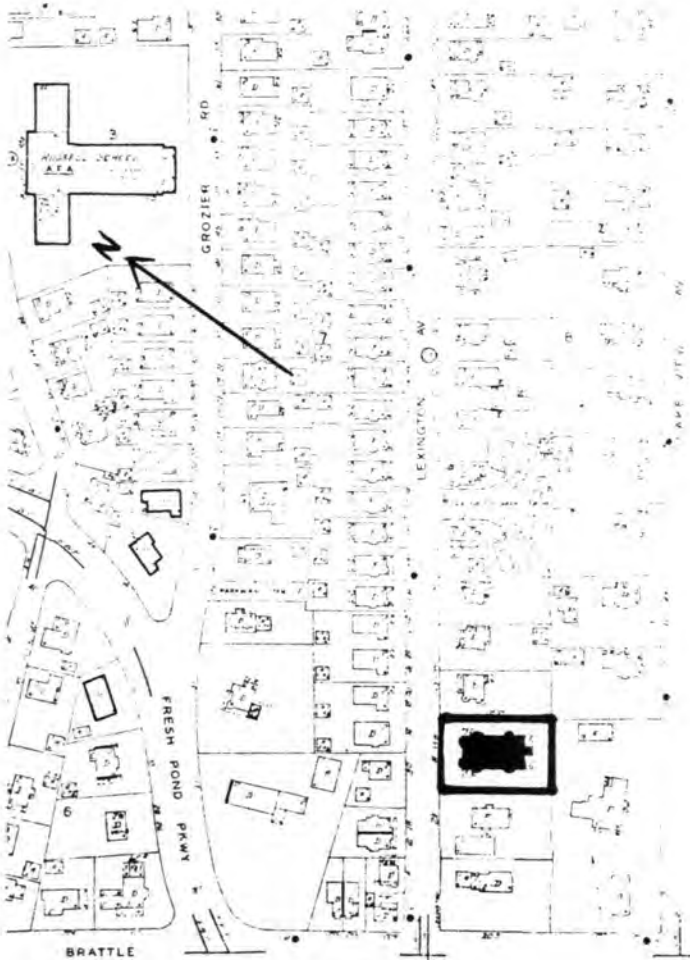
Date 1964

UTM - LEXINGTON

19/323790/4693640 NOV 14 1980



4. Map. 1100-18
in relation to nearest cross
other buildings. Indicate north.



Assessor # 235-2

7. Original owner (if known) James M. Hilton

Original use residential (apartments)

Subsequent uses (if any) and dates same

8. Themes (check as many as applicable)

Aboriginal	☐	Conservation	☐	Recreation	☐
Agricultural	☐	Education	☐	Religion	☐
Architectural	☒	Exploration/ settlement	☐	Science/ invention	☐
The Arts	☐	Industry	☐	Social/ humanitarian	☐
Commerce	☐	Military	☐	Transportation	☐
Communication	☐	Political	☐		
Community development	☐				

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

"The Lowell" is an elaborately detailed Colonial Revival three-decker apartment building designed by the local architect, John A. Hasty. Hasty is best known for his imaginative and original use of the vernacular. The Lowell displays an excellent sense of form and proportion as well as an inventive use of detail, including elliptical windows, applied garlands and wreaths, an over-scale swan's neck pediment at the second story level repeated at the roofline, and monumental fluted columns with Scamozzi capitals. Also of note is the side placement of the porches, giving the Lowell a five-bay facade.

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

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

Property: The Lowell, (Cambridge Multiple Resource Area)
 State, County: MA - Middlesex
 Federal Agency: _____

Working No. 11-14-80-2862

Fed. Reg. Date: _____

Date Due: 4-17-82

Action: _____

ACCEPT

RETURN 4/13/82

REJECT

photos 1

maps _____

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

Substantive Review: _____ sample _____ request _____ appeal ☒ NR decision

Reviewer's comments:

No contextual information

Please explain how this building compares to other examples of 3-Decker architecture in Cambridge. Why is the building individually eligible?

Recom./Criteria returnReviewer Patrick AndrusDiscipline HistorianDate 4/13/82

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
 _____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

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	Check one	Check one
_____ excellent	_____ deteriorated	_____ original site
_____ good	_____ ruins	_____ moved
_____ fair	_____ unexposed	_____ altered

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

Acres of nominated property _____

Quadrangle name _____

UNIT 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

Site

date

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to Andrews

Signed Braun

Date 4/12/82

Phone: 202 272-3504

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.
Old Camb.	OC IIB26

1. Town Cambridge

Address 33 Lexington Avenue

Name "The Lowell"

Present use residential

Present owner Arthur D. Trottenberg &
Lucille E. Muhlhauser. c/o Ellis &

3. Description: Andrews, 4 Brattle

Date 1900

Source _____

Style Colonial Revival

Architect John A. Hasty

Exterior wall fabric wood

Outbuildings (describe) -----

Other features excellent integration of
Colonial Revival features on a
three-decker frame, unusual side
porches rather than the usual front
porches.

Altered No Date -----

Moved No Date -----

5. Lot size:

One acre or less XX Over one acre _____

Approximate frontage 96 feet

Approximate distance of building from street
30 feet

6. Recorded by Bainbridge Bunting

Organization Cambridge Historical Comm.

Date 1964

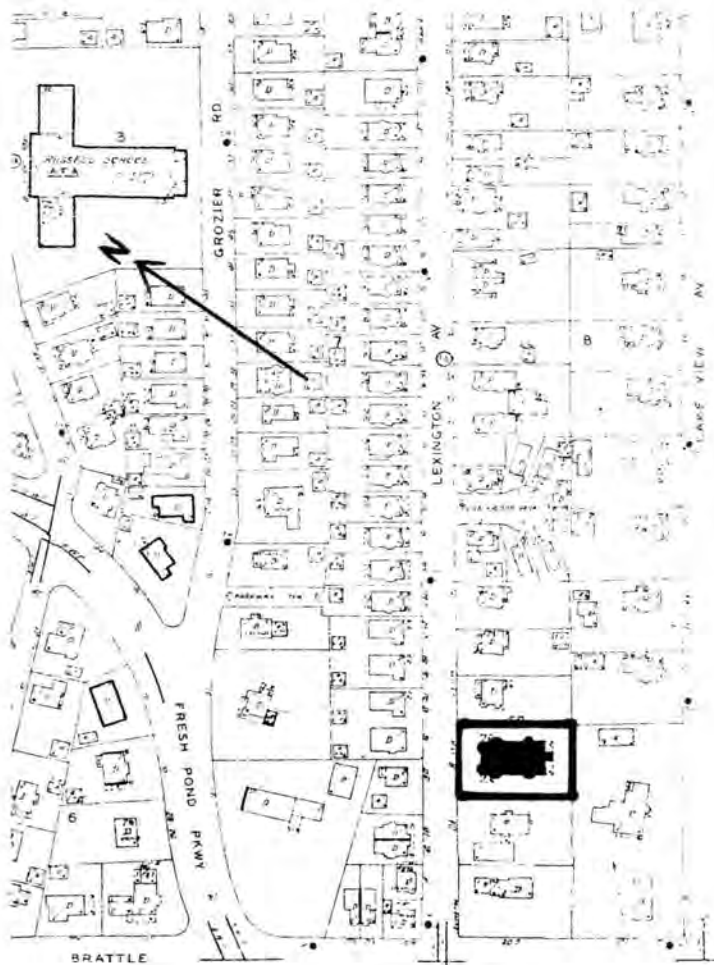
UTM - LEXINGTON

19/323790/4693640

NOV 14 1980

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number 1100-18

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



Assessor # 235-2

7. Original owner (if known) James M. Hilton

Original use residential (apartments)

Subsequent uses (if any) and dates same

8. Themes (check as many as applicable)

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

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

"The Lowell" is an elaborately detailed Colonial Revival three-decker apartment building designed by the local architect, John A. Hasty. Hasty is best known for his imaginative and original use of the vernacular. The Lowell displays an excellent sense of form and proportion as well as an inventive use of detail, including elliptical windows, applied garlands and wreaths, an over-scale swan's neck pediment at the second story level repeated at the roofline, and monumental fluted columns with Scamozzi capitals. Also of note is the side placement of the porches, giving the Lowell a five-bay facade.

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

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Old Cambridge	Form No: OC II.B.26
Property Name: "The Lowell"	

Indicate each item on inventory form which is being continued below.

The three decker style evolved from wood frame tenement houses of the 1860s, of which an early example exists at 223-225 Broadway (1873; see Report Three: Cambridgeport, pp. 41-42). Tenements had a deservedly bad name as being overcrowded and poorly built, but the introduction of the "French flat" brought efforts to make them acceptable to the middle class. Early examples of this development are relatively plentiful in Cambridgeport, which was developing as a lower middle class suburb during this period. The "hotels" of Norfolk and Austin Streets near Central Square were the first examples of this type in Cambridge (Norfolk Street N.R.D.); they were four-deckers executed in an elaborate Eastlake-Queen Anne style in 1886 and 1887. An even more elaborate example of the effort to make three deckers acceptable to the middle class is the Ernst Flentje House at 129 Magazine Street (also nominated to the National Register), built in 1900.

"The Lowell", like the Flentje House, is an example of architectural extremism in search of social acceptability. Located just three doors from "Tory Row" (Brattle Street), it was built at a time when the Brattle Street horse car line seemed about to be converted to electric street cars. Instead, Brattle Street residents, concerned about just such development on what was even then considered to be one of the most historic streets in America, convinced the City Council and the Massachusetts Railroad Commissioners to relocate the car line to Mount Auburn Street and Huron Avenue. If this had not happened, many more real estate ventures like The Lowell would undoubtedly have taken place in the neighborhood. As it was, The Lowell is unique to the Brattle Street neighborhood as multi-family housing, and in Cambridge as representing an extraordinary effort to embellish a middle class housing type. In Report Four: Old Cambridge of the Survey of Architectural History in Cambridge, The Lowell is called "the most extraordinary double four-decker in the entire city".

This building is significant under Criterion A for its role in the development of Cambridge, and under Criterion C as an exceptional example of its type and style.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 14 of 17

Multiple Resource Area
Thematic Group

Name Cambridge Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

131. Conventual Church of St. Mary
and St. John

Substantive Review

✓ Keeper

William H. Brachman 4.13.82

Attest

132. Second Cambridge Savings
Bank Building

Substantive Review

✓ Keeper

Paul H. Doyle 6.30.83

Attest

133. Frost, David, House

Substantive Review

✓ Keeper

Paul H. Doyle 6.30.83

Attest

134. Howe House

Substantive Review

✓ Keeper

Paul H. Doyle 6.30.83

Attest

135. Lowell, The

Substantive Review

✓ Keeper

Paul H. Doyle 6.30.83

Attest

136. Willis, Stillman, House

Substantive Review

✓ Keeper

William H. Brachman 4.13.82

Attest

137. Second Waterhouse House

Substantive Review

✓ Keeper

Paul H. Doyle 6.30.83

Attest

138. Harvard Observatory

Keeper

Carol D. Hull 2-26-87

Attest

Betty L. Sarge 2-26-87

139. Almshouse

Substantive Review

✓ Keeper

William H. Brachman 4.13.82

Attest

140. Lovell Block

✓ Keeper

Paul H. Doyle 6.30.83

Attest

SEARS TOWER -
owner objection
withdrawn
DOE/OWNER OBJECTION

United States Department of the Interior
National Park Service

Substantive Review

The Lowell, (Cambridge MRA)
Middlesex County
MA

Working No. 11.14.80-2862

Fed. Reg. Date: 2-7-84

Date Due: 7/4/83

Action: ☒ ACCEPT 6/30/83

☐ RETURN

☐ REJECT

Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

REVISED STATEMENT IS ACCEPTABLE

Recom./Criteria AH

Reviewer han dnd

Discipline AH

Date 8.30.83

see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

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		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

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
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- _____ context
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- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT 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: 202 272 - 3504

Comments for any item may be continued on an attached sheet



1100-18

NOV 1 1964

0760

Cambridge, MA, Ma

"Lowell", The

33 Lexington Ave.

1100-18

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000275