

FORM B - BUILDING

Area	Form no. 36 176/7
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

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: 19/325290/4688660
Map #: 15

Town Brookline MRA
Address 35 Davis Avenue
Historic Name Dr. Tappan Eustis Francis
House
Use: Original Residential
Present Same
Ownership: ☒ Private individual
Private organization _____
Public _____
Original owner Dr. Tappan Eustis
Francis

DESCRIPTION:

Date 1878-79
Source Tax list
Style Panel Brick/ Queen Anne
Architect Probably Wm. Ralph Emerson -
see Historical Significance
Exterior wall fabric Brick
Outbuildings Garage
Major alterations (with dates) none
on record
Moved no Date NA
Approx. acreage Less than 1/4 acre
Setting This house is set back about
35' from the sidewalk on a small lot.
The original Francis lot included the
present house lots of #s 21, 23, 25,
31 and 35 Davis Ave.

Recorded by Leslie Larkin
Organization BHC
Date Fall 1980

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

Number 35 Davis Avenue shows the irregular massing, broken roof line and picturesque elements typical of the Queen Anne style. The tall chimneys feature Panel Brick designs, and the slate roof is decorated with bands of imbricated slates. Other elements are string courses and segmental window arches set with angled bricks, tar-dipped bricks, corbeled brick brackets and terra-cotta or carved brick decorations in the gable peaks. The fanciful bracketed construction at the left hand corner with a steep slate roof and a finial once sheltered a wooden bench (see attached drawing) and the Stick Style porch with its intricate balustrade is well preserved.

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

See #25 Davis Avenue for the house Dr. Francis built in 1855.

Dr. Tappan Eustis Francis lived and practiced in Brookline for 59 years, having moved to the town in 1850. He first built #25 Davis Avenue (see form for more information on Dr. Francis). By 1878 the doctor had been in practice in the town for 28 years, and owned, besides the house and barn on Davis Ave., a brick block on Flora St., houses on Walnut and Marion Streets, and various house lots. Obviously he could afford to build a new, more stylish house, and the 1879 tax list shows, for the first time, a new brick house under Francis' name.

There is some question as to the architect of this house. The issue of American Architect and Building News for February 8, 1879 (copy attached) shows a sketch of the house and a complete plan of the first floor with the unedifying notation "Additions to Dr. Francis' House: Brookline: Wm. Ralph Emerson: Architect". Both Vincent Scully and Cynthia Zaitzevsky (see Bibliography) in mentioning this house refer to either remodelling or additions by Emerson, and Scully says, in reference to a house in Milton, "The gables and the partial shingle work were perhaps added to an older structure, like the strange shingled canopy and porch added to the Dr. Francis House at Brookline at this same period". This is an assumption on Scully's part, as the sketch gives no clue as to what the additions were.

There are two reasons to believe that the entire design is by Emerson. One of them is the date of the publication, Feb. 8, 1879, and the fact that the town first taxed Dr. Francis for a "new brick house" that same year. The other is that Francis, as previously stated, owned another house on the same lot (25 Davis Avenue), and that "Dr. Francis' House" in the sketch may refer to that one. While this does not seem likely, # 35 was certainly

BIBLIOGRAPHY and/or REFERENCES

Scully, Vincent, The Shingle Style and The Stick Style, Yale University Press, New Haven, 1971, p. 83,
Tucci, Douglass Shand, Built in Boston
Zaitzevsky, Cynthia, The Architecture of William Ralph Emerson, 1833-1917, Fogg Art Museum, Harvard University, 1969
Atlases, 1874, 1884
Tax lists, 1878-79

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Brookline	36 176/7
Property Name: Dr. T. E. Francis House	

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

HISTORICAL SIGNIFICANCE

designed by a skilled architect, and is a fine example of its type.

Wm. Ralph Emerson was one of the best known Massachusetts architects of his day. Excellent information on his architectural designs and his career can be found in the books listed under Bibliography. Brookline houses designed by Emerson include #s 51 and 65 Upland Road, both built in 1891, and # 300 South Street, now part of a private hospital and considerably altered.

35 Davis Avenue meets NR criteria C, being an early example of the Queen Anne style as interpreted by William Ralph Emerson, one of the best known Massachusetts architects of his day.

Staple to Inventory form at bottom

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

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. Elliot, General Simon,
HouseEntered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

22. Emmett Cottage

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

23. Fernwood

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

24. Fire Station #7

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

25. Fisher Hill Historic District

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/8526. Francis, Dr. Tappan Eustis,
HouseEntered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

27. Fuller, Peter, Building

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

28. Goddard, John, House

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/8529. Graffam Development
Historic DistrictEntered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

30. Green Hill Historic District

Entered in the
National Register

Keeper

Attest

Alonzo Byers 10/17/85

85003267

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETFrancis, Dr. Tappan Eustis, House (Brookline
MRA)
Norfolk County
MASSACHUSETTS

SEP 4 1985

Working No. _____

Fed. Reg. Date: 2/3/87Date Due: 10/3/85 - 10/19/85Action: ☒ ACCEPT 10-17-85

RETURN _____

REJECT _____

Federal Agency: _____

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

Entered in the
National RegisterSubstantive 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: _____

Comments for any item may be continued on an attached sheet



Francis, Dr. Tappan Eustis, House

35 Davis

Brookline (Ma) MRA

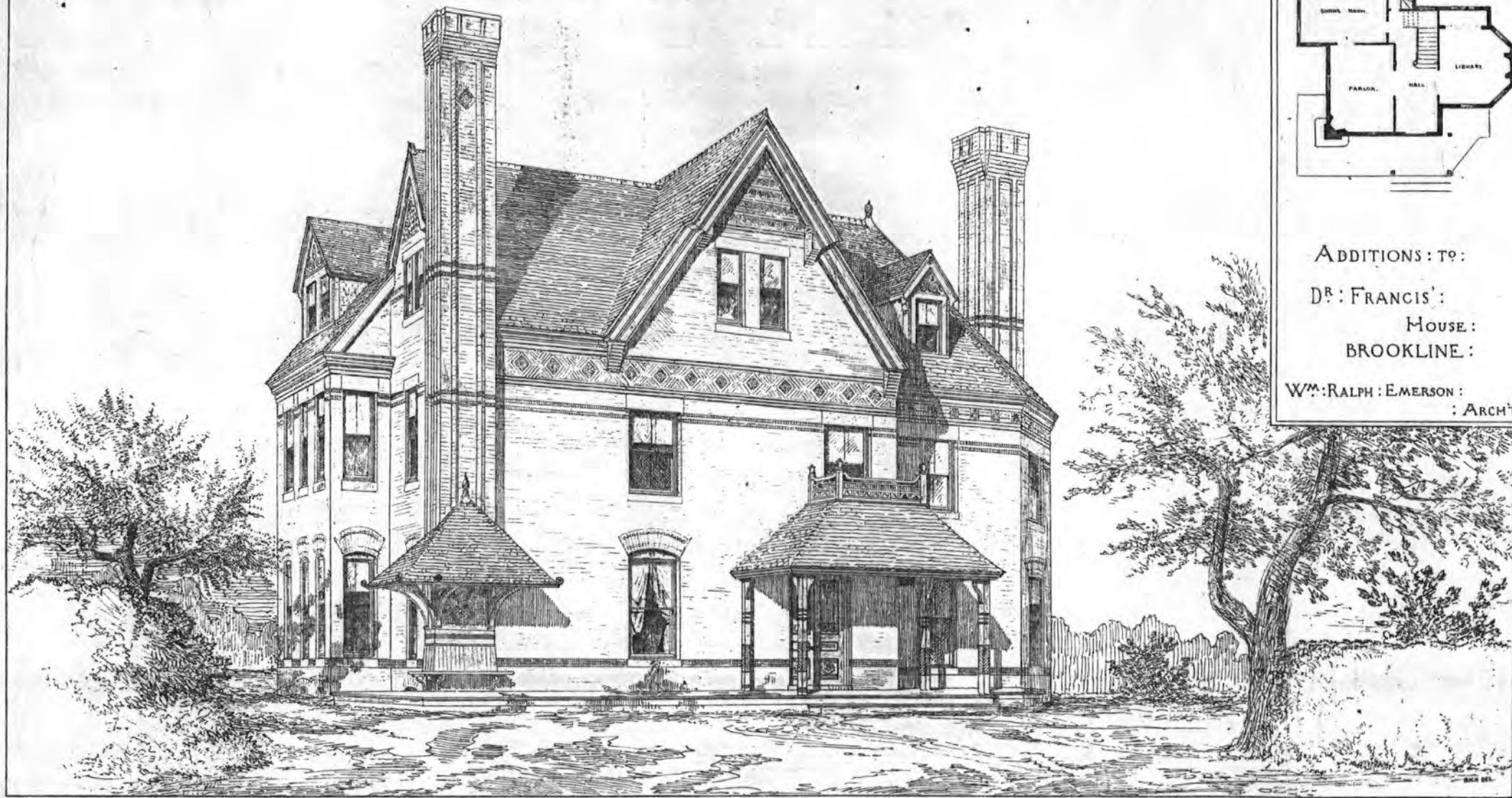
NOV 1980

Prestige Prints

by Barker

NOV 1980

Prestige Prints



ADDITIONS : TO :

DR. FRANCIS :

HOUSE :

BROOKLINE :

WM. RALPH EMERSON :

: ARCHT :

35 Davis Ave. (36/176-7)
Dr. Tappan Eustis Francis House
Brookline (Ma) MRA
Town of Brookline Map Jan 1981
Scale 1/2" = 200ft.

