

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 _____

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

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

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: Brookline	Form No: 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 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

21. Elliot, General Simon,
House

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

22. Emmett Cottage

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

23. Fernwood

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

24. Fire Station #7

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

25. Fisher Hill Historic District

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

26. Francis, Dr. Tappan Eustis,
House

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

27. Fuller, Peter, Building

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

28. Goddard, John, House

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

29. Graffam Development
Historic District

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

30. Green Hill Historic District

Entered in the
National Register

Keeper

Alonzo Byers 10/17/85

Attest

85003267

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Francis, Dr. Tappan Eustis, House (Brookline
MRA)
Norfolk County
MASSACHUSETTS

SEP 4 1985

Working No. _____

Fed. Reg. Date: 2/3/87

Date Due: 10/3/85 - 11/19/85

Action: ACCEPT 10-17-85

RETURN _____

REJECT _____

Federal Agency: _____

Entered in use
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

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	Check one	Check one
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> altered	<input type="checkbox"/> 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: _____



Francis, Dr. Tappan Eustis, House

35 Davis

Brookline (Ma) MA

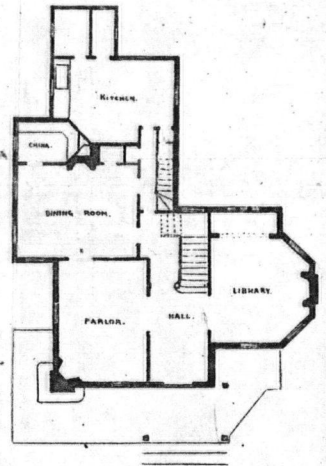
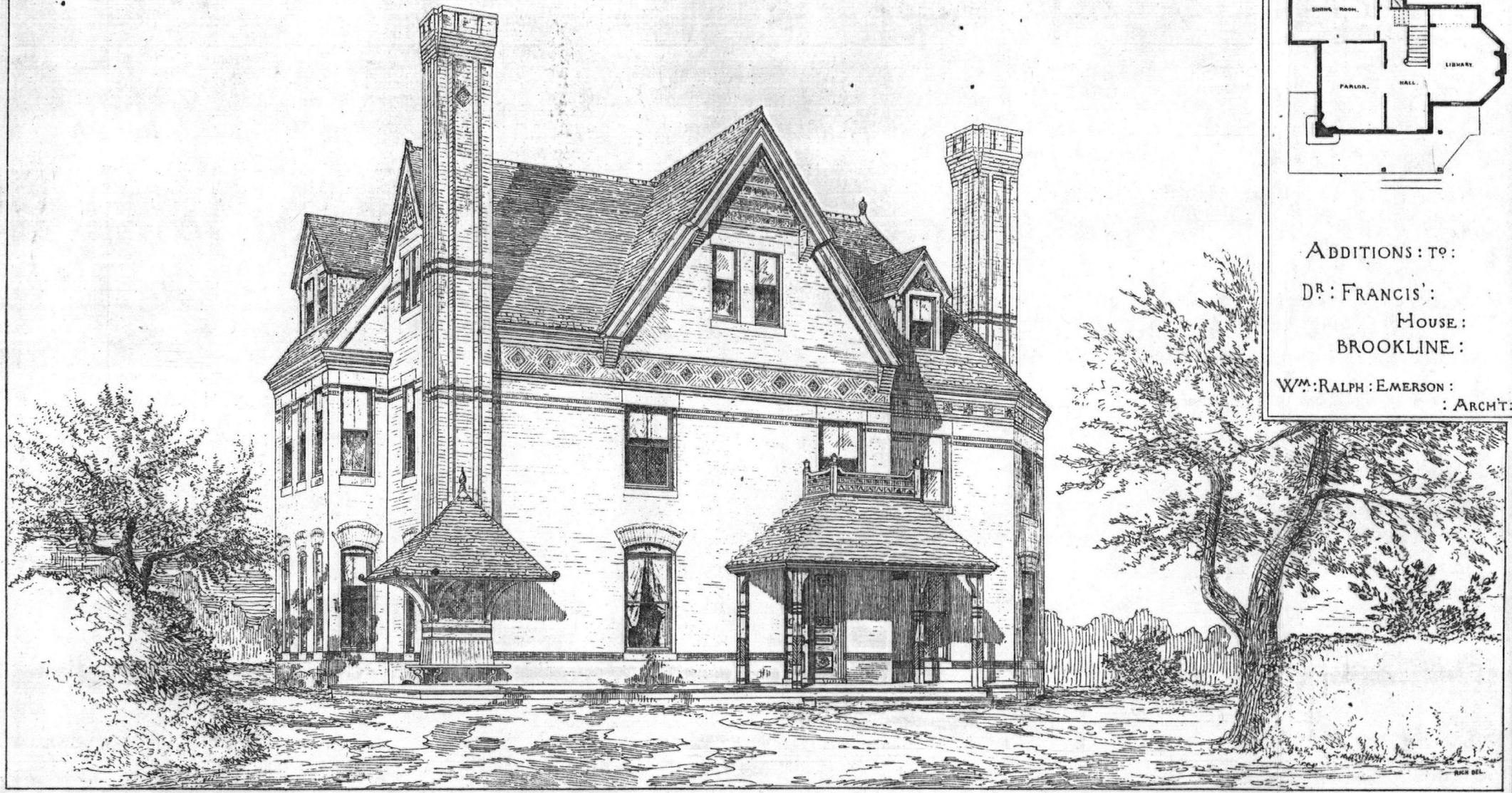
NOV 1980

Prestige Prints

by Berkey

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.

