

NRIND NRMRA 10/17/1985

FORM B - BUILDING

Area <u>W</u>	Form no. <u>30/141/27</u> <u>1752</u>
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street Boston MA 02109



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

Brookline MRA

ss 38-40 Webster Place

ric Name NA

Original Double house

Present Social services administration

ship: ☐ Private individual
Private organization

Brookline Friendly Society, Inc.

Public

Original owner George Stoddard

DESCRIPTION:

Date 1855 -56

Source Tax lists, map

Style Greek Revival, Italianate columns 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



38-40 WEBSTER ST (30/14-27)
Brookline (Ma) MRA
Town of Brookline Map Jan '81
Scale 1/2" = 200ft.

