

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Area

Form no.

30/141/27

PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

SKETCH MAP

Draw map showing property's
location in relation to nearest
cross streets and other buildings
or geographical features.
Indicate north.

See attached map.

Boston South Quadrangle
UTM Reference: 19/325670/4688720
Map #: 73

Town Brookline MRA

Address 38-40 Webster Place

Historic Name NA House

Use: Original Double house

Present Social services administra-
tion

Ownership: ☐ Private individual
Private organization

The Brookline Friendly Society, Inc.

Public

Original owner George Stoddard

DESCRIPTION:

Date 1855 -56

Source Tax lists, map

Style Greek Revival, Italianate col-
umns on porch

Architect Information not available

Exterior wall fabric Clapboard

Outbuildings None

Major alterations (with dates) 1965 -

Fire escape installed in rear, many
interior alterations.

Moved NO Date _____

Approx. acreage 1/4 acre

Setting Set in the middle of its lot,
well back from the street at the
curve of Webster Place

Recorded by Leslie Larkin

Organization BHC

Date Fall, 1980

30/141/27

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Number 38-40 Webster Place is a two-story double house, six bays wide, with a verandah across the front. The deep eaves, tall first floor windows and sidelights flanking the doors are typical of the Greek Revival style, as are the interior chimneys and the broad porch across the front. The front of the house under the porch is flushboarded, while the rest of the building is finished in narrow clapboards. The verandah supports are in the Italianate manner, sawn rather than turned on a lathe or carved, and are very similar to those at 30-32 Webster Place. (See fig. 182, Old Cambridge, for a very similar, though single, house, with identical porch supports).

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

See 30-32 Webster Place for information on the Street.

According to the tax lists, this house was built in 1855. It is not clear whether the owner then was Bela Stoddard or his son George, as the elder Stoddard had died by 1856, the first year that George Stoddard was taxed for property in Brookline. At any rate, both 30-32 and 38-40 were built for rental properties, this house going to George Stoddard and the other to his brother-in-law, Albert L. Lincoln. The 1861 tax list shows that Stoddard owned a house, formerly his father's and since demolished, on Harvard St. next to Lincoln's house, and this house, although he lived elsewhere, as the Harvard St. house was rented to one of the Seamans family, and this house to a Mrs. Ingersoll. In 1867 Stoddard is listed as residing in Quincy, and Elizabeth Ingersoll still rents this house. Albert L. Lincoln bought 38-40 Webster Place from Stoddard the next year, when one side of the house was rented by a man named Hussey. Lincoln also bought the Harvard St. house from Stoddard, and by 1874 he owned three houses on that street and the two Webster Place houses. Mrs. Ingersoll lived here for many years. In 1919 Lincoln's son owned this house and #3032; tenants here that year were Mr. and Mrs. Joseph W. Homer and Edwin H. Lincoln, probably a relative. In the 1960's this building was bought by the Brookline Friendly Society for use as a family counseling center, and the interior was extensively altered and the left-hand doorway blocked.

38-40 Webster Place is one of the few remaining intact examples of the transitional Greek Revival/Italianate style and meets NR criteria C. The property is also unusual for its double-house plan.

BIBLIOGRAPHY and/or REFERENCES

Old Cambridge, Cambridge Historical Commission, Cambridge, 1973, p. 100
Maps, 1844, 1855
Tax lists, 1851-1868
Atlases, 1874-1919
Directory, 1919

United States Department of the Interior
National Park Service

National 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 Group

Name Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

41. House at
(5 Lincoln Rd.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

42. House at
(12--16 Corey Rd.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

43. House at
(25 Stanton Rd.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

44. House at
(38--40 Webster Pl.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

45. House at
(44 Linden St.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

46. House at
(44 Stanton Rd.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

47. House at
(83 Penniman Pl.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

48. House at
(89 Rawson Rd. &
86 Colburne Crescent)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

49. House at
(105 Marion St.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

50. House at
(155 Reservoir Rd.)

Entered in the
National Register

Keeper

Attest

Delores Byers 10/17/85

85003286

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House (Brookline MRA) (38-40 Webster Pl.)
Norfolk County
MASSACHUSETTS

Working No. SEP 4 1985
Fed. Reg. Date: 2/3/87
Date Due: 10/3/85 - 10/18/85
Action: ☒ ACCEPT 16-17-85
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in 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 ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ 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



38-40 Webster Pl.
Brookline (Ma) MA

NOV 1980

Prestige Prints

by Berkeley

NOV 1980

38-40 WEBSTER ST (30/141-27)
Brookline (Ma) MRA
Town of Brookline Map Jan '81
Scale 1/2" = 200ft.

