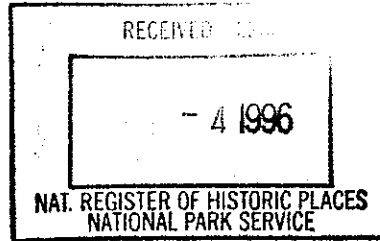


**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Frederick Douglass Square Historic District

other names/site number _____

2. Location

street & number _____ Multiple addresses (see data sheet) _____ N/A not for publication

city or town Lower Roxbury (Boston) _____ N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02120

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

8/27/96
Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper Edson H. Beall

Date of Action 10-3-96

Frederick Douglass Square Historic Distict
Name of Property

Suffolk County, Massachusetts
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
116	0	building
		sites
		structures
		objects
116	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: rowhouse

apartment

Current Functions

(Enter categories from instructions)

Domestic: rowhouse

apartment building

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Second Empire

Panel Brick

Queen Anne

High Vicorian Gothic

Late 19th Century Revival: Federal Revival

Materials

(Enter categories from instructions)

foundation Stone

walls Brick

roof Tar and Gravel

other Projecting Bays: metal

Trim: terra cotta, sandstone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Social History

Period of Significance

c. 1866-1946

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

see attached Continuation Sheet

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Massachusetts Historical Commission

Frederick Douglass Square Historic District
Name of Property

Suffolk County, Massachusetts
County and State

10. Geographical Data

Acreage of Property Five acres

UTM References

(Place additional UTM references on a continuation sheet)

1.19 Zone	328290 Easting	4689070 Northing	3.19 Zone	328190 Easting	4688910 Northing
2.19 Zone	328370 Easting	4688860 Northing	4.19 Zone	328210 Easting	4689060 Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Maura E. FitzPatrick, Architectural Historian for the Boston Landmarks Commission, with Betsy Friedberg

National Register Director

organization Massachusetts Historical Commission date July, 1996

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Frederick Douglass Square Historic District
Boston (Suffolk County), Massachusetts

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7. DESCRIPTION

The Frederick Douglass Square Historic District is an architecturally cohesive late-19th century urban neighborhood, significant as the sole surviving fragment of one of Boston's final speculative landfill ventures. Situated in Lower Roxbury, just across the South End border, this five-acre district is characterized by a dense network of narrow streets lined with two- and three-story Panel Brick and Queen Anne row houses. While the neighborhood contains several outstanding examples of early apartment architecture, it is best known for its concentration of single-family row houses associated with the philanthropic activity of Boston's prominent social reformer, Robert Treat Paine, Jr.

This district derives its name from its proximity to Frederick Douglass Square, a minor crossroads located two miles southwest of downtown Boston. So named by order of Mayor James Michael Curley on February 3, 1917, this open space at the junction of Cabot, Tremont, and Hammond streets honors black abolitionist Frederick Douglass (1818 - 1895). Situated at the heart of an African-American community, this square achieved local prominence as a forum for 20th-century political rallies and Civil Rights protests. Dignitaries known to have addressed the community from this location include: Mayor Curley, Senator Edward Brooks, Senator Edward Kennedy, Coretta King, and Duke Ellington. In 1901, noted Civil Rights activist William Munroe Trotter published one of Boston's first Black newspapers, *The Boston Guardian*, from a Tremont Street office which faced onto the square (no longer extant).

The district's surviving brick row houses represent less than one-sixth of the original subdivision as developed in the fourth quarter of the 19th century. Demolition associated with various urban renewal projects largely destroyed Lower Roxbury's housing stock during the late-1960s. The resulting landscape is one of an isolated brick row house nucleus, partially encircled by low-rise public housing developments which, in turn, are bounded by three major surface arteries: Tremont Street to the north, Melnea Cass Boulevard to the west, and Shawmut Avenue to the south.

Due to the abrupt visual contrast between this well-preserved node of brick row houses and the surrounding early-1970s public housing, the district's boundaries are easily discernible. This compact, irregularly-shaped district is roughly bounded by 36-108 Hammond Street to the northeast; both sides of Westminster Street to the southeast; 71-85 Windsor Street to the southwest; and Warwick Street (excluding the public housing and 1950s church at 41-90 Warwick) to the northwest. The district encompasses all structures along the following streets located within these boundaries: Greenwich Street, Greenwich Court, and Sussex Street. A small projecting node of brick row houses at 994-98 Cabot Street and 1002 Tremont Street are also considered contributing structures.

While roughly contemporaneous with the state-sponsored filling of the Back Bay, this landfill project represents one of the last land creation projects undertaken by a private syndicate in Boston. Originally a large expanse of tidal salt marsh, this property was drained and filled by the Tremont Improvement Company in the late 1860s. The ensuing flat expanse was platted with eight wide cross streets, most of them 50 feet wide, and subdivided into 257 houses lots. Clearly intended for row house development, frontage ranged from 20 to 25 feet, and lot

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Frederick Douglass Square Historic District
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depth varied between 64 and 138 feet. With an average dimension of 2,000 square feet, these house lots were comparable in size to those of the adjacent South End development. While platted in a grid pattern, Hammond Street connected the major boulevards of Tremont Street and Shawmut Avenue at a 45° angle. Thus Hammond Street contains several large, irregularly-shaped corner parcels in an otherwise standard rectilinear subdivision. Deed restrictions stipulated a ten-foot set back for Hammond Street properties and an eight-foot set back for buildings fronting onto Madison Square. Madison Square was a grand 143,800 square-foot park, situated towards the western end of the development. Many of the prized parcels fronting the square were developed with marble facade row houses; this prestigious section is no longer extant.

The Frederick Douglass Square Historic District represents approximately forty lots situated along the eastern edge of the original 1866 development scheme. Of these surviving lots, many were subdivided further in the 1880s to accommodate a greater number of philanthropic housing units. The district currently contains 116 contributing structures; there are five apartment blocks, and 111 brick row houses, of which seventy-seven were financed by Robert Treat Paine, Jr. In addition to the homogeneity of the district's philanthropic architecture, the neighborhood practice of painting stone sills and lintels with bright glossy colors contributes positively to the area's unique sense of place.

Constructed between 1866 and 1873, 71, 73, and 75 Windsor Street are the oldest surviving single-family dwellings within the district. These flat-facade mansard-roofed row houses stand three stories high, three bays wide, and two piles deep. Ornament is confined to the low-relief carved brownstone lintels above the entry bay, the paired bracketed eaves, and the pedimented dormers. A low stoop leads to the recessed main entry; 71 and 73 Windsor Street retain their original scrolled cast iron rails.

In 1875, Robert Treat Paine, Jr. erected two bowfronted brick buildings at 86 and 88 Hammond Street. These four-story structures took the side-passage row house form; each bay was lit with 2/2 sash windows. Believed to have been designed for four-family occupancy, the facades were embellished with dressed sandstone sills and lintels, Eastlake-carved entry lintels, and corbelled cornices. Sometime between 1876 and 1882, speculative developer J. Fagan erected four contiguous brick structures on an adjacent parcel at 90-96 Hammond Street. Also designed for four-family occupancy, these row houses stand four stories high, three bays wide, and two piles deep. The facades of these side-passage dwellings are distinguished by projecting polygonal bays, Eastlake-carved sandstone lintels, decorative brick panels, and corbelled cornices.

Between 1886 and 1890, Robert Treat Paine, Jr., financed the construction of over eighty brick row houses within this district. In order to economize, Paine subdivided most standard 2200 square foot parcels, creating two smaller house lots segregated by a narrow rear alley. He further altered the Tremont Improvement Company master plan by carving Sussex Street and Greenwich Court out of existing lots. Paine's architect George W. Pope designed predominantly single-family dwellings for this philanthropic venture.

These diminutive structures share the same side-passage row house plan; most stand two stories high, two bays wide, and two piles deep. The first floor contains a front parlor and rear dining room, with a central switch-back stairway aligned against one of the party walls. This narrow stairway leads to the second story which contains front and rear bedrooms, with a centrally-located bathroom. A skylight provides natural light to the stairway and

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to the bathroom via a transom situated above the bathroom door. In keeping with traditional row house planning, the kitchen is located in the basement, opening onto a tiny rear garden. The small room at the front of the basement was used for coal storage; fuel delivery was achieved through a small street-facing window and a chute. The interiors were embellished with stock architectural trim, including moulded chair rails, beaded board wainscoting, carved newel posts, and interior gas lighting fixtures. The interior doors and windows were trimmed with moulded architraves and bull's-eye corner blocks.

Housing reformers argued that dwellings constructed for the poor not only should be comfortable and sanitary but also beautiful, "so as to educate and raise their tastes."¹ This interest in embellishing philanthropic housing with architectural ornament originated in England; an 1874 visitor to Shaftesbury Park commented on its "long straight ranges of two-story buildings, varied by hoods over the doors, and occasional turrets..."² The monotony of Shaftesbury Park's streetscapes was relieved by projecting oriels and towers, capped by embattled parapets and steep-pointed roofs. Similarly ornate, the facades of Paine's modest row houses were differentiated through the addition of the following picturesque masses: bow-fronts, towered polygonal oriels, and parapeted square oriels.

The earliest philanthropic housing in the district dates from 1886 when Paine constructed row houses along Sussex, Hammond, and Greenwich streets. Of the twenty-two flat-facade row houses constructed on Sussex Street, a narrow dog-legged street which connects Warwick to Hammond Street, fifteen survive - **1, 3, 5-8, and 22-38 Sussex Street**. These Sussex dwellings are the smallest within the district, with an average footprint of 448 square feet. Each row house has an asymmetrical two-bay facade with a shallow recessed side-passage entry. The original window treatment consisted of paired 1/1 sash windows; a small stained glass window in a segmental opening lit the bay above the entry and a window at the foundation level provided access for coal delivery. Architectural decoration was limited to dressed stone lintels and sills, a chequer work band of trim, and a corbelled brick cornice. Alterations to this row include replacement sash, as well as loss of the stained glass windows, original paneled doors and transoms. Three-story versions of this paradigmatic form were constructed at **68-78 Hammond Street** in the same year. Believed to have been constructed for single-family occupancy, this row is distinguished by a band of terra-cotta tiles with a floral design across the third-story level. Wider than its neighbors, the corner building at **80 Hammond Street** was designed for two-family occupancy with ground-floor commercial space. Evidence of its retail history survives in the cast iron store front (although the original plate glass windows have been replaced with clapboard siding and small paired windows) and the faded commercial signage painted on the Sussex Street facade.

The Greenwich Street row houses of 1886 represent a more ornate and roomier version of the Sussex Street structures, with a standard 12' 6" width and 32' depth. The row at **10-40 Greenwich Street** was enlivened with towered, two-story polygonal oriels projecting from alternating row houses. These pressed metal oriels are embellished with raised panels, a chequer work motif at the cornice level, and a slate roof. In addition to replacement windows, this row has been altered by aluminum siding (two of the eight oriels are encased) and by the installation of metal awnings. A December 1994 fire destroyed #36 Greenwich Street, although the remaining structures in this row are intact. Across the way at **13-47 Greenwich Street**, Pope designed row houses with projecting two-story square oriels. Each pressed metal oriel is distinguished by raised panels, a dentiled cornice, and a false mansard parapet. The parcels near the corner of Greenwich Court, specifically **19, 21, 39 and 41 Greenwich Street**, were developed with three-story row houses believed to have been designed

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for single-family occupancy. In keeping with the prevailing idiom, these corner buildings were outfitted with three-story, pressed metal square oriels.

In 1887, Pope altered his design slightly with the introduction of two-story bow-fronted row houses along Greenwich Court (originally known as Procyon Place). The eight structures situated on either side of this short dead-end street, **23-37 Greenwich Court** (inclusive) retain the standard side-passage plan. They are distinguished from Pope's earlier design in their use of rough granite sills and lintels. Window treatment consisted of 2/2 sash in the bow and a segmented stained glass window above the entry. The chequer work band of trim and corbelled cornice recall Pope's earlier designs.

In 1888, Paine's philanthropic row houses filled a gap along Greenwich Street, spread down Warwick Street and wrapped around the corner of Windsor Street. Most of the buildings dating from this year, **49-55 Greenwich Street**, **34-48 Warwick Street**, and **77-81 Windsor Street**, take the two-story bow fronted form. Decorative terra-cotta plaques with scroll, garland, and stylized flower motifs were installed above the entries. Surviving three-story bow fronted row houses stand at **83 Windsor Street** and **56 Greenwich Street**. Believed to have been constructed for single-family occupancy, these three-story structures exhibit the same decorative elements as the two-story version. Two-family apartment structures with ground-level commercial space were erected on the corner lots at **57 Greenwich Street** and **85 Windsor Street**. Rather than bows, these buildings have two-story pressed metal oriels with decorative raised panels projecting from their facades. 85 Windsor Street retains its original cast-iron storefront, while the plate glass windows at 57 Greenwich Street have been replaced with a wood-shingle facade.

A series of 1890 brick row houses on Warwick Street mark the close of Paine's construction activity within this district. The structures at **14-20** and **15-23 Warwick Street** display the standard bow-fronted, side-passage row house form; height varies between two-stories (14, 15, 16, 17, and 19 Warwick) and three-stories (18, 20, 21, and 23 Warwick). Architectural ornament is confined to the corbelled cornice and the splayed brick lintels with rough cut keystones.

While Paine was responsible for most of the district's surviving architectural stock, three other developers also made significant contributions to the area's architectural character. In 1887, developer Paul V. Watson erected five brick row houses at the north-west corner of Hammond and Warwick streets (**102-108 Hammond Street** and **1 Warwick Street**). These bow-fronted structures, designed by architect/builder Benjamin J. Connolly, were austere ornamented with rough brownstone lintels and a corbelled brick cornice. Designed for three-family occupancy the buildings at 104-108 Hammond Street and 1 Warwick Street measure three bays in width, two piles in depth, and are symmetrically fenestrated with 2/2 sash windows. The four-story corner building at 102 Hammond Street was constructed for three-family occupancy with ground-level commercial space. Benjamin J. Connolly acquired and developed the adjacent parcel at **3-9 Warwick Street** in 1892. This row of bow-fronted dwellings displays a richer use of architectural ornament than Connolly's designs for 102-108 Hammond Street. These three-family dwellings, measuring 20 feet in width and 40 feet in depth, were embellished with decorative brickwork, including bands of chequer work trim and a corbelled cornice. Rough-cut brownstone quoins highlight the side-passage entries.

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The district's last vacant parcel, located at the corner of Greenwich and Westminster streets, was developed in 1893 by Franklin T. Rose. Rose hired contractors G. M. Fernold & Sons to erect this row of four flat-facade brick structures, each standing three stories high, 19 feet wide, and 30 feet deep. The facades of **2-8 Greenwich Street** are asymmetrically fenestrated with segmented window openings, originally lit with 2/2 sash. Decorative bands of brickwork articulate each story, culminating in a corbelled cornice. Other distinguishing architectural elements include the deeply-recessed arched entries, the rough granite sills, and the finial-topped fire wall partitions.

Hammond Street possess three exceptional multi-family dwellings; the earliest of these, known as **Henderson House**, stands at **64 Hammond Street**. In 1878 William H. Wallace commissioned architect Thomas R. White to design this eight-unit "family hotel." This impressive brick block stands four stories high, five bays wide, and several piles deep; each story contained two units. This flat-facade structure is richly ornamented with patterned brick work and contrasting stone trim. Brick pilasters frame the central bay which is further articulated by the stark contrast of white marble window and door surrounds against the red brick facade. The outer windows were accented by moulded lintels carved from Ohio sandstone. Remarkably well-preserved, the only alterations of note include the replacement of original sash and the removal of the moulded lintels on the right side of the building (replaced with dressed splayed lintels).

In 1885, Hayward P. Hall constructed **The Delano**, a large apartment building which wraps around the north-west corner of Hammond and Westminster streets. This Queen Anne brick block, with separate deeply-recessed arched entries at **60 Hammond Street** and **11 Westminster Street**, was designed by architect Antoine Xavier. A letter dated July 6, 1885, from Mr. Hall to Boston's Building Inspector refers to the Delano as "two family hotels." This four-story corner structure contained sixteen apartment units. The building's facade is asymmetrically fenestrated; its brick-quoined window openings display the following aesthetic hierarchy: round-arched across the first and second story; segmental-arched across the third story; and square across the fourth story. A pressed-metal polygonal oriel projects from the Westminster/Hammond corner. In keeping with the Victorian fondness of patterned surfaces, the facade is ornamented with chequer work brick panels; brownstone string courses; corbelled cornice; and floral terra cotta tiles. Similarly ornate, the oriel is embossed with floral medallions, decorative panels, and an imitation fish-scale tiled parapet. This well-preserved structure has been minimally altered by the addition of exterior gutters, the installation of replacement doors and sash, and the application of fire balconies along Hammond Street.

The last large apartment building erected in this district dates from 1888; it occupies a corner parcel with entries onto **12 Westminster Street** and **46 Hammond Street**. William H. Smith hired architect and builder Henry P. Hall to construct this triangular-shaped brick building. This four-story, Queen Anne structure was designed to accommodate sixteen apartments, four on each floor. The building's sculptural quality is emphasized by the corner cylindrical bay with towered conical roof, the arched parapet along the Hammond facade, and the pyramidal-roofed stair tower on the Westminster facade. Window openings adhere to the following hierarchy: arched across the first story; segmented across the second and third story, and square across the fourth story.

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The facade is enlivened with brownstone string courses, a paneled chimney, and a corbelled cornice. The deeply recessed arched openings with brownstone impost blocks are evocative of H. H. Richardson's architecture.

While dominated by apartment blocks, philanthropic housing, and speculative development, this district also contains six individually constructed row houses. Erected between 1873 and 1882, the four-story High Victorian Gothic row house at **36 Hammond Street** is remarkable for its Stick-style door hood, ornate polychromatic banding, and corbelled cornice. An austere flat-facade row house with deeply recessed arched entry stands at **62 Hammond Street**; designed by G. H. Wetmore, this four-story building was built for Daniel Swan in 1887. Cabot Street's isolated node of three, flat-facade brick structures represents the stylistic development of row house architecture in the late 19th century. The earliest structure, **994 Cabot Street**, was constructed between 1873 and 1882. This exceptionally well-preserved three-story mansard-roofed row house is distinguished by its bracketed cornice, fish scale roof slates, and intact wooden commercial storefront. The four-story building at **996 Cabot Street**, minimally ornamented with Eastlake-carved sandstone lintels, was erected between 1882 and 1884 to house apartments and ground-floor retail space. The adjacent four-story building at **998 Cabot Street** dates from the late 1890s and is austere detailed with plain dressed lintels, an arched entry with keystone and impost blocks, and a corbelled cornice.

There are two significant gaps within the district. The demolition of four Warwick Street row houses (between Sussex and Greenwich streets) was somewhat mitigated by the 1980s conversion of this vacant lot into a community park. Enclosed by a chainlink fence on three sides and an unadorned wrought iron fence along Warwick Street, this 4,600 square foot park is simply landscaped with perimeter deciduous trees and annual flower beds; furniture is limited to picnic tables and barbecue equipment. The district's other vacant lot, adjacent to 14 Warwick Street, remains unimproved. Also noteworthy are the young street trees which shade the district's narrow streets. A 1995 fire destroyed the interior of 36 Greenwich Street, a centrally-located rowhouse, although the structure's front and rear facades survive.

Archaeological Description

The Frederick Douglas Square Historic District is densely developed and occupied by many historic structures. Open spaces contain backyards and small, private, paved parking lots. A large, open lot located on the south side of Warwick Street (between Sussex and Hammond Streets) has become a dumping ground for the neighborhood. This parcel also contains a small, cement, triangular porch foundation with a decorative wall, and a fireplace/chimney unit which abuts Warwick Street. The area within and surrounding the district is noticeably level, due to the filling process of the mud flats, marshlands and bays in 1866. No archaeological remains are visible in this district.

No prehistoric sites are located in the Frederick Douglas Square Historic District, however 10 are located within a one mile radius. Site 19-SU-77 is located very close to the district and includes Middle (ca. 7500-5000 B.P.) and Late Archaic (ca. 5000-3000 B.P.) components. The site was identified as a lithic workshop and contained many artifacts including 431 pieces of chipping debris (mostly felsite), a reworked Atlantic point, a projectile fragment

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and three bifacial blades. This site contributed significant information to the prehistoric record. Prehistoric sites located within the district would have been submerged, and the land filling processes would have protected them. Prehistoric survivals that may exist include temporary camp sites, or maritime oriented sites, like fish weirs.

(end)

8. STATEMENT OF HISTORICAL SIGNIFICANCE

The Frederick Douglass Square Historic District is an important remnant of one of Boston's last privately-financed speculative landfill ventures. In this instance a Lower Roxbury salt marsh was transformed into an attractive neighborhood of spacious avenues and brick row houses. While possessing several outstanding examples of early apartment design, this area's architectural character is largely defined by the diminutive Queen Anne brick row houses erected for Boston's urban poor by prominent social reformer, Robert Treat Paine, Jr. The district's period of significance extends from 1866 (when Tremont Improvement Company platted the filled marsh) to 1946 (the fifty year cutoff point for National Register nominations). The Frederick Douglass Square Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets Criteria A and C on the local level for listing on the National Register of Historic Places.

Roxbury marks the geographic center of the City of Boston. This urban community of approximately three square miles is nestled between five city neighborhoods: the South End, Dorchester, Roslindale, Jamaica Plain, and Mission Hill. The sixth town incorporated within the Massachusetts Bay Colony, Roxbury's original 1630 land grant stretched eight miles in length, from the Boston Neck to the Charles River in Dedham, and two miles in width, from the Dorchester border to the Muddy River in Brookline. The town's original borders remained intact until the partition of West Roxbury (including the areas of Jamaica Plain, Roslindale and Forest Hills) in 1851.

At the time of European settlement Roxbury's landscape was a rich array of forests, ponds, river valleys, and ocean side marshes. Mainland Roxbury was connected to the Shawmut peninsula via a low lying isthmus, the "Neck," separating the Charles River tidal basin from the South Bay. As the only mainland connection to Boston, Roxbury evolved into a transportation nexus. The Neck served as the primary artery, funneling traffic through Lower Roxbury to points south and west. Land rose from sea level marshes to the Roxbury highlands by a series of drumlins. Indigenous conglomerate rocks termed "Roxbury puddingstone," are strewn throughout the highland area. The town derived its name from these rocky outcroppings, with "Rocksborough," "Rocksbury," and "Roxberry" appearing in early accounts.

Roxbury was founded by a group of settlers who arrived with Governor John Winthrop's party in 1630. Led by William Pyncheon, many among the group were natives of Nazing, a rural village in Essex County, England. In 1636, Pyncheon left Roxbury for the Connecticut River Valley, where he founded Springfield, Massachusetts. The town's leadership fell to John Eliot, William Curtis, and William Heath; all three arrived with a second

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wave of English settlers in 1632. A 1634 visitor described early Roxbury as a thriving settlement where "the inhabitants have fair houses, store of cattle, impaled corne fields and fruitful gardens."³ Animal husbandry, leather production, and agricultural pursuits sustained Roxbury's economy from settlement to the early 19th century.

Situated beyond the Neck at the base of Roxbury's uplands, the marshes known as "Roxbury Flats" were an important natural resource. According to noted local antiquarian Francis S. Drake, "Each settler had a piece of marsh land for the salt hay, one acre of salt marsh being equal in value to ten of woodland or two of corn or pasture land."⁴ In addition to harvesting salt hay for livestock fodder, the marshes also attracted small-scale brick making interests due to the proximity of clay and hay. Drake further reports,

The marshes bordering the Neck were covered at high tide, and being a favorite resort for birds, were much frequented by sportsmen. As early as 1713 the town of Roxbury prohibited gunning on the Neck, and in 1785 was obliged to place sentinels there to prevent this desecration of the Sabbath.⁵

Due to the expanse of marsh along Roxbury's eastern border, the town was long dependent on Boston's deep-water harbor to export and import goods. In 1775, four local entrepreneurs financed the construction of the Roxbury Canal. Completed in 1795, the canal greatly facilitated the transportation of Roxbury's goods and produce, saving two miles of overland carriage transport. Two of the canal's investors, Aaron and Charles Davis, erected long frame warehouses near "Town Dock," the popular reference for the canal terminus. The Davis Brothers were proprietors of a packing provision facility, a distillery, and a tannery.⁶ In addition to interests in the canal and its expanding industrial base, the Davis family owned a large Lower Roxbury estate. Adjacent to the Roxbury/Boston border, the Davis homestead was located on the north side of Washington Street, for many years the only road traversing the Neck. The great salt marsh situated to the rear of the Davis property would ultimately be acquired by the Tremont Improvement Company for its speculative landfill venture.

One of the earliest references to Washington Street dates from 1650 when the Town of Boston paid Peter Oliver to maintain the highway along the Neck "sufficient for carte and horse."⁷ In order to stem erosion of this tenuous overland link, Boston's selectmen in 1785 conveyed parcels along the Neck with the proviso that the new owners erect barriers to exclude tide-water.⁸ The Federal era marked the first serious investment in the Neck, with development spreading from Boston across the isthmus.

With space growing scarce on the peninsula, rope makers, candle manufacturers and the like began to eye the waste lands where the Neck widened as it approached Roxbury, which a 1797 Boston town meeting had begun to consider as a "very valuable property of the town." The Selectmen, under Bulfinch's chairmanship, presented to the March 1801 town meeting a plan for developing the Neck into streets laid out in a regular rectangular pattern. The monotony was to be varied by Columbia Square, an oval grass plot bounded by four streets, with Washington Street running through its center, on the site of the present Blackstone and Franklin Squares.⁹

This residential development along the Neck, known as the "New South End," was regulated by City-imposed deed restrictions stipulating building setback, height, frontage, and material requirements. Of the South End,

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Whitehill wrote,

During the first half of the nineteenth century, the area, although laid out into streets, developed slowly, but beginning with the fifties it rapidly grew into a region of symmetrical blocks of high-shouldered, comfortable red brick or brownstone houses, bow-fronted and high-stooped, with mansard roofs, ranged along spacious avenues, intersected by cross streets that occasionally widened into tree-shaded squares and parks, whose central gardens were enclosed by neat cast iron fences.¹⁰

As residential construction crept along the peninsula from the east, the Roxbury Flats to the west were eyed for their industrial potential. In 1821, the Boston and Roxbury Mill Corporation finished construction on a mile-and-a-half long mill-dam which spanned the width of the Back Bay (following the path of present day Beacon Street). According to Whitehill, "A cross dam running out from Gravelly Point in Roxbury on a line roughly corresponding to the present Massachusetts Avenue, subdivided this area into a westerly full basin and an easterly receiving basin."¹¹ The 1832 Hales Map of Roxbury depicts nine "City Mills" and a cable factory clustered around the dam's outflow, and an iron foundry out on the low lying spit, known as "Gravelly Point." Owing to insufficient water power, this scheme failed by the close of the 1840s, although the "conversion of the submerged territory into dry land by the mill-dam resulted in the rapid growth of the city in that direction."¹²

On September 10, 1832, Tremont Street, the second major artery connecting Boston and Roxbury, opened. This lone causeway traversing Roxbury Flats ran parallel to and north of Washington Street. Northampton Street, a major cross street linking the canal terminus to Tremont Street also opened in that year. The Neck's land mass steadily expanded through the 1830s, and by the close of that decade two additional boulevards straddled Washington Street - Shawmut Avenue to the north and a thoroughfare, later named "Harrison Avenue," to the south. In 1834, Lower Roxbury's industrial base was substantially bolstered by the opening of the Boston and Providence Railroad, whose causeway crossed the salt marsh north of Tremont Street. The advent of rail transportation marked the death knell of the Roxbury Canal, which was subsequently filled in. An 1856 map of Roxbury depicts several isolated pockets of salt marsh amidst the expanding web of streets linking the South End to Lower Roxbury. One such marsh, owned by brothers Horatio and Charles Davis, was situated in the center of Lower Roxbury, bounded by Cabot Street to the north, Northampton Street to the east, Washington Street to the south, and Water (now Ruggles) Street to the west. Smelt Brook, acclaimed in the town's earliest annals for its "great store of smelts," meandered through this pocket of wet lands.¹³

The Tremont Improvement Company, a land corporation established by the General Court of Massachusetts in 1859, acquired the Davis Marsh between 1859 and 1863. Led by President Daniel Hammond, and Directors Francis A. Brooks and Edward Pickering, the Company acquired approximately two-and-a-half acres of this marsh from the Davis Family for \$25,254 on 1 April 1859. This vacant parcel was bounded by the Roxbury/Boston border to the east (currently Hammond Street), Shawmut Avenue to the south, and Webster Street to the west, with an expanse of marsh to the north. In 1863, the Davis family sold an abutting acre of marsh to the Company for \$15,970; this parcel was bounded by the Roxbury/Boston border to the east and Tremont Street to the north. These two transactions account for most of the acreage within the proposed district.

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The 1866 plot plan for the Tremont Improvement Company depicts a flat expanse of approximately thirty acres, bounded by Cabot Street to the north, Kendall Street to the east, Shawmut Avenue to the south, and Ruggles Street to the west. The filled marsh was neatly platted with eight wide cross streets, most 50 feet in width, and subdivided into 257 houses lots. Clearly intended for row house development, frontage ranged from 20 to 25 feet and lot depth varied between 64 and 138 feet. While located in Lower Roxbury, this development represents the westward expansion of the South End planning model. In keeping with this tradition, a grand 143,800 square foot ornamental park, Madison Square, was situated towards the western end of the development.

Property transactions were driven by seller-financed mortgages, typically with a three-year repayment period at 6% interest per annum; construction within the subdivision was regulated by a "corporation covenant" or deed restriction placed by the Tremont Improvement Company. This property restriction first appears in a Norfolk County deed dated November 17, 1866, recording the sale of eight contiguous lots along Hammond Square (later Hammond Street) to James Tolman.

...that all buildings erected thereon shall be of good class, that the fronts or front walls thereof shall be set back at least five feet from the line of any streets made by the grantor: and so far as built upon Hammond Square shall be set back not less than ten feet, and so far as built upon Madison Square shall be set back not less than eight feet and that all houses fronting upon said square shall be three stories at least in height and with all other buildings thereon shall as to their exterior walls be either of brick, stone, or iron, that no buildings upon any lots shall be used for livery stables, white or blacksmith shops, foundries or any other business prejudicial to the erection or occupation of dwellings upon adjacent lots and that the lower floor or cellar of all buildings shall be not less than twelve feet above mean low water mark. And the said Corporation hereby undertakes and agrees with the grantee to make and finish all streets laid down on said plan in Roxbury and grade the same at the level of 18 feet above low water mark and to provide suitable sewers for the drainage of said premises in Roxbury the cost of said sewers to be apportioned one half to said Company and one half to the several lots abutting thereon pro rata: all of which is to be done as soon as the buildings shall have been erected and completed upon the granted premises but these agreements shall not bind the Corporations as to any streets after the same shall have been accepted by the city.¹⁴

Acquisition of parcels within the subdivision accelerated following Roxbury's 1868 annexation to the City of Boston. The major benefit of annexation "was the introduction of Cochituate water" which encouraged "a remarkable rise in the value of (Roxbury's) real estate."¹⁵ Commenting on Roxbury's new urban character, Drake wrote, "The territorial exigencies of the neighboring city of Boston, with whose interests hers have always been closely identified, have changed all this, and in its stead we now see broad avenues, spacious and well-built streets, numerous church, school and other public edifices, well-fitted stores, extensive manufacturing establishments, and a busy population of more than forty thousand souls."¹⁶

The 1873 map of Lower Roxbury depicts several rows of speculative housing within the subdivision; construction began in the prestigious Madison Park section of the development. The row houses facing the square were distinguished by mansard roofs, bow fronts, and high stoops; several were constructed with marble

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facades. The district's earliest institutional structure, the Sherwin School (no longer extant), was also constructed prior to 1873; it was sited in the center of the block bounded by Sterling, Warwick, Windsor, and Madison streets. **71-75 Windsor Street (1866-73)**, the oldest extant single-family row houses within the district, represent a more modest version of the homes once found in the Madison Square section.

The Frederick Douglass Square Historic District is best known for its picturesque row houses developed by Robert Treat Paine, Jr. (1835-1910), a national leader among post-Civil War social reformers. Of the district's 116 surviving structures, seventy-seven are attributed to Paine's philanthropic activity. Dating between 1886 and 1890, these diminutive single-family dwellings include: **1-38 Sussex Street; 10-57 Greenwich Street, 23-37 Greenwich Court; 14-50 Warwick Street; 77-85 Windsor Street; and 68-88 Hammond Street.**

Namesake and great-grandson of a signer of the Declaration of Independence, Robert Treat Paine, Jr. occupied a secure position in the upper stratum of Boston's social elite. A graduate of Harvard College (1855) and Harvard Law School (1856), Paine forged important friendships with classmates Phillips Brooks, Rector of Trinity Church from 1869 - 1891, Theodore Lyman, and famed geologist Alexander Agassiz. Following extended travel through Europe, Paine practiced law and rapidly accumulated great wealth through investments in Mid-West copper mines and railroads. Paine was a lead investor in the Chicago, Burlington and Quincy Railroad in Illinois; the Burlington and Missouri Railroad in Nebraska; the Achison, Topeka and Santa Fe Railroad in New Mexico; and the Mexican Central Railroad. In 1860, Paine married Lydia Williams Lyman (1837-1897), who bore him seven children.

President of the Associated Charities of Boston from its 1878 founding until 1907, Paine was a major advocate of private philanthropy. He believed "the efforts of the well-to-do to improve the general condition of social life, especially in its lower levels, are to command the loyal aid of the noblest natures."¹⁷ Paine appears to have been a member of the "reformist gentry," a group defined by social historian Geoffrey Blodgett as having an "urge to focus professional intelligence on goals of social order and cohesion."¹⁸ At best enlightened, at worst paternalistic, this well-intentioned elite held in common "assumptions about the design of a good society, where hierarchy, deference, and skilled leadership might impose tranquillity on a contentious, egalitarian people."¹⁹ Hoping to eradicate the evils of urban America, the reformist gentry focused on unsanitary and densely-occupied housing of slum districts largely inhabited by unskilled immigrants. The poverty which spawned these slums was attributed to low morals, human inefficiency and lack of thrift. Wary of disease, particularly the highly communicable tuberculosis, and the potential for social unrest, reformers believed that "a large number of home owners was a safeguard against violent movements of social discontent."²⁰ Having identified home ownership as the salvation for the urban poor, reformers encouraged the establishment of building and loan associations, championed the virtue of thrift, developed adult education programs, and ultimately financed the construction of low-income housing.

'Purpose-built' dwellings for the working classes, whether speculative or philanthropic, were a nineteenth-century innovation.²¹ Boston's philanthropic housing era dates from 1846, "when a public meeting was held at the Warren Street Chapel in the South Cove, one of the poorest neighborhoods of Boston, to discuss housing conditions in this and other crowded parts of the city."²² Led by Charles Eliot Norton, this movement

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examined English forms of model housing, particularly those financed by the Society for Improving the Condition of the Labouring Classes. In 1854, Norton and his associates founded the Model Lodging House Association; the following year they erected two five-story brick structures, known as Osborn Place, in the South Cove. These multi-family structures held four small rental units per floor. Generating a 6% return on investment, the success of these two structures spurred the 1870s construction of four model lodging houses in the South End on East Canton Street. In 1871, Henry Ingersoll Bowditch, a doctor and professor at Harvard Medical School, became Boston's leading advocate for philanthropic housing, founding the Boston Cooperative Building Company. During his travels to England in 1868, Bowditch was impressed with the efforts of leading housing reformers Sidney Waterlow and Octavia Hill. Hill had established a graduated housing system whereby poor tenants were "rewarded for proper behavior by the opportunity to live in progressively larger and more commodious dwellings."²³ Not content merely to provide housing for the poor, British reformers also hoped to influence behavior and morals. One historian described the English system as a "training school for the inculcation of middle-class virtues among the lower, but aspiring orders."²⁴ This paternalism permeated nascent reform efforts in the United States.

Bowditch's initial foray into philanthropic housing involved the renovation of a downtown structure, the Lincoln Building, into sixty apartment units. The failure of this venture in 1874 was used by many reformers to denigrate communal forms of housing, specifically apartment buildings, tenements, and family hotels, in favor of single-family residences. The Directors of the Boston Cooperative Building Company concluded, "A building of so great size and constructed as the Lincoln Building is, with passages, stairways, and water conveniences in common was totally unfit for the proper lodging of those human beings who need the oversight of others to keep them."²⁵ Following an ill-fated experiment with single-family houses in suburban Dorchester, Bowditch ultimately focused on the construction of three-family row houses along Massachusetts Avenue, in the South End. Intended to be an intermediary step towards home ownership, these pleasant rental units proved to be so popular that tenants stayed for decades, thus thwarting the reformers' ultimate social goal.

According to his memoirs, Paine's interest in "better homes for the masses of plain people" dates from 1870. With great zeal, he visited Boston tenements, noting the minimum standards of light, air, and sanitation a community would tolerate. Paine's progressive program encouraged poor families "to move out of damp cellars into sunny rooms; move out of dens of disease into healthier quarters; move out of abodes of vice into purer streets; and finally to move from city to country."²⁶ In 1882, Paine was named chairman of the Associated Charities' Committee on Dwellings of the Poor; the following year he met Octavia Hill during a visit to England. Soon afterward Paine committed his own resources towards the construction of row houses for "substantial workingmen."

Paine selected the single-family brick row house as the basic form for his Lower Roxbury development. He rejected the multi-family lodging house, citing concerns about contagious disease and family privacy. Philadelphia's housing reform activity substantially influenced his approach towards housing the urban poor.

"Philadelphia is justly called the "City of Homes." Spread out over an immense territory, it is full of small streets, built solid with snug little inexpensive houses for workingmen. Rarely or almost never do you see a tenement house; that worst curse of city life..."²⁷

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Consistent with the home ownership ideal, Paine sold, not rented, these single-family row houses to the working poor. Single family homes "promote(d) the independence of character and life, which lies at the root of thrift, and they offer the safest investment, easiest to understand, acquire, preserve and improve."²⁸ Paine's row houses sold for \$2,500; a transaction typically accomplished with a down payment of \$1,000 and a mortgage of \$1,500 payable in five years at 5%.²⁹ Paine later reminisced, "I have caused some two hundred houses, largely for single families, to be built and sold, greatly aided in all these enterprises by the wise advice and the indefatigable supervision of my friend, George W. Pope, who took the whole practical charge of construction and sale; my share being chiefly that of working out plans for greater comfort and decency of the occupants."³⁰

A native of Kennebunkport, Maine, George W. Pope (1822-1896) began his architectural career as a mason. Achieving prominence as an architect and builder following Boston's Great Fire of 1872, Pope erected approximately fifty mercantile buildings as part of the commercial district's reconstruction. In addition to his work in Lower Roxbury, Pope collaborated with Paine on philanthropic housing projects in Jamaica Plain and Dorchester. He served as president of the Trustees of Boston City Hospital for thirteen years and at the time of his death was vice president of the Workingmen's Building Association and president of the Penny Savings Bank. Surviving Boston examples of Pope's design include the row of brownstone row houses at 144-148 Commonwealth Avenue (1876-80); and mercantile buildings at 26-32 Lincoln Street (1885); 115-119 Pearl Street (1885); and 11-17 East Street (1892).

Lesser-known architects represented in the Frederick Douglass District include: Benjamin J. Connolly, E. R. Fernold, Antoine Xavier, Thomas R. White, and Henry P. Hall. Acting as both architect and builder, Benjamin J. Connolly erected the row houses at **102-108 Hammond Street** and **1-9 Warwick Street**. Connolly's three-family brick dwellings are well-represented in both Dorchester and Roxbury. The career of E. R. Fernold, architect and builder of **2-8 Greenwich Street**, also focused on the construction of brick row houses in Roxbury. Antoine Xavier, designer of the large family hotel at the corner of **60 Hammond** and **11 Westminster Street**, was a successful contractor, erecting masonry row houses in the Chester Park section of the South End, on Newbury Street, and in the Saint Botolph district. Thomas R. White, architect of **64 Hammond Street**, is credited with the design and development of many brick apartment buildings in the Fenway. Henry P. Hall, designer of the ornate, corner apartment building at **60 Hammond** and **12 Westminster Street**, practiced architecture in Boston from 1865 to 1905. Active in the reconstruction of Boston's commercial district following the 1872 fire, none of his mercantile buildings survive.

Paine's goal of home ownership for substantial workingmen was achieved, albeit briefly. A review of late-19th century atlases and city directories reveals a district of owner-occupied row houses populated predominantly by Irish-American families, with French Canadian and German families represented to a lesser extent. A sampling from the 1895 Boston City Directory indicates the district's adult males were employed as hairdressers, waiters, surgical instrument makers, clerks, laborers, piano makers, grocers, tailors, janitors, and book keepers.

The 1910 Federal Census records a dramatic shift in Lower Roxbury's demographics, a change attributed to the wide-scale migration of southern Black families to northern urban centers. The failure of the cotton crop due to boll weevil infestation destroyed the livelihood of many southern sharecroppers and others dependent on the cotton textile industry. Populated by transplanted natives of Georgia, Virginia, and the Carolinas, this district

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lost its distinction as a predominantly owner-occupied neighborhood during the first decade of this century. Employment opportunities for transplanted southerners appear to have been limited to such service-related positions as porters, butlers, waiters, stewards, and barbers for men, and ladies' maids, domestics and laundresses for women. A local resident reminisced about the employment opportunities available to Boston's Blacks during the first half of the 20th century.

"Black men either remained in ditches on construction jobs, or tried to become waiters, etc. A good number of Blacks worked for the railroad, as did my father, mainly as porters or waiters on the trains. The porters, waiters, and other workers established the Pullman Porter's Union, a large union having an office on Yarmouth Street (South End near Lower Roxbury) for many years, and which was all Black. It was the only union Boston Blacks belonged to until recent times."³¹

This area's second wave of Black settlement is associated with World War II when,

"skilled and unskilled laborers came from all parts of the country to New England to work in industrial plants, army posts, armories, and shipyards. Black soldiers and sailors in all branches of the service came to Boston during the war years, and a great many decided to remain once the hostilities were over. As a consequence, Boston's black population nearly doubled in only a decade, rising from some 23,000 in 1940 to over 40,000 in 1950."³²

In addition to native-born African Americans, Lower Roxbury also attracted immigrants from Jamaica and the Bahamas; as one resident noted, "A lot of families who lived there had at least one West Indian parent, sometimes two."³³ Today, this neighborhood remains a predominantly African-American community. From its private, charity-based origins, to the public housing projects of the 1970s which encircle it today, the Frederick Douglass Square District provides an interesting contrast in the changing attitudes towards and the architectural solutions for housing the urban poor.

Archaeological Significance

In order to determine site specific information for the Frederick Douglass Square Historic District a geotechnical study of the area would be needed. This would aid in the Paleoenvironmental reconstruction of the area before and during the sea-level rise. Any surviving prehistoric sites located in the Boston area would be significant to the archaeological record. Due to the development and urbanization of Boston, many prehistoric sites have been destroyed. Most of the identified prehistoric sites in Boston are located on the islands in the harbor, and any prehistoric survivals located in Boston Proper or on the mainland could contribute valuable data to the archaeological record. Site 19-SU-77 addressed several research questions concerning prehistoric settlement in the southwest Boston basin, Middle/Late Archaic resource use, and prehistoric site survival. Other important research questions in New England concern coastal adaptations, and the subsistence and settlement of indigenous populations on the constantly changing shoreline. The location of any prehistoric survivals in the Frederick Douglass Square Historic District would be highly significant.

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LIST OF ARCHITECTS

Architect	Street Address
Connolly, Benjamin J.	102 Hammond St.
	104 Hammond St.
	106 Hammond St.
	108 Hammond St.
	1 Warwick St.
	3 Warwick St.
	5 Warwick St.
	7 Warwick St.
	9 Warwick St.
Fernold, E. R.	2 Greenwich St.
	4 Greenwich St.
	6 Greenwich St.
	8 Greenwich St.
Hall, Hayward P.	46 Hammond St.
	12 Westminster
Pope, George W.	23 Greenwich Ct.
	25 Greenwich Ct.
	27 Greenwich Ct.
	29 Greenwich Ct.
	31 Greenwich Ct.
	33 Greenwich Ct.
	35 Greenwich Ct.
	37 Greenwich Ct.
	10 Greenwich St.
	12 Greenwich St.
	13 Greenwich St.
	14 Greenwich St.
	15 Greenwich St.
	16 Greenwich St.
	17 Greenwich St.
	18 Greenwich St.
	19 Greenwich St.
20 Greenwich St.	
21 Greenwich St.	
22 Greenwich St.	
24 Greenwich St.	
26 Greenwich St.	
28 Greenwich St.	
30 Greenwich St.	

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Pope, George W.
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- 32 Greenwich St.
- 34 Greenwich St.
- 36 Greenwich St.
- 38 Greenwich St.
- 39 Greenwich St.
- 40 Greenwich St.
- 41 Greenwich St.
- 43 Greenwich St.
- 45 Greenwich St.
- 47 Greenwich St.
- 49 Greenwich St.
- 51 Greenwich St.
- 53 Greenwich St.
- 55 Greenwich St.
- 57 Greenwich St.
- 68 Hammond St.
- 70 Hammond St.
- 72 Hammond St.
- 74 Hammond St.
- 76 Hammond St.
- 78 Hammond St.
- 80 Hammond St.
- 1 Sussex St.
- 3 Sussex St.
- 5 Sussex St.
- 6 Sussex St.
- 7 Sussex St.
- 8 Sussex St.
- 22 Sussex St.
- 24 Sussex St.
- 26 Sussex St.
- 28 Sussex St.
- 30 Sussex St.
- 32 Sussex St.
- 34 Sussex St.
- 36 Sussex St.
- 38 Sussex St.
- 14 Warwick St.
- 15 Warwick St.
- 16 Warwick St.
- 17 Warwick St.
- 18 Warwick St.
- 19 Warwick St.
- 20 Warwick St.
- 21 Warwick St.
- 23 Warwick St.

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Pope, George W.
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32 Warwick St.
36 Warwick St.
38 Warwick St.
40 Warwick St.
42 Warwick St.
44 Warwick St.
46 Warwick St.
48 Warwick St.
77 Windsor St.
79 Windsor St.
81 Windsor St.
83 Windsor St.
85 Windsor St.

Wetmore, G. H.

62 Hammond St.

White, Thomas R.

64 Hammond St.

Xavier, Austin

60 Hammond St.
11 Westminster

unknown

994 Cabot St.
996 Cabot St.
998 Cabot St.
36 Hammond St.
86 Hammond St.
88 Hammond St.
90 Hammond St.
92 Hammond St.
94 Hammond St.
96 Hammond St.
71 Windsor St.
73 Windsor St.
75 Windsor St.
1002 Tremont St.

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- 1832 Map of the Town of Roxbury, John Groves Hales
1856 Map of the City of Roxbury, Charles H. Poole
1856 Map of the City of Roxbury, Henry Francis Walling
1873 Suffolk County Atlas, George M. Hopkins
1882 Suffolk County Atlas, George M. Hopkins
1884 Suffolk County Atlas, George M. Hopkins
1931 Map of Roxbury, Bromley

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Voter Lists

- 1910 Voter Lists - Ward 18, Precinct 3
- 1920 Voter Lists - Ward 13, Precinct 3
- 1930 Voter Lists - Ward 9, Precinct 7
- 1940 Voter Lists - Ward 9, Precinct 7

Suffolk County Deeds

- Book 936, file 182, September 4, 1868
- Book 1119, file 245, August 1, 1872
- Book 1195, file 320, January 30, 1874
- Book 1230, file 268, September 2, 1874
- Book 1327, file 297-299, May 25, 1876
- Book 1399, file 201, November 17, 1877
- Book 1674, file 355, April 23, 1885
- Book 1762, file 177, March 7, 1887

Norfolk County Deeds

- Book 228, file 94, July 10, 1854
- Book 274, file 263, April 1, 1859
- Book 311, file 246, 1863
- Book 348, file 149, November 17, 1866

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Frederick Douglass Square Historic District
Boston (Suffolk County), Massachusetts

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

The Frederick Douglass Historic District is an isolated brick row house nucleus, partially encircled by low-rise public housing units which, in turn, are bounded by three major surface arteries: Tremont Street to the north, Melnea Cass Boulevard to the west, and Shawmut Avenue to the south. The boundaries of the district are described below.

Beginning at the southeastern corner of the lot at 36 Hammond Street proceed northwest approximately 700 feet along the front property lines of the lots from 36 - 108 Hammond Street to the northeastern corner of the last. Then proceed along the northern bound of 108 Hammond Street to its northwestern corner. Then proceed approximately 75 feet along the rear property lines of the lots at 108 - 102 Hammond Street and 1 and 3 Warwick Street to the north east corner of the last. Then proceed north west approximately 75 feet along the eastern property line of the lot at 994 Cabot Street; then proceed diagonally across Cabot Street to the south east corner of the lot at 1002 Tremont Street. Then proceed along the eastern bound, front property line, and western bound of the lot at 1002 Tremont Street. Then proceed in a south east direction across Cabot Street to the north west corner of the lot at 998 Cabot Street; proceed approximately 75 feet along the western property line of same. Then proceed south west approximately 100 feet along the rear property lines of the lots at 9 - 23 Warwick Street to the north west corner of the last. Then proceed approximately 75 feet along the western property line of 23 Warwick Street. Then cross Warwick Street and proceed in a south west direction approximately 350 feet along the eastern curb of Warwick Street to the corner of Windsor Street. Then proceed south east approximately 125 feet along the front property lines of the lots from 85 - 71 Windsor Street to the south east corner of the last. Then proceed along the eastern bound of 71 Windsor Street approximately 75 feet to the lot's north east corner. Then proceed in a south east direction approximately 100 feet along the terminus of Greenwich Court and along the southern bound of 29 Greenwich Court to its south eastern corner. Then proceed north east approximately 150 feet along the eastern bound of the lot at 13 Greenwich Street and cross Greenwich Street. Then proceed approximately 100 feet in a south east direction along the front property lines of the lots at 12 - 2 Greenwich Street to the south east corner of the last. Then cross Westminster Street and proceed in a south east direction approximately 80 feet along the rear property lines of the lots at 46 - 36 Hammond Street to the south west corner of the last. Then proceed approximately 50 feet along the south eastern bound of 36 Hammond Street to the point of origin.

Boundary Justification

The Frederick Douglass Historic District is a homogeneous district of late-19th century brick row houses and apartment buildings. The boundaries were drawn to include all surviving 19th-century buildings erected on land platted by the Tremont Improvement Company in 1866. The district excludes post-1945 resources, specifically the low-rise public housing projects on Hammond and Warwick Streets, the circa-1955 community center at 90 Warwick Street, and the circa-1970 church at 53 Windsor Street.

(end)

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End Notes

- ¹ Donald J. Olsen, The Growth of Victorian London, (New York: Holmes & Meier, Inc., 1976), p.268.
- ²Ibid., p. 288.
- ³Francis S. Drake, The Town of Roxbury: Its Memorable Persons and Places, (Roxbury: by the author, 1878), p. 45.
- ⁴Ibid., p. 48.
- ⁵Ibid., p. 67.
- ⁶Francis S. Drake, "Roxbury in the Last Hundred Years," in The Memorial History of Boston, 1630-1880, ed. Justin Winsor, (Boston: James R. Osgood & Co., 1881), p. 587.
- ⁷Francis S. Drake, The Town of Roxbury: Its Memorable Persons and Places, (Roxbury: by the author, 1878), p. 67.
- ⁸Michael J. Canavan, "Where Were the Quakers Hanged?," Proceedings of the Bostonian Society, (Boston: Bostonian Society, 1911), p. 48.
- ⁹Walter Muir Whitehill, Boston: A Topographical History, (Cambridge: Belknap Press of Harvard University Press, 1959), p.74.
- ¹⁰Ibid., p.122.
- ¹¹Ibid., p.92.
- ¹²Francis S. Drake, "Roxbury in the Last Hundred Years," in The Memorial History of Boston, 1630-1880, ed. Justin Winsor, (Boston: James R. Osgood & Co., 1881), p. 575.
- ¹³Nathaniel B. Shurtleff, Topographical and Historical Description of Boston, (Boston: Rockwell & Churchill, 1891), p.40.
- ¹⁴Book 348, f. 149, Norfolk County Deeds, November 17, 1866.
- ¹⁵Francis S. Drake, "Roxbury in the Last Hundred Years," in The Memorial History of Boston, 1630-1880, ed. Justin Winsor, (Boston: James R. Osgood & Co., 1881), p. 580.
- ¹⁶Francis S. Drake, The Town of Roxbury: Its Memorable Persons and Places, (Roxbury: by the author, 1878), p. 43.
- ¹⁷Robert Treat Paine, Jr., The Inspiration of Charity, (Boston: W.B.Clarke Co., 1905), p.9.
- ¹⁸Lawrence W. Kennedy, Planning the City Upon a Hill: Boston Since 1630, (Amherst: The University of Massachusetts Press, 1992), p. 90.
- ¹⁹Ibid., p. 90.
- ²⁰David P. Handlin, The American Home: Architecture and Society, 1815-1915, (Boston: Little, Brown & Company, 1979), p.245.
- ²¹Donald J. Olsen, The Growth of Victorian London, (New York: Holmes & Meier, Inc.), p.268.
- ²²Cynthia Zaitzevsky, "Housing Boston's Poor: The First Philanthropic Experiments," Journal of the Society of Architectural Historians, p. 157.
- ²³Hayden, p. 254.
- ²⁴Donald J. Olsen, The Growth of Victorian London, (New York: Holmes & Meier, Inc.), p.280.
- ²⁵David P. Handlin, The American Home: Architecture and Society, 1815-1915, (Boston: Little, Brown & Company, 1979), p.256.

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²⁶Robert Treat Paine, Jr., "Immediate Duty of Every City to Organize its Charities," Report of a Committee of the Churches Associated in the Boston Quarterly Charity Lecture, (Boston: John Wilson & Son, 1885), p.13.

²⁷Robert Treat Paine, Jr., "Address at the first public meeting of the Waltham Coop. Bank," October 21, 1880, p.9.

²⁸Robert Treat Paine, Jr., "Homes for the People," Journal of Social Science (February 1882): 115.

²⁹Sam Bass Warner, Streetcar Suburbs: The Process of Growth in Boston, 1870-1900. (Cambridge: Harvard University Press, 1962), p.103.

³⁰Sarah Cushing Paine, Paine Ancestry: The Family of Robert Treat Paine, Signer of the Declaration of Independence, Including Maternal Lines, ed. Charles Henry Pope (Boston: Printed by the Family, 1912), p.303.

³¹Interview with George Adams, The South End, (Boston: Boston 200 Neighborhood History Series, 1975), p12.

³²Thomas H. O'Connor, Building a New Boston, (Boston: Northeastern University Press, 1993), p.60.

³³Interview with Marlene Stevens, The South End, (Boston: Boston 200 Neighborhood History Series, 1975), p13.

District Data Sheet: Frederick Douglass Square Historic District, Boston, Massachusetts

Map No.	Street Address	Historic Name	Date	Status	Style	Resource	Ward & Parcel
1	994 Cabot St.		1873-1882	C	Second Empire	B	9/1930
2	996 Cabot St.		1882-1884	C	Panel Brick	B	9/1929
3	998 Cabot St.		1895-1899	C	Federal Revival	B	9/1928
4	23 Greenwich Ct.		1887	C	Queen Anne	B	9/1884
5	25 Greenwich Ct.		1887	C	Queen Anne	B	9/1891
6	27 Greenwich Ct.		1887	C	Queen Anne	B	9/1885
7	29 Greenwich Ct.		1887	C	Queen Anne	B	9/1890
8	31 Greenwich Ct.		1887	C	Queen Anne	B	9/1886
9	33 Greenwich Ct.		1887	C	Queen Anne	B	9/1889
10	35 Greenwich Ct.		1887	C	Queen Anne	B	9/1887
11	37 Greenwich Ct.		1887	C	Queen Anne	B	9/1858
12	2 Greenwich St.		1893	C	Panel Brick	B	9/1780
13	4 Greenwich St.		1893	C	Panel Brick	B	9/1781
14	6 Greenwich St.		1893	C	Panel Brick	B	9/1782
15	8 Greenwich St.		1893	C	Panel Brick	B	9/1783
16	10 Greenwich St.		1886	C	Queen Anne	B	9/1784
17	12 Greenwich St.		1886	C	Queen Anne	B	9/1785
18	13 Greenwich St.		1886	C	Queen Anne	B	9/1896
19	14 Greenwich St.		1886	C	Queen Anne	B	9/1786
20	15 Greenwich St.		1886	C	Queen Anne	B	9/1895
21	16 Greenwich St.		1886	C	Queen Anne	B	9/1787
22	17 Greenwich St.		1886	C	Queen Anne	B	9/1894
23	18 Greenwich St.		1886	C	Queen Anne	B	9/1788
24	19 Greenwich St.		1886	C	Queen Anne	B	9/1893
25	20 Greenwich St.		1886	C	Queen Anne	B	9/1789
26	21 Greenwich St.		1886	C	Queen Anne	B	9/1892
27	22 Greenwich St.		1886	C	Queen Anne	B	9/1790
28	24 Greenwich St.		1886	C	Queen Anne	B	9/1791
29	26 Greenwich St.		1886	C	Queen Anne	B	9/1792
30	28 Greenwich St.		1886	C	Queen Anne	B	9/1793
31	30 Greenwich St.		1886	C	Queen Anne	B	9/1794
32	32 Greenwich St.		1886	C	Queen Anne	B	9/1795
33	34 Greenwich St.		1886	C	Queen Anne	B	9/1796
34	36 Greenwich St.		1886	C	Queen Anne	B	9/1797

District Data Sheet: Frederick Douglass Square Historic District, Boston, Massachusetts

35	38 Greenwich St.	1886	C	Queen Anne	B	9/1798
36	39 Greenwich St.	1886	C	Queen Anne	B	9/1883
37	40 Greenwich St.	1886	C	Queen Anne	B	9/1799
38	41 Greenwich St.	1886	C	Queen Anne	B	9/1882
39	43 Greenwich St.	1886	C	Queen Anne	B	9/1881
40	45 Greenwich St.	1886	C	Queen Anne	B	9/1880
41	47 Greenwich St.	1886	C	Queen Anne	B	9/1879
42	49 Greenwich St.	1888	C	Queen Anne	B	9/1878
43	51 Greenwich St.	1888	C	Queen Anne	B	9/1877
44	53 Greenwich St.	1888	C	Queen Anne	B	9/1876
45	55 Greenwich St.	1888	C	Queen Anne	B	9/1875
46	57 Greenwich St.	1888	C	Queen Anne	B	9/1874
47	36 Hammond St.	1873-1882	C	High Victorian Gothic	B	9/1905
48	46 Hammond St.	1888	C	Queen Anne	B	9/1902
49	60 Hammond St.	1885	C	Queen Anne	B	9/1830
50	62 Hammond St.	1887	C	Panel Brick	B	9/1829
51	64 Hammond St.	1878	C	Panel Brick	B	9/1828
52	68 Hammond St.	1886	C	Panel Brick	B	9/1827
53	70 Hammond St.	1886	C	Panel Brick	B	9/1826
54	72 Hammond St.	1886	C	Panel Brick	B	9/1825
55	74 Hammond St.	1886	C	Panel Brick	B	9/1824
56	76 Hammond St.	1886	C	Panel Brick	B	9/1823
57	78 Hammond St.	1886	C	Panel Brick	B	9/1822
58	80 Hammond St.	1886	C	Panel Brick	B	9/1821
59	86 Hammond St.	1875	C	Panel Brick	B	9/1842
60	88 Hammond St.	1875	C	Panel Brick	B	9/1841
61	90 Hammond St.	1876-1882	C	Panel Brick	B	9/1840
62	92 Hammond St.	1876-1882	C	Panel Brick	B	9/1839
63	94 Hammond St.	1876-1882	C	Panel Brick	B	9/1838
64	96 Hammond St.	1876-1882	C	Panel Brick	B	9/1837
65	102 Hammond St.	1887	C	Queen Anne	B	9/1943
66	104 Hammond St.	1887	C	Queen Anne	B	9/1942
67	106 Hammond St.	1887	C	Queen Anne	B	9/1941
68	108 Hammond St.	1887	C	Queen Anne	B	9/1940
69	1 Sussex St.	1886	C	Panel Brick	B	9/1843
70	3 Sussex St.	1886	C	Panel Brick	B	9/1844
71	5 Sussex St.	1886	C	Panel Brick	B	9/1845
72	6 Sussex St.	1886	C	Panel Brick	B	9/1820

District Data Sheet: Frederick Douglass Rare Historic District, Boston, Massachusetts

73	7 Sussex St.	1886	C	Panel Brick	B	9/1846
74	8 Sussex St.	1886	C	Panel Brick	B	9/1819
75	22 Sussex St.	1886	C	Panel Brick	B	9/1812
76	24 Sussex St.	1886	C	Panel Brick	B	9/1811
77	26 Sussex St.	1886	C	Panel Brick	B	9/1810
78	28 Sussex St.	1886	C	Panel Brick	B	9/1809
79	30 Sussex St.	1886	C	Panel Brick	B	9/1808
80	32 Sussex St.	1886	C	Panel Brick	B	9/1807
81	34 Sussex St.	1886	C	Panel Brick	B	9/1806
82	36 Sussex St.	1886	C	Panel Brick	B	9/1805
83	38 Sussex St.	1886	C	Panel Brick	B	9/1804
84	1002 Tremont St.	1866-1873	C	Panel Brick	B	9/2008
85	1 Warwick St.	1887	C	Queen Anne	B	9/1944
86	3 Warwick St.	1892	C	Queen Anne	B	9/1945
87	5 Warwick St.	1892	C	Queen Anne	B	9/1946
88	7 Warwick St.	1892	C	Queen Anne	B	9/1947
89	9 Warwick St.	1892	C	Queen Anne	B	9/1948
90	14 Warwick St.	1890	C	Queen Anne	B	9/1835
91	15 Warwick St.	1890	C	Queen Anne	B	9/1950
92	16 Warwick St.	1890	C	Queen Anne	B	9/1834
93	17 Warwick St.	1890	C	Queen Anne	B	9/1951
94	18 Warwick St.	1890	C	Queen Anne	B	9/1833
95	19 Warwick St.	1890	C	Queen Anne	B	9/1952
96	20 Warwick St.	1890	C	Queen Anne	B	9/1832
97	21 Warwick St.	1890	C	Queen Anne	B	9/1953
98	23 Warwick St.	1890	C	Queen Anne	B	9/1954
99	32 Warwick St.	1888	C	Queen Anne	B	9/1874
100	36 Warwick St.	1888	C	Queen Anne	B	9/1872
101	38 Warwick St.	1888	C	Queen Anne	B	9/1871
102	40 Warwick St.	1888	C	Queen Anne	B	9/1870
103	42 Warwick St.	1888	C	Queen Anne	B	9/1869
104	44 Warwick St.	1888	C	Queen Anne	B	9/1868
105	46 Warwick St.	1888	C	Queen Anne	B	9/1867
106	48 Warwick St.	1888	C	Queen Anne	B	9/1866
107	11 Westminster	1885	C	Queen Anne	B	9/1902
108	12 Westminster	1888	C	Queen Anne	B	9/1901
109	71 Windsor St.	1866-1873	C	Second Empire	B	9/1859
110	73 Windsor St.	1866-1873	C	Second Empire	B	9/1860

District Data Sheet: Frederick Douglass Square Historic District, Boston, Massachusetts

111	75 Windsor St.	1866-1873	C	Second Empire	B	9/1861
112	77 Windsor St.	1888	C	Queen Anne	B	9/1862
113	79 Windsor St.	1888	C	Queen Anne	B	9/1863
114	81 Windsor St.	1888	C	Queen Anne	B	9/1864
115	83 Windsor St.	1888	C	Queen Anne	B	9/1865
116	85 Windsor St.	1888	C	Queen Anne	B	9/1866

Total Resources:	Contributing	Non-contributing
Buildings	116	0