

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA. 02108

Photo (3x3" or 3x5")
Staple to left side of form

Photo number _____

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

See attached

Form numbers in this area	Area letter
R 1-3	R

Town Brookline MRA

Name of area (if any) Strathmore Road

Historic District

General date or period 1904-1908

Newton Quadrangle

UTM References:

A: 19/323220/4689180

B: 19/323300/4689160

C: 19/323090/4689040

D: 19/323030/4689120

Acreage: approximately 4 acres

Recorded by Carla Benka

Organization Brookline Historical Com.

Date January, 1985

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

Strathmore Road is an L-shaped street which lies directly south of the western portion of Beacon Street. It consists of three apartment blocks and one free standing apartment building, all dating from the early 1900s and all constructed of brick. Two more brick structures abut the east end of Strathmore Road on its northerly side. These are also of similar age and scale and use the same building materials as their neighbors. Consequently they are included in the write-up of this area.

Most of the 3 1/2 story structures were designed in the Federal/Classical Revival style. Architects were Murdock Boyle who designed a number of similar buildings on Upper Beacon Street and James Hutchinson. Classical Revival details to be found in their designs include limestone wedge shaped keystones with slanting edges; modillions, dentils at the roof cornice, pseud-Palladian windows, and round arched doorways embellished with Gibbs motifs. Nine Clinton Path and 3-19 Strathmore Road have virtually identical designs. Forty Strathmore Road and One Clinton Path, on the other hand, have pronounced Romanesque Revival features: rusticated brownstone on the first floor, heavy Romanesque

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific). (continued)

Strathmore Road was laid out on land which had previously belonged to the West End Land Company and was developed during a period marked by a construction boom along the relatively new (1886-7) Beacon Street boulevard and its abutting streets. It was during this time that the full effects of extending the West End Street Railroad line the entire length of Beacon Street were felt.

George Johnston and Charles Newhall were only two of a number of developers from Boston and Brookline who played a critical role in shaping the appearance of Brookline's apartment districts. In the case of 2-24; 3-19; and 21-23 Strathmore Road, the structures were designed to give the appearance of attached single family houses, rather than the multi-family units which were contained within the three and one half story buildings. It should be noted that Charles Newhall owned a sizable amount of land on or abutting Beacon Street during the teens and twenties. He generally operated trusts which he managed with relatives or business associates. In that role he built 1070, 1080, 1090-1120, 1053-7, 1093, and 1180 Beacon Street.

Not surprisingly, given the gradual shift in the make-up of Brookline's population as the town was slowly transformed into a streetcar suburb, the early tenants of Clinton Path and Strathmore Road were middle class professionals: salesmen, food brokers; owners of small businesses in Boston; wholesale clothiers, professors, and journalists. By 1907, two years after it was erected, 2-24 Strathmore Road was rented by thirty-six families; three families per "entrance." Of that number, nineteen had moved to Brookline from outside the town and thirteen of the nineteen came from outside the Boston metropolitan area. All worked in Boston. These figures

BIBLIOGRAPHY and/or REFERENCES

(continued)

Atlases-1900, 1907, 1913
Street lists-1904-1907
Boston Directories-1904-1907
Tax lists-1904-1910
Douglas Shand Tucci, Built in Boston

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Brookline	Area Form R
Property Name Strathmore Road	

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

ARCHITECTURAL SIGNIFICANCE

type arches at the entrances, and in the case of the former, brownstone panels beneath the first floor windows. In the instance of the latter, panel brick details, unusual for a building constructed so late, can be seen on the rounded bay and at the cornice.

All of the structures were erected between 1904 and 1908, and since that time there has been no new construction nor major alterations to the existing front facades of the buildings, with the exception of a "modernized" entrance to one of the attached apartment blocks. The result is a streetscape which remains remarkable unchanged since the early years of the twentieth century. Continuity on scale and setback gives the streetscape visual cohesiveness and a regular rhythm is created by the alternation of flat facades and rounded bays. They resemble a number of apartment blocks on the upper portion of Beacon Street.

The siting of these buildings permits small front yard gardens and ample space for tree planting along the sidewalks. Mature specimens of oak, ash, honey locust, sumac, and maple can all be found here. The style and siting of the houses, the Gothic church on the corner, and of course its name give the street an English flavor. Although the neighborhood is near Beacon Street and the MBTA car barn, over five acres of open space at Waldstein Playground to the south afford the sense and relief of open green space.

HISTORICAL SIGNIFICANCE

reflect the growing role of Brookline as a bedroom community and the critical effect that Boston's development and economic growth had on Brookline. That Johnston was able to sell these properties so soon after their completion is one indication of their soundness as a business investment.

Strathmore Road meets NR criteria A, and C, reflecting the growing role of Brookline as a bedroom community after the extension of the West End Street Railroad line the entire length of Beacon Street, and associated with two of the developers who played a critical role in shaping the appearance of Brookline's apartment districts. The buildings are typical of the type of construction so popular for housing multiple families during this period, and exhibit a great degree of stylistic consistency.

Staple to Inventory form at bottom

STRATHMORE ROAD - AREA R

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>STATUS*</u>	<u>OWNER (Original)</u>
R-3	1 Clinton Path	1903-4	Unknown	C	Charles Newhall et al, trs.
	9 Clinton Path	1904	James Hutchinson	C	George W. Johnston
	2-24 Strathmore Road	1905	Murdock Boyle	C	George W. Johnston
R-1	3-19 Strathmore Road	1904	James Hutchinson	C	George W. Johnston
	21-23 Strathmore Road	1905	James Hutchinson	C	George W. Johnston
R-2	40 Strathmore Road	1908	Murdock Boyle	C	George W. Johnston

* C - Contributing Property

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 9-4-85

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

71. Saint Paul's Church, Chapel,
and Parish HouseEntered in the *for*
National Register Keeper

Attest

Delores Byers 10/17/85

72. Saint Paul's Rectory

Entered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

73. Sargent's Pond

Entered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

74. Second Unitarian Church

Entered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

75. Spurr, Eliphalet, House

Entered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

76. Standish, James H., House

Entered in the
National Register*for* Keeper

Attest

*Delores Byers 10/17/85*77. Strathmore Road Historic
DistrictEntered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

78. Toussaint, Winand, House

Entered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

79. Town Stable

Entered in the
National Register*for* Keeper

Attest

*Delores Byers 10/17/85*80. Tuckerman, William F.,
HouseEntered in the
National Register*for* Keeper

Attest

Delores Byers 10/17/85

85003318

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Strathmore Road Historic District (Brookline

MRA)

Norfolk County

MASSACHUSETTS

SEP 4 1985

Working No. _____

Fed. Reg. Date: 2/3/87

Date Due: 10/3/85 - 10/19/85

Action: ACCEPT 10-17-85

Entered in the _____ RETURN

National Register _____ REJECT

Federal Agency: _____

- ☐ 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	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

- ☐ 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: _____

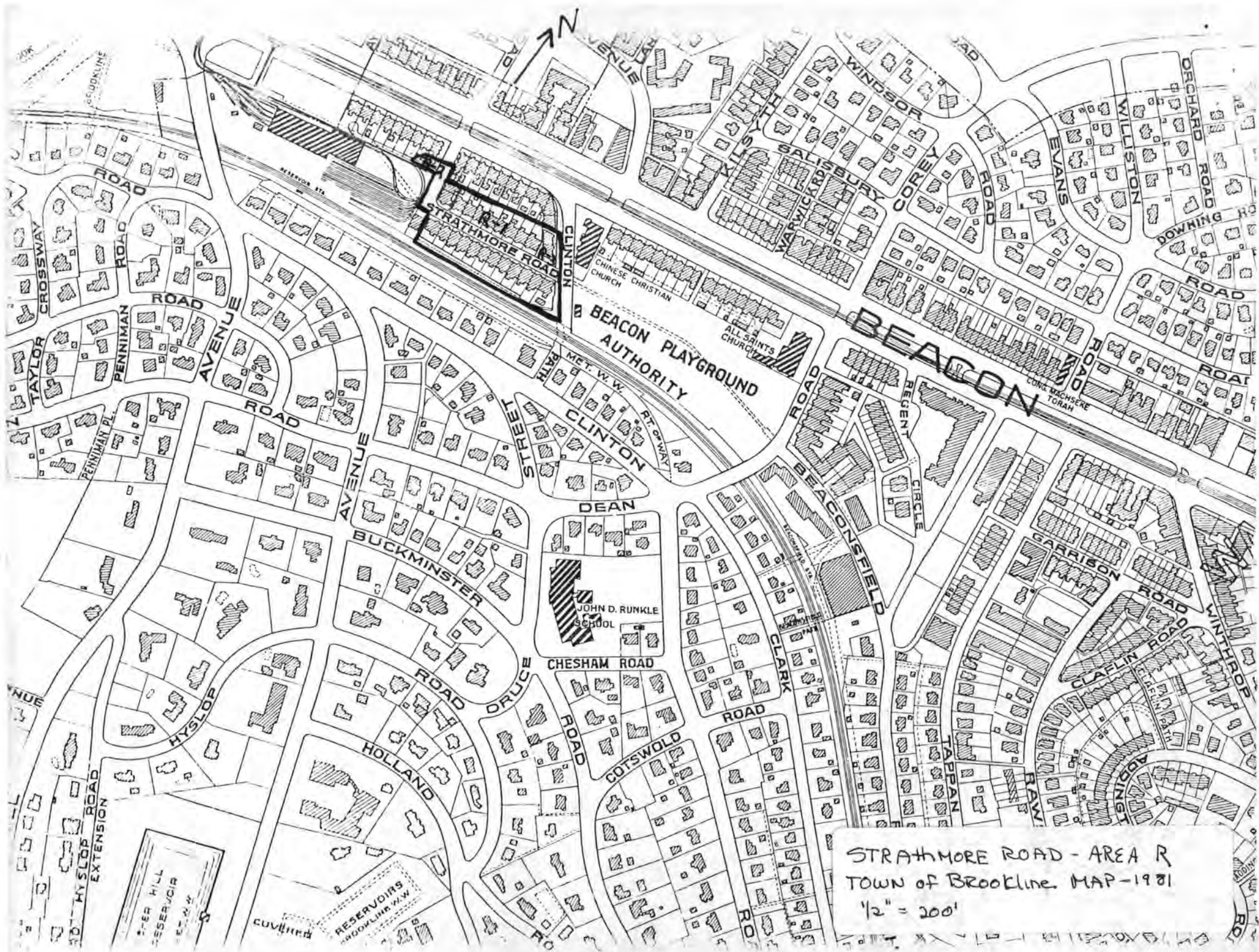




lower Strathmore rd.

Strathmore Road HD
Brookline MRA
Brookline MA





Strathmore Rd #D Brookline SZ
URA

June 17, 1985

RECEIVED

JUL -1 1985

Chor Kwan Leong
Soo Ping Leong
19 Strathmore Road MASS. HIST. COMM.
Brookline, MA 02146

Strathmore Rd + Clinker Path

Ms. Valerie A. Talmage
Executive Director
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

Dear Ms. Talmage:

We are writing in reference to your letter and information concerning the list of our property with the historic commission. This letter certifies that we as owners of said property do object to listing it in accord with the National Historic Preservation Act Amendments of 1980.

Thank you for your consideration.

Sincerely yours,

Chor Kwan Leong

(Mr.) Chor Kwan Leong

Soo Ping Leong

(Mrs.) Soo Ping Leong

*Signed in my presence
June 25, 1985*

Henry G. Pare'

Notary Public

My Comm. expires May 16 1991