

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO.
	72/314-11

PHOTO: (3x3" or 3x5", black & white)
staple to left side of form

Photo number _____

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.

See attached map.

Boston South Quadrangle
UTM Reference: 19/325420/4688440
Map #: 75

Recorded by Carla Benka

Organization Brookline Historical Com.

Date April 1985

Town Brookline MRA

Address 72 Walnut Street

Historic Name Hotel Kempsford

Use: Present apartment house

Original apartment hotel

DESCRIPTION:

Date 1875

Source American Architect and Building News

Style Victorian Gothic

Architect Obed F. Smith

Exterior wall fabric brick and sandstone

Outbuildings 1928-2 car garage

Major alterations (with dates) _____

1975-modernize apartments

Moved no Date _____

Approx. acreage 4514 Sq.ft.

Setting At the foot of High Street Hill

in residential neighborhood of mostly

two family and multi-family houses with

little setback from sidewalk.

(Staple additional sheets here)

**ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and
evaluate in terms of other buildings within the community.)**

Built to complement the brick and sandstone building on the corner, immediately abutting this structure, the "Hotel Kempsford" was designed in an almost identical architectural style and quite similar to 7-9 Harvard Square which dates from 1876. Many architectural details give this building a highly distinctive appearance, including the brick patterns on the upper floor, stone banding, and stone brackets.

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

Eben Wright, who built this apartment houses, also built the Hotel Adelaide at the corner. Both were designed by Obed Smith who lived in Brookline and designed a number of single family houses in various neighborhoods of the town. Wright, however, lived in Nahant and rented units in this building to people who worked in Brookline and those who worked in Boston and could commute via the nearby railroad with a station in Brookline Village, just across Boylston Street. John Koch of the American Screen Company (see form for 302 Washington Street), lived here.

In a letter to the American Architect and Building News of 1884, Obed F. Smith describes the room arrangement in the units as having the parlor, dining room, etc. on one floor and the chambers and bedrooms on the floor above with the two floors connected by a private staircase. Smith indicates that his design may have been one of the earlier ones of this type to be conceived.

72 Walnut Street meets NR criteria C, being a very early, if not first, example of the duplex concept in apartment house architecture and a fine and unusual example of Victorian Gothic commercial architecture in Brookline.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

- Atlas-1874, 1884
- Tax lsit-1874-76
- American Architect and Building News-V.16, Nov. 29, 1884, p.261

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 9/14/85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

51. House ^{cut}
(156 Mason Terr.)

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

52. Houses ^{at}
(76--96 Harvard Ave.)

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

53. Hotel Adelaide

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

54. Hotel Kempford

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

55. Jackson, Thaddeus, House

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

56. Kilsyth Terrace

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

57. Linden Park

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

58. Linden Square

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

59. Lynch--O'Gorman House

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

60. Milestone
(Harvard St.)

Entered in the
National Register

f Keeper

Delores Byers 10/17/85

Attest

85003277

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hotel Kempsford (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
 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	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		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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: _____



72 Walnut

Brookline (Ma) MA

Hotel Kempford

DEC 1962

72 WALNUT ST. (72/314-11)
"Hotel Kempford"
Brookline (Ma) MRA
Town of Brookline Map Jan 1981
Scale 1/2" = 200ft.

