

# Brookline Preservation Commission

## Demolition Application Report

Address: 30 Beals Street

Applicant: Hemant Bhide

Building Type: House

National Register Listing (if Applicable): N/A



### Historical/Architectural Significance:

Not long after Beals Street was laid out, 30 Beals Street was constructed as a single family dwelling in 1898 for \$6000. The building was designed by John J Cunningham, and its first owner was Almira Hill. Cunningham had an office on Peal Street in Boston, and also designed nearby 49 Beals and 120-22 Stedman Street around the same time as 30 Beals Street. For the first two decades the structure changed ownership quite frequently, until being purchased by Pearl and Saul Landers in 1919. Saul Landers, a professional in the restaurant industry, and his wife Pearl, emigrated from Russia in 1901. The Landers lived in the house for forty years with their four children as well as boarders. The family began renting out rooms in the house in 1920, and in 1946 legally converted the structure into a two family dwelling.

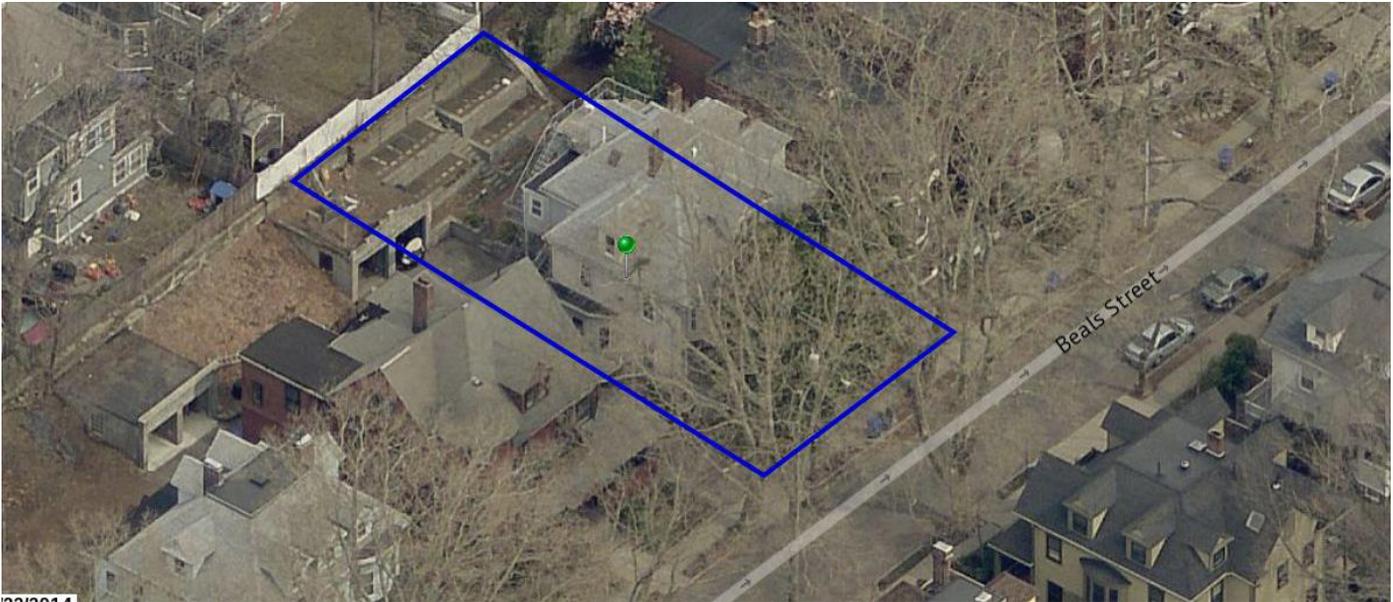
As is characteristic for this end of Beals Street, which was developed first, the 2 ½ story Colonial Revival wood framed dwelling features an asphalt hip roof with projecting dormers on all elevations and a full width covered front porch and center entry stairs. First floor bays on either side elevation, as well as the projecting front entrance, date to the construction of the dwelling and are seen on the 1900 Bromley Atlas. Decorative brackets and dentil courses have been retained. The structure has endured a number of interior and exterior changes since its construction, with many specifically in the rear. In 1940 the Landers enclosed an open portion in the rear, and at an unknown date, a two story addition with a flat roof was constructed; a rear fire escape was erected in 1978. Additionally, the house was covered with asbestos shingles in 1953, elements of the front porch were replaced in the early 1990s and the windows were replaced in 2003.

Most recently, the current owner obtained a building permit for interior and exterior work including the removal of the asbestos siding, window and door replacements, and the removal of the rear roof deck and stairs. As the scope of work for this phase of the project did not trigger demolition per the Demolition Bylaw for properties not listed on or deemed eligible for listing on the National Register of Historic Places, staff signed off and that work is currently ongoing. A second phase of the project has not yet been permitted as it triggered demolition and an application to the Preservation Commission.

The house at 30 Beals Street meets the following criteria for an initial determination of significance:

c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and

d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.



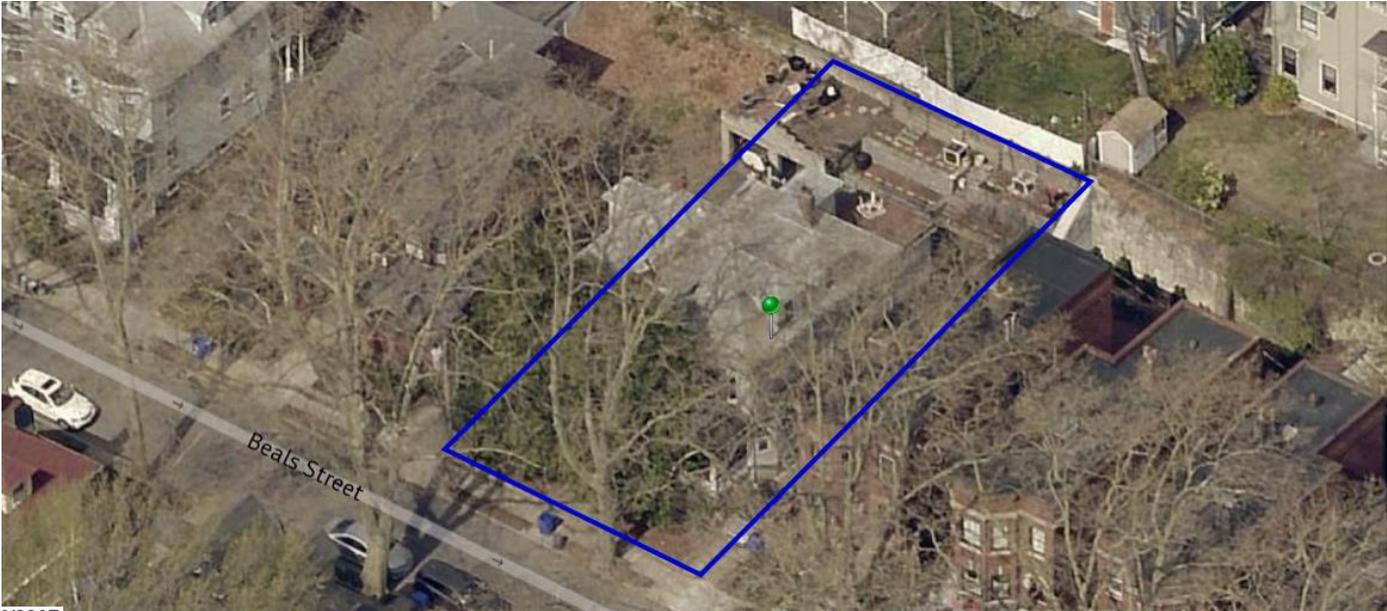
Aerial view of 30 Beals Street looking north.



Aerial view of 30 Beals Street, looking east.



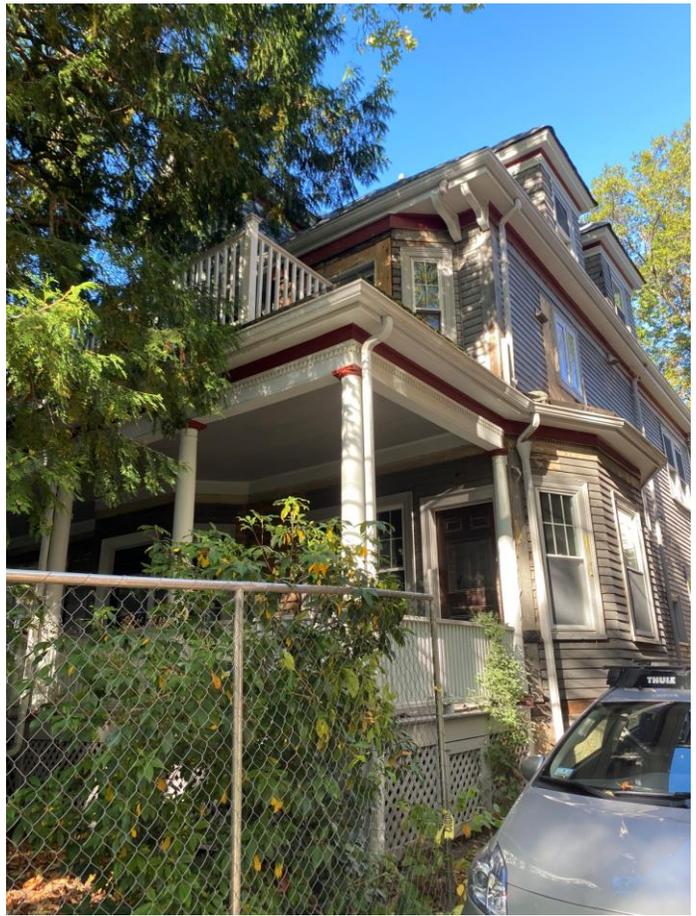
Aerial view 30 Beals Street, looking south.



Aerial view of 30 Beals Street, looking west



Photograph of the front and right side elevation prior to any current work



Current photographs of the front and right side elevation after the permitted removal of the asbestos shingle siding



Current photograph of the front entry



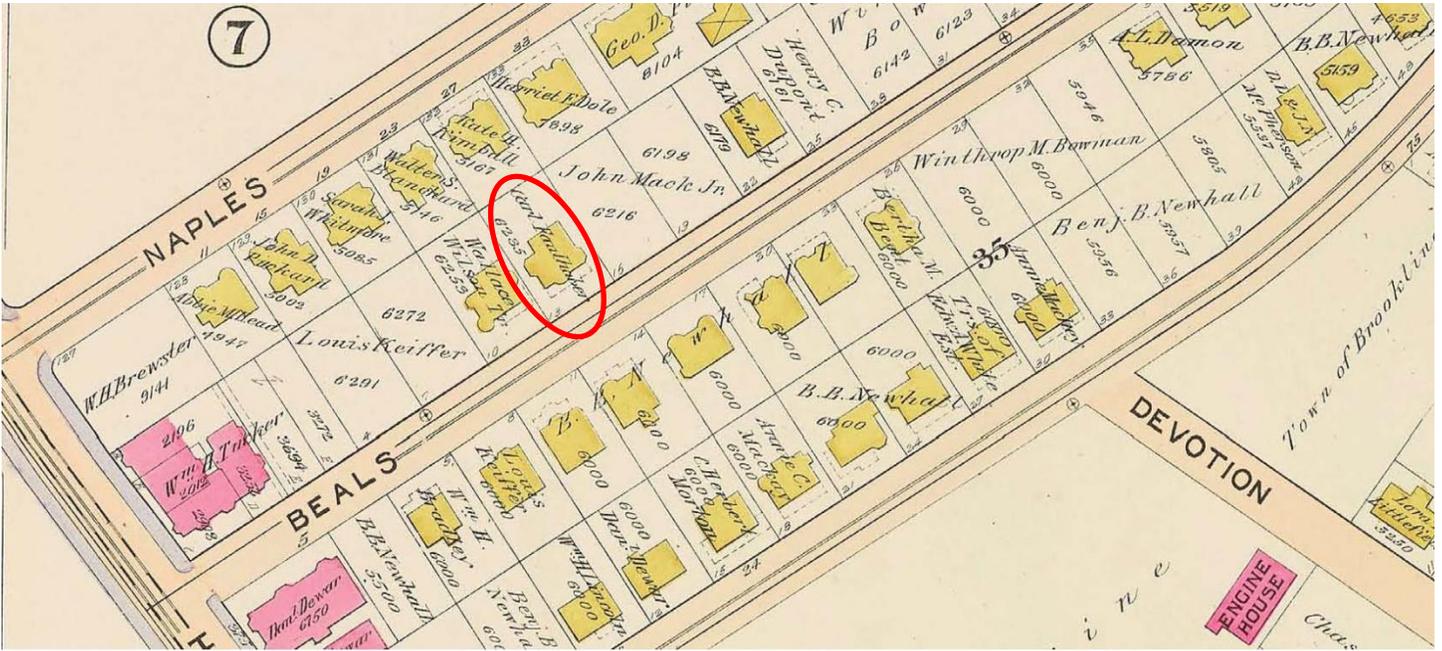
Photographs of the rear and left side elevations prior to any permitted work



Current photograph of the left side elevation



1893 Bromley Atlas (for context the property owned by James H. Beals is now Beals Street and half of Naples Street in this view)



1900 Bromley Atlas with 30 Beals Street circled in red