

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Beacon Hill Historic District

AND/OR COMMON
Beacon Hill

#101 Arch Street

2 LOCATION

STREET & NUMBER

CITY, TOWN
Boston

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT
8th

STATE
Massachusetts

VICINITY OF

CODE
25

COUNTY
Suffolk

CODE
025

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
multiple, adm. by Beacon Hill Architectural Commission

STREET & NUMBER

CITY, TOWN
Boston

VICINITY OF

STATE
Massachusetts

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Registry of Deeds - Suffolk County

STREET & NUMBER

Somerset Street

CITY, TOWN
Boston

STATE
Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
check individual properties

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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

Despite the late 18th century flavor of Beacon Hill, with the exception of the State House, no building dates from that century. The first period of activity began with the election of Jefferson and ended with the War of 1812. Bulfinch is the central figure in this period.

Hale's Property Map of 1814 illustrates the situation. The original concept had been confused by the influx of row houses. Along with the freestanding buildings there are strips of row houses along Mount Vernon, Walnut, Chestnut, and Beacon Streets. The variety and types of houses are greater from this time than later periods.

The first and most obvious are the single mansion houses on Mt. Vernon, Chestnut and Beacon Streets. Only two of these, 85 Mt. Vernon and 45 Beacon Street, survive intact. They are both by Bulfinch and are superb examples of the kind of house the Proprietors originally envisaged for the whole district. While there is nothing "rural" about either one, they are conceived as free-standing entities and required open space on either side to achieve their full effect. They are of particular interest for our purposes, for they employ the bow front in what is essentially a row house, for the first time on the Hill. This form, which remains of minor importance during the 1820's, will emerge suddenly as an important motif in the early thirties.

Next there is the architect-designed town or row house and in this category Bulfinch once again established the model with two groups--the block on the north side of Mt. Vernon above Walnut and the three Swan houses, 13-17 Chestnut Street. Of the former group only 55 and parts of 57 and 53 remain. Number 55, the end of a block, was oriented toward a side yard as were 49 and 57. (This is a novel treatment also found in some single houses of the period--25 Joy Street, 29A Chestnut and several houses on upper Pinckney.) Both rows exhibit the familiar Bulfinch vocabulary here applied to a design which presumably could be repeated over and over, side by side. Though not as fine, they are close in style to his famed design for the long-destroyed I-4 Park Street. The Chestnut Street row suffers from an irregularity in the placement of the doors, unless a fourth house was projected to the east.

Upper Pinckney Street presents a case by itself. Its proximity to the even more rapidly developing community to the north really made it a part of that development, and with the exception of a pair of houses at 47 and 49, there was little here of any architectural pretention. Buildings hatched diagonally on Hale's Property Map are of wooden construction, and vestiges of several of these remain today. Since most of the North Slope was built over with tenements in the later 19th century, it is fortunate to have this one remnant still revealing the pleasantly haphazard character the whole district must have had.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Beacon Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

Secondly, there is a group of pairs of houses which were treated as single compositions, thereby gaining symmetry and monumentality. This treatment (which remains current in the later periods), may be regarded in this case as a sort of compromise between the free single, and the row house types. Some had side yards, while others were joined to their immediate neighbors in a row. Of these several remain--6 and 8 Chestnut, 54 and 55 Beacon, 87 and 89 Mt. Vernon, and on a lesser scale, 47 and 49 Pinckney, 21 and 23 Joy Street and 8 and 10 Joy Street (the latter two pairs in a much altered condition). Eighty-seven Mt. Vernon and its now missing twin 89, again by Bulfinch, in their original form presented an imposing facade eight bays wide to the street. The recessed arches and the small windows of the ground floor, the very tall windows of the second floor, and their diminution in the upper floors, as well as the refined details are all highly typical of the ruling style he set for the period.

Fifty-four and 55 Beacon are perhaps the best-known examples of the double type. The attenuated Adamesque forms of the pair mark them as distinctively Late Colonial, but they have a personal flavor which is quite unique.

Some generalizations concerning the style can be formulated. The prevailing height with few exceptions is four stories, the top floor generally being quite low with "one over one" windows. In almost all of the larger houses the basement or ground floor is separated from the upper part of the building by a band of brick or stone, and frequently recessed arches frame the windows below the band. The Adamesque-Late Colonial decorative details--porticos, pilasters, cornices, and so forth are usually of wood, though a form of brownstone or granite is occasionally used for window lintels and brick cornices with a dentil motif are sometimes substituted for wooden ones. The front doorways, at least in the surviving examples, were predominately flat-headed rather than round, one notable exception being the fine pair of arched doorways at 54 and 55 Beacon. Lintels were in the form of a flat arch, often having a single or double keystone with voussoirs scored on the surface. The brickwork of the facades was almost universally of rough reddish-orange brick laid in a Flemish bond resulting in a pleasing textural quality notably lacking in later periods.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Beacon Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

By 1819 the difficulties caused by the War of 1812 began to lessen and building again began. The main area of activity was now the southwestern portion, Lower Chestnut and Beacon Streets, the south end of West Cedar, and Acorn Streets. The style of ornamentation was an adaptation of late Colonial or Georgian as modified by the current classical or Greek Revival interest. The Flemish bond of the earlier period disappeared almost entirely in favor of a somewhat darker, though still slightly rough brick, laid in regular courses with narrower joints. Wooden external decorative details tend to disappear. The elaborately carved wooden cornice is almost universally replaced by a slightly projecting brick cornice with a dentil motif formed by alternately projecting "headers." The light projecting portico gives way most frequently to recessed entries framed with an arch. When columns are used at an entrance they are often of stone as at 33-34 Beacon--and usually of more classical proportions. On the whole, granite was used more than before or later, this tendency culminating in 1829 in the extremely handsome row at 70-76 Beacon. Though their all-granite facades are obviously exceptional, these relatively small houses, in their distinction, balance and restraint, serve as an epitome of the achievement of the 20's.

After the financial panic of 1829, building did not resume until the early 30's, and the style had changed in several important respects. First the bowed front facade, heretofore largely confined to Beacon Street, and there in symmetrical compositions with the doors placed together, was now widely adopted for row houses. Secondly, the decorative details turned rather abruptly from the modified Late Colonial to the new repertory of Greek-inspired motifs which Asher Benjamin presented in his books from the late 20's onward.

The center of activity moved to Louisburg Square and lower Pinckney Street which, though planned in the 20's did not begin to develop until 1834. There was also much building near the State House on the old Hancock and Joy property, just recently opened for development. And a last vestige of the Proprietors' original scheme, several large vacant mansion house lots on Mt. Vernon, was soon covered over.

The basic trends of the decade will have emerged from the above discussion--the new importance of the bowed front, the impact of the Greek Revival, and the trend toward larger houses. One significant innovation remains to be mentioned--the introduction during the decade, of deep-red, smooth-surface pressed brick for the facing of the facades. This was laid with very fine joints of dark mortar, the result being an extremely precise and almost textureless plane.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Beacon Hill Historic District

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

During the decade of the 40's, the last remaining lots were developed. Many of the buildings from this period are indistinguishable from those of the preceding decade. A few minor distinctions emerge such as a continued emphasis on height. The increased value of land also caused the division of land into narrower lots.

The houses of the 40's are the final product of the continually developing style begun in 1800. At the end of the decade a gradual change appears, denying the traditions of the first half of the century based on the revival of styles and grouped together under the general term of Victorian. The large brownstone houses at 70 and 72 Mt. Vernon, designed by Richard Upjohn in 1847 are an example of the blending of revival styles.

Beacon Hill remains today a cohesive architectural unit, predominately residential and only slightly intruded upon by the commercial activity of Charles Street.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1795

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Boston's Beacon Hill Historic District, laid out and developed in 1795-1808 with architectural standards established by the noted architect Charles Bulfinch, is one of the finest and least-altered examples of a large Early Republican or Federal Period urban area in the United States. Still nearly 90% residential in character, Beacon Hill's hundreds of Adamesque-Federal style three-and-four-story brick row houses are little-altered on the exterior and there are very few intrusions.

The famous people who lived on Beacon Hill are numerous. Among the more outstanding were William Dean Howell, Louisa May and her father Bronson Alcott, William Prescott, John S. Copley, Louise Imogen Guiney, Francis Parkman, Alice Brown, and Ellery Sedgwick. Jenny Lind, the Swedish Nightengale, was married in this section and the weddings of Henry Wadsworth Longfellow were also performed in a home on Beacon Hill.

History

In 1790 Boston's Beacon Hill was a steep and rugged eminence about twice the present height and still a wilderness of rocks and brambles. In 1791 Dr. John Joy commissioned the Boston architect Charles Bulfinch to design a house in the pasture land, which turned out to be the first of a succession of celebrated Beacon Hill houses. In 1795 Boston purchased "Hancock's pastures" as the site of the projected new State capitol. Built in 1795-97, designed by Bulfinch, and located north of the Boston Common on the slope of Beacon Hill, the new Massachusetts State House led to the residential development of the Beacon Hill slopes west to the State capitol.

In 1795 the Mount Vernon Proprietors, a group of aristocratic Bostonian real-estate speculators, acquired this pasture land to the west of the State House and used a grid pattern to lay out a street system for their project. The two plans surviving from these years show that the Proprietors' original conception of the development was far different from the form it later took, for both propose relatively wide lots, obviously intended for freestanding houses with side yards. Charles Bulfinch's scheme provided for an extremely large open square, reflecting the kind of city-planning he had admired during his travels in England. It is interesting that the idea of the creation of Charles Street must have existed this early, for the seven lots in the lower portion of the plan are oriented in that direction.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Beacon Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

According to a private agreement, each of the proprietors was to build himself a mansion along the highest ridge (Mount Vernon Street) of Beacon Hill, thus setting a standard for the subsequent architectural development of the project, which was to consist of large detached houses set in spacious gardens. Bulfinch, one of the original proprietors, also served as architect for the project. As it turned out, of the proprietors, only Harrison Gray Otis, Jonathan Mason, and Bulfinch fulfilled their mansion obligation. In 1800-02 Bulfinch designed and built large houses for Mason (now demolished) and the house at 85 Mount Vernon Street for Otis. In 1804-06 he also erected a large double house at 87-89 Mount Vernon Street for himself as his part of the agreement. The original architectural standards, however, were broken in 1803-04 when two other owners built a total of nine row houses, also designed by Bulfinch, at 43-49 and 51-57 Mount Vernon Street. Set nearly flush with the sidewalk and erected for speculative purposes, these tall brick row houses served as the prototype of the type of structure that was actually to dominate the future development of Beacon Hill.

The next major piece of planning was an obvious one and came in 1809. George (West Cedar) Street, a part of the old North Slope village, was extended to Chestnut Street and the made land between it and the new Charles Street was subdivided. It is surprising to find the old concept of wide lots still applied at this date despite the actual building which had intervened.

The final phases of the development of the plan came in the 1820's, when the clearly urban character of the area had been established. The row or town house with no possible provision for adjoining stables was now accepted as the ruling form, and the most successful plans to date were evolved for the as yet undivided areas. In 1822 Spruce Street, which gives the middle of Chestnut Street access to the Common--and which had in fact existed for some time--was officially recognized. The next year, 1823, a particularly clever solution was devised for the hitherto empty western end of the block bounded by Chestnut, Mt. Vernon, Walnut and West Cedar Streets. Willow and Acorn Streets were created and the division of the lots on them provided for fairly large houses on Mt. Vernon Street, medium-sized ones on Chestnut and quite small ones on Acorn Street.

The next and final piece of planning completed the Hill as we know it, the creation of the Louisburg Square area. During the course of the years, Pinckney Street was automatically extended straight down to the river, and had been connected to the North Slope by two streets running north and south

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Beacon Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

between Anderson and West Cedar Streets. The western end of the block formed by Pinckney, Mt. Vernon, Joy and West Cedar Streets was also still vacant, and in 1826 the Proprietors decided to develop it. The plan was drawn by a surveyor, S. P. Fuller. It is unlikely that the conception was entirely his. He was no doubt working under the direction of the Proprietors, who may have solicited advice from one of the local architects. Bulfinch was in Washington at this point, and since he makes no reference to it in the testimony cited above, his name must be ruled out as a direct participant in the planning. Nonetheless, the original idea of an open square on the Hill was his, and his Franklin Place building provided a concrete example, so he is at least its indirect ancestor.

Though Louisburg Square was not yet built up, its plan may be considered the immediate parent of the now virtually destroyed and little mentioned, but extremely handsome Pemberton Square of 1835. And from this it is not far to the notably enlightened planning of the South End in 1850. Thus we have seen in 30 years a complete revolution in the concept of what the Hill was to be-- from a spacious semisuburban affair to a completely urban district. The Louisburg Square project actually created more house lots than the entire Bulfinch plan would have provided.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- John Burchard and Albert Bush-Brown, The Architecture of American, A Social and Cultural History (Boston and Toronto, 1961).
 Walter H. Kilham, Boston After Bulfinch, An Account of Its Architecture, 1800-1900 (Cambridge, 1948).
 Harold Kirker, The Architecture of Charles Bulfinch (Cambridge, 1969).
 Charles A. Place, Charles Bulfinch, Architect and Citizen (Boston and New York, 1925).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 105 acres

UTM REFERENCES

A	1 9	3 3 0	0 9 0	4 6 9	1 6 7 0	B	1 9	3 3 0	0 6 0	4 6 9	1 3 2 0
	ZONE	EASTING		NORTHING			ZONE	EASTING		NORTHING	
C	1 9	3 2 9	1 7 0	4 6 9	1 0 5 0	D	1 9	3 2 9	3 2 0	4 6 9	1 6 4 0
	ZONE	EASTING		NORTHING			ZONE	EASTING		NORTHING	
VERBAL BOUNDARY DESCRIPTION						E 1 9 3 2 9 9 6 0 4 6 9 1 7 8 0					

Beginning at the intersection of the easterly edge of Embankment Road and Beacon Street, the landmark boundary continues in a northeasterly direction along Embankment Road to Pickney Street, then east along the north curb of Pickney Street along a modern apartment house complex, then north along the east property line of this complex to Revere Street, then west along the south curb of Revere Street

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE Patricia Heintzelman, Architectural Historian, Landmark Review Project
 original form prepared by Charles Snell, 1970

ORGANIZATION	DATE
Historic Sites Survey	10/9/75
STREET & NUMBER	TELEPHONE
1100 L Street NW.	
CITY OR TOWN	STATE
Washington	D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

(NATIONAL HISTORIC LANDMARKS)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Beacon Hill Historic District

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

John W. Reps, The Making of Urban America, A History of City Planning in the United States (Princeton, 1965).

Christopher Tunnard and Henry H. Reed, American Skyline (Boston, 1955).

Weinhardt, Carl J. Jr., The Domestic Architecture of Beacon Hill, 1800-1850,
Reprinted from the Proceedings of the Bostonian Society Annual Meeting, 1958, Boston 1973.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

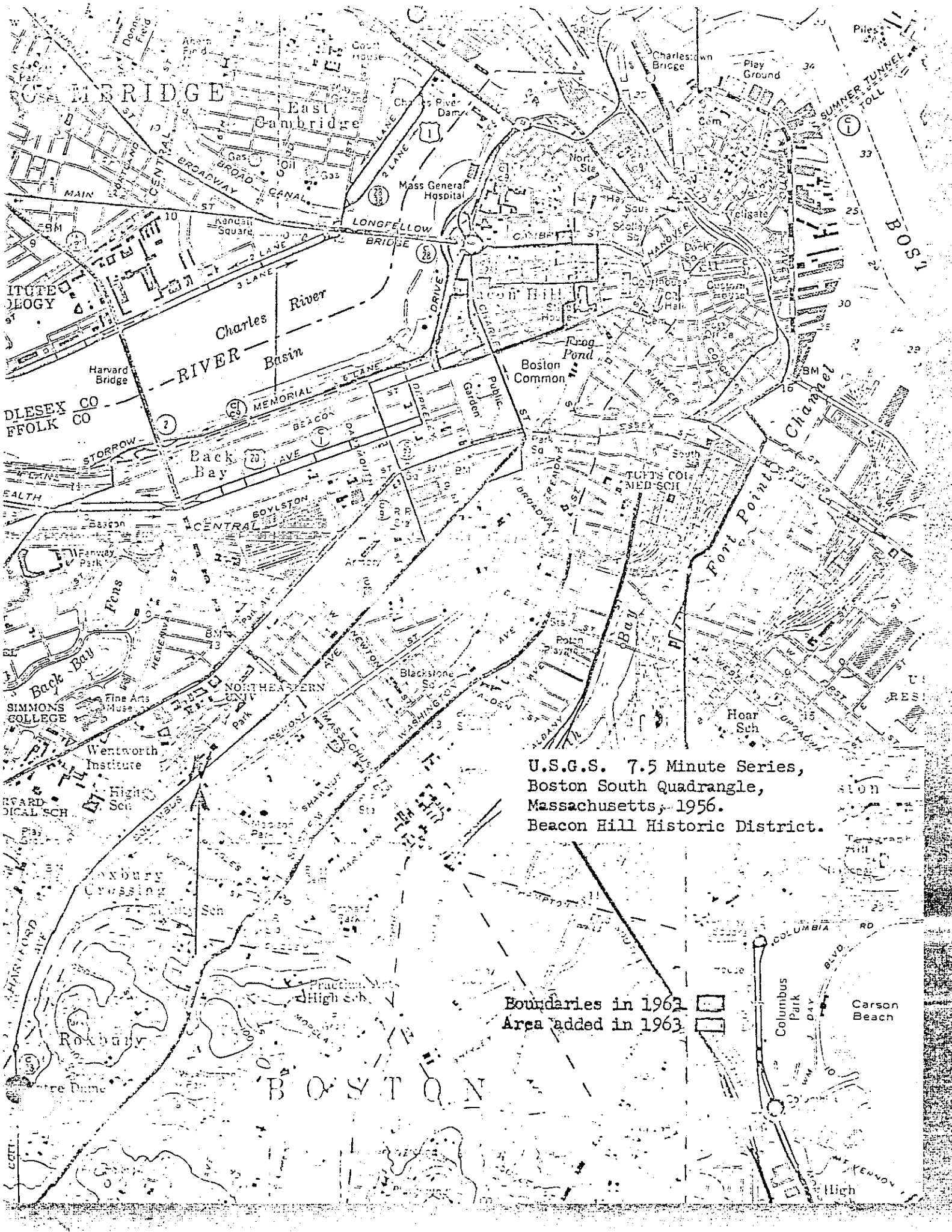
Beacon Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

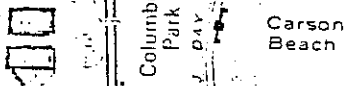
to Embankment Road, continuing northeast along the east edge of Embankment Road, around the circle to the rear property lines of buildings on Cambridge Street, then east along this line to Bowdoin Street, then south along the west edge of Bowdoin Street to Derne Street, the west along the north curb of Derne Street to Hancock Street, then south along the west curb of Hancock Street to Mt. Vernon Street, then west along the north curb of Mt. Vernon Street, to the western boundary of the State House, then south along this boundary to Beacon Street, then west along the north curb of Beacon Street to the point of beginning.

A small separate adjacent parcel including two buildings is located on the north side of Cambridge Street between Joy and Hancock. The boundary consists of the city lots for the estates 131 and 141 Cambridge Street and 12-16 Lynde Street (Old West Church and Harrison Gray Otis House).



U.S.G.S. 7.5 Minute Series,
 Boston South Quadrangle,
 Massachusetts, 1956.
 Beacon Hill Historic District.

Boundaries in 1962
 Area added in 1963



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

*Earlier landmarks
temporarily related to architect - NHL*

STATE: Massachusetts	
COUNTY: Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Beacon Hill Historic District

AND/OR HISTORIC:

2. LOCATION *2. See attached sheet and map for description of boundaries*

STREET AND NUMBER: Bounded by Cambridge Street on the north; Embankment Street on the west, by Beacon Street on the south, and by Bowdoin Street on the east.

CITY OR TOWN:
Boston

STATE: Massachusetts CODE: COUNTY: Suffolk CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Boston (Multiple Ownership)

STREET AND NUMBER:

CITY OR TOWN: Boston STATE: Massachusetts CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Registry of Deeds, Suffolk County

STREET AND NUMBER:
Pemberton Square

CITY OR TOWN: Boston STATE: Massachusetts CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey (plans & photos of many buildings)

DATE OF SURVEY: 1933-60 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Division of Prints and Photographs, Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington STATE: D.C. CODE:

SEE INSTRUCTIONS

STATE:
COUNTY:
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)				
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(Check One)			(Check One)	
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Problem:

In 1955 and 1958 the Massachusetts Legislature designated approximately 50 acres of Beacon Hill as the Beacon Hill Historic District. The protected area extended from Beacon Street up the southern slope to the crest of the hill at Pinckney Street. In November 1962 the Beacon Hill Historic District was designated as a Registered National Historic Landmark. In August 1963 the Massachusetts Legislature enlarged the Historic District by adding about 70 more acres. This addition extended the State boundaries from the crest of Beacon Hill (Pinckney Street) down the northern slope to Cambridge Street. The Registered National Historic Landmark and the State boundaries for the Beacon Hill District have therefore not coincided since 1963 and the problem is, if the added area is of sufficient quality, to justify the expansion of the National Landmark boundaries to agree with those established by the State in 1963.

Condition of the northern slope area of Beacon Hill:

The northern slope is occupied by hundreds of three-and-four-story brick row houses dating from the Federal Period. It also includes a number of brick row residences built between 1830 and 1880. The added area has few intrusions and helps protect the entire Beacon Hill area against further high-rise development and modern intrusions. Generally, the exteriors of the northern slope buildings are little-altered and the structures are in good condition.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Drama</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input checked="" type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

(Historic District classified as eligible for the Registry of National Historic Landmarks in 1962 under Theme XX, subtheme Literature, Drama, and Music).

Boston's Beacon Hill Historic District, laid out and developed in 1795-1808 with architectural standards established by the noted architect Charles Bulfinch, is one of the finest and least-altered examples of a large Early Republican or Federal Period urban area in the United States. Still nearly 90% residential in character, Beacon Hill's hundreds of Adamesque-Federal style three-and-four-story brick row houses are little-altered on the exterior and there are very few intrusions.

History

In 1790 Boston's Beacon Hill was a steep and rugged eminence about twice the present height and still a wilderness of rocks and brambles. In 1791 Dr. John Joy commissioned the Boston architect Charles Bulfinch to design a house in the pasture land, which turned out to be the first of a succession of celebrated Beacon Hill houses. In 1795 Boston purchased "Hancock's pastures" as the site of the projected new State capitol. Built in 1795-97, designed by Bulfinch, and located north of the Boston Common on the slope of Beacon Hill, the new Massachusetts State House led to the residential development of the Beacon Hill slopes west to the State capitol.

In 1795 the Mount Vernon Proprietors, a group of aristocratic Bostonian real estate speculators, acquired this pasture land to the west of the State House and used a grid pattern to lay out a street system for their project. According to a private agreement, each of the proprietors was to build himself a mansion along the highest ridge (Mount Vernon Street) of Beacon Hill, thus setting a standard for the subsequent architectural development of the project, which was to consist of large detached houses set in spacious gardens. Bulfinch, one of the original proprietors, also served as architect for the project. As it turned out, of the proprietors, only Harrison Gray Otis, Jonathan Mason, and Bulfinch fulfilled their mansion obligation. In 1800-02 Bulfinch designed and built large houses for Mason (now demolished) and the house at 85 Mount Vernon Street for Otis. In 1804-06 he also erected a large double house (which he intended to sell

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Massachusetts, A Guide to Its Places and People (American Guide Series), (Boston, 1937), 145-159.
 Fiske Kimball, Domestic Architecture of the American Colonies and of the Early Republic (New York, 1922).
 Talbot F. Hamlin, Greek Revival Architecture in America (New York, 1944).
 Russell-Henry Hitchcock, A Guide to Boston Architecture, 1637-1954 (New York, 1954).
 Walter H. Kilham, Boston After Bulfinch, An Account of Its Architecture, 1800-1900 (Cambridge, 1948).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	42° 21' 40"	71° 04' 25"	0		
NE	42° 21' 40"	71° 03' 48"			
SE	42° 21' 19"	71° 03' 48"			
SW	42° 21' 19"	71° 04' 25"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **120 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: **Charles W. Snell, Survey Historian**

ORGANIZATION: **Division of History, Office of Archeology and Historic Preservation, National Park Service**

STREET AND NUMBER: **801 - 19th Street, N.W.**

CITY OR TOWN: **Washington,** STATE: **D.C.**

DATE: **8/7/70**

SEE INSTRUCTIONS

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

 Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

 Keeper of The National Register

Date _____

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

Beacon Hill Historic District
(Continuation Sheet) (1)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

2. Location - continued - 1

A. Boundaries of Beacon Hill Historic District Registered National Landmark, as established in 1962:

"(Chapter 616, Acts of 1955, as Amended by Chapters 314 and 315, Acts of 1958) An Act Creating the Historic Beacon Hill Historic District in the City of Boston and Establishing in the Building Department of Said City The Beacon Hill Architectural Commission and Defining Its Powers and Duties.

Be it enacted, etc., as follows:

"Section 1: Creation of the District: There is hereby created in the City of Boston a district to be known as the Historic Beacon Hill District, bounded as follows: - southerly by the northerly side of Beacon Street; westerly by a line parallel with, and one hundred and fifty feet distant westerly from, the westerly side of Beaver Street; northerly by Beaver Place; easterly by Brimmer Street; northerly again by Byron Street; westerly again by a line parallel with, and eighty feet distant westerly from, the westerly side line of Charles Street; northerly again by the southerly side line of Revere street; easterly again by the westerly side line of Myrtle Street; northerly again by the southerly side line of Myrtle Street; and easterly again by the westerly side line of Hancock Street and the said side line extended southerly to Beacon Street; excluding, however, from said area land of the commonwealth and the estates numbered twenty-six to eighty-eight, inclusive, and ninety-eight to one hundred and thirty-six, inclusive, on Myrtle Street.

"*Section 1A. The historic Beacon Hill district created by section one is hereby enlarged and extended to include an area contiguous thereto, bounded as follows: southerly by Byron Street; westerly by Brimmer Street; southerly again by Beaver Place; westerly again by Embankment Road; northerly by Pinckney Street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles Street. (Stat. 1958, Ch. 315).

B. Boundaries of area added to Beacon Hill Historic District in 1963 and proposed to be included as part of the Registered National Historic Landmark District:

"Chapt. 622. An Act Extending the Historic Beacon Hill District and to clarify the Powers and Duties of the Beacon Hill Architectural Commission in the City of Boston.

Be it enacted, etc., as follows:

"Section 1. Chapter 616 of the acts of 1955 is hereby amended by inserting after section 1A, inserted by section 1 of chapter 315 of the acts of 1958, the following two sections: -

"Section 1B. The Historic Beacon Hill District, created by section one and enlarged and extended by section one A, is hereby further enlarged and extended to include an area contiguous thereto bounded as follows; - southerly

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet) (2)

STATE	Massachusetts
COUNTY	Suffolk
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries) Location

2. Boundaries of Beacon Hill Historic (continued - 2)

" by Myrtle Street, including, however, the estates numbered twenty-six to eighty-eight, inclusive, and ninety-eight to one hundred and thirty-six, inclusive, on Myrtle Street; westerly by Myrtle Street; southerly by Revere Street; westerly by the alley located to the rear of the estates numbered one hundred and thirty to one hundred and forty Charles Street; northerly by the northerly boundary line of the estate numbered one hundred and forty Charles Street, and by said boundary line extended diagonally in an easterly direction across Charles Street to Putnam Avenue; northerly by Putnam Avenue; westerly by West Cedar Street; northerly by Phillips Street; easterly by the rear property lines of the estates numbered seventy-nine to sixtyone West Cedar Street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham Place, Sentry Hill Place and Goodwin Place, and the northerly sideline of the estate numbered thirty-seven Grove Street, easterly by Grove Street; northerly by Revere Street; easterly by Irving Street; but including the estates located on Rollins Place.

"Section 1C. The Historic Beacon Hill District, created by section one and enlarged and extended by sections one A and one B, is hereby further enlarged and extended to include an area contiguous thereto bounded as follows: - northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge Street; easterly by Bowdoin Street; southerly by Derne and Myrtle Streets; westerly by Irving Street; generally southerly by the northerly, easterly and westerly boundaries of the area defined in section one B; southerly by Revere Street; westerly and northerly by Embankment Road; and northerly by Charles Street circle, and including the estates located at 131 and 141 Cambridge Street and 2-16 Lynde Street.... Approved August 8, 1963."

C. In its present enlarged form the Beacon Hill Historic District is generally bounded as follows: By Beacon Street on the south side; by Embankment Road on the west side; by Cambridge Street on the north side; and by Bowdoin, Myrtle, Hancock, Mount Vernon, and Joy Streets on the east side.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Beacon Hill Historic District

8. Significance. (1)

at 87-89 Mount Vernon Street for himself as his part of the agreement. The original architectural standards, however, were broken in 1803-04 when two other owners built a total of nine row houses, also designed by Bulfinch, at 43-49 and 51-57 Mount Vernon Street. Set nearly flush with the sidewalk and erected for speculative purposes, these tall brick row houses served as the prototype of the type of structure that was actually to dominate the future development of Beacon Hill.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

9. Major Bibliographical References for Beacon Hill Historic District,
Boston:

Charles A. Place, Charles Bulfinch, Architect and Citizen (Boston and New York, 1925), 153-54, 159-167.

Alan Gowans, Images of American Living (Philadelphia and New York, 1964), 208.

John Burchard and Albert Bush-Brown, The Architecture of American, A Social and Cultural History (Boston and Toronto, 1961).

Christopher Tunnard and Henry H. Reed, American Skyline (Boston, 1955).

John W. Reys, The Making of Urban America, A History of City Planning in the United States (Princeton, 1965), 145-146.

Harold Kirker, The Architecture of Charles Bulfinch (Cambridge, 1969), 37-39, 156-159, 173-74, 186, 196-197, 201-202, 205-06, 219-221, 226-27.

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Beacon Hill Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: Cambridge Street on the north, Embankment Street on the west, Bowdoin Street on the east, and Beacon Street on the south.			
CITY OR TOWN: Boston			
STATE: Massachusetts	CODE	COUNTY: Suffolk	CODE
3. MAP REFERENCE			
SOURCE: U.S.G.S. 7.5 Minute Series, Boston South Quadrangle, Massachusetts			
SCALE: 1: 24 000			
DATE: 1956			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN:			
STATE:	CODE	COUNTY:	CODE
3. PHOTO REFERENCE			
PHOTO CREDIT:			
DATE OF PHOTO:			
NEGATIVE FILED AT:			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			