

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

117 48, 117 48-1			DAR 732- DAR.734
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Photograph



Town: Dartmouth

Place: (*neighborhood or village*)
Padanaram

Address: 425 Elm Street

Historic Name: Lawton Hotel

Uses: Present: Residential Condominiums

Original: Boarding House & Inn

Date of Construction: c1892

Source: Local History

Style/Form: Queen Anne

Architect/Builder:

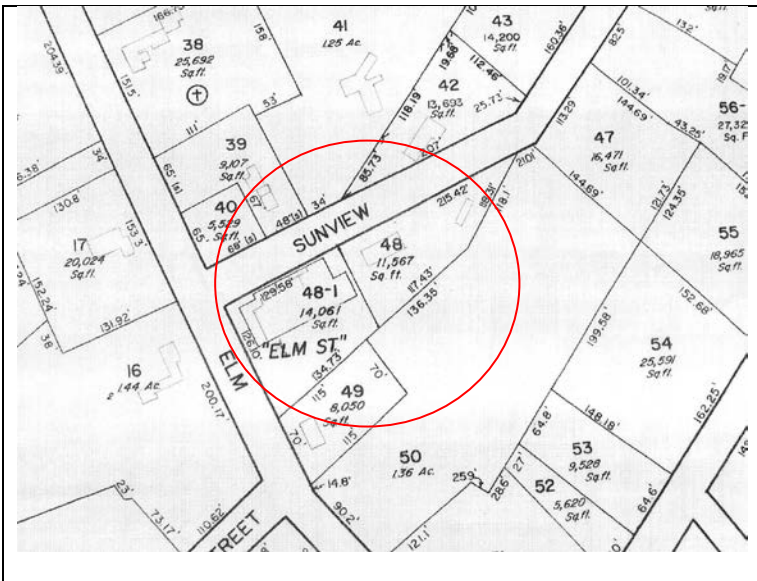
Exterior Material:

Foundation: Granite & Concrete

Wall/Trim: Clapboard

Roof: Asphalt Shingles

Topographic or Assessor's Map



Outbuildings/Secondary Structures:

Former Carriage Barn/Stable (c1900) DAR.733

Garage (early 20th century) DAR.734

Major Alterations (*with dates*):

Hotel converted to apts (1920s)

Barn converted to apts (1930s)

Condominiums (1997-1999)

Condition: Good

Moved: no |X| | **yes** | | **Date** _____

Acreage: +/- 2.0 Acres

Setting: Located at the corner of Elm Street and Sunrise Terrace. The dense residential area is part of the village of Padanaram.

Recorded by: Julie Larry

Organization: ttl-architects, llc

Date (*month / year*): July 2011

INVENTORY FORM B CONTINUATION SHEET

DARTMOUTH 425 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION
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Area(s) Form No.

	DAR.732 - DAR.734
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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The large building at 425 Elm Street (DAR.732) has been altered by a conversion to condominiums. There are two additional buildings associated with the property: a six-bay garage and a two-story apartment building to the rear (east). The main building is located at the corner of Elm Street and Sunview Terrace. An iron fence demarcates the front (west) side of the property from the sidewalk. The decorative iron fence rests on a granite base and features granite posts at the entrance gate and corners.

The main building (DAR.163) consists of a Queen Anne five by one bay two-and-a-half story dwelling and a large L-shaped three story addition. The Queen Anne portion of the building retains many character defining features despite the building reuse and the installation of replacement windows. Character defining materials includes the half timbered gable dormer detailing, the brackets accentuating the overhangs in the dormers and bays, delicate spindle work porch posts, the projecting bay, the slight overhang of the second floor, and the pyramidal roof. The dwelling rests on a granite foundation. The walls are clad in wood clapboards and the visible portions of the roof are sheathed in asphalt shingles. Five dormers are located on the pyramidal roof, including three on the front (west) façade and one each on the north and south sides.

The large rear addition rests on a concrete foundation. The walls are clad in wood shingles and clapboards. The wood shingling includes decorative shingles in a diagonal pattern. The modern mansard roof is clad in asphalt shingles. The rear features bands of windows, balconies, a cupola, and rooftop deck. The addition rests on a concrete foundation.

The associated garage (DAR.734) to the east of the main building terminates in a shed roof with a shallow pitch. The walls are clad in wood clapboards. The rectangular plan building rests on a concrete foundation. The six doors in each bay are multi-paneled overhead doors. Each door has two glass panels.

The apartment house (DAR.733) at 8 Sunview Terrace is located between the garage and main building. It faces north and is set back from Sunview Terrace approximately fifteen feet. The five by two bay building rests on a concrete foundation and terminates in a side gable roof sheathed in asphalt shingles. The walls are clad in vinyl siding. The centrally located entrance is demarcated by a projecting gable front addition. A narrow interior brick chimney projects from the ridge of the roof. Fenestration includes bands of 6/6 sash windows, 8/8 sash windows, and small rectangular multi-sash windows.

This rather large multi-unit apartment building [at 425 Elm Street] makes use of several Victorian era stylistic motifs. The Mansard roof and dormers borrow from Second Empire style. Scalloped shingles at dormers and skirt-like façade at second story level are Queen Ann features. The sunburst effect at dormer pediment is a stick style motif. Foundation is granite, and original stone and iron fence is still in place. (Ken Weinstein, Dartmouth Historical Commission, 1983)

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Elm Street is a major travel corridor into the village of Padanaram. It was laid accepted by the town as a street in 1804, although it likely existed prior to that date. The perpendicular road to the north of the building, Sunview Terrace was laid out as a road 1950-1963. It previously would have been used as a driveway to the hotels barn, and later the garage.

The hotel is also referred to as the Lawton Inn or Lawton House. (Ken Weinstein, Dartmouth Historical Commission, 1983) The former hotel was first converted into apartments, as was the carriage barn/stable (8 Sunview Terrace) to the rear (east) of the

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hotel. An 1895 map of South Dartmouth shows the Lawton Hotel but no barn or accessory building on the lot. The carriage barn was likely built c1900. The six car garage to the east of the barn was probably built in the early to mid 20th century.

Late 20th Century owners include: John & Marie DeMello and Joseph & Mary Medeiros (1962); George & Clementina Ponte (1962-1986); Herbert C & Dorothy Paiva (1986-1994); Herbert C Paiva (1994-1996); James Paiva and Claudia Donaghy (1996).

BIBLIOGRAPHY and/or REFERENCES

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USGS MAPS 1893, 1935, 1941. [UNH]

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Weinstein, Ken. *Massachusetts Historical Commission Inventory Form*. Dartmouth, MA: Dartmouth Historical Commission, July 1983.



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