

PH0006505

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

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

ZN19 N46897740
 4688720
 4689730
 4690000
 027710
 027720
 027730
 027740
 027750
 027760
 027770
 027780
 027790

1. NAME

COMMON: South End District

AND/OR HISTORIC: [blank]

2. LOCATION 9th. Congressional District and 5th Congressional District

STREET AND NUMBER: described under #7. Description

CITY OR TOWN: Boston

STATE: Massachusetts

CODE 025	COUNTY: Suffolk	CODE 025
-------------	--------------------	-------------

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	<input checked="" type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious		
<input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Public and Private

STREET AND NUMBER: [blank]

CITY OR TOWN: Boston

STATE: Massachusetts

CODE: 025

5. LOCATION OF LEGAL DESCRIPTION

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

STREET AND NUMBER: Suffolk County Courthouse

CITY OR TOWN: Boston

STATE: Massachusetts

CODE: 025

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Photographic Building Survey of the South End

DATE OF SURVEY: Fall 1971 to Summer 1972

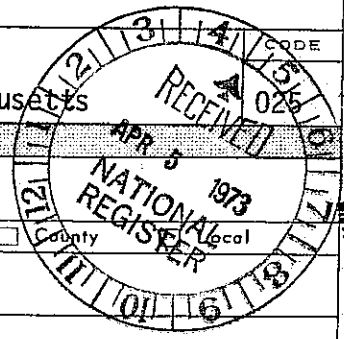
DEPOSITORY FOR SURVEY RECORDS: South End Historical Society

STREET AND NUMBER: 15 Concord Sq.

CITY OR TOWN: Boston

STATE: Massachusetts

CODE: 025



STATE: Massachusetts

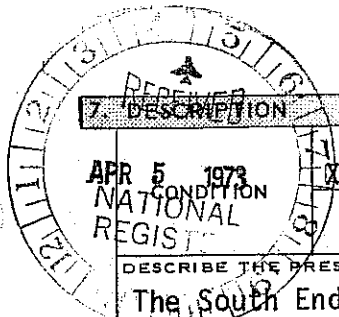
COUNTY: Suffolk

FOR NPS USE ONLY

ENTRY NUMBER: 973

DATE: MAY 8 1973

SEE INSTRUCTIONS



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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The South End district of 238 acres includes the property within a line running along the east side of Yarmouth St., the north side of Columbus Ave., the southwest side of the Mass. Turnpike, the alley line of Berkeley St., extended, the north side of Tremont St., alley 705 - east of Dwight St., the back lot line of properties on the south side of Shawmut Ave., the east side of Milford St., the back lot line of properties facing on the south side of Bradford St., the back lot line of properties on the east side of Waltham St., the midline of Washington St., the midline of Union park St., the midline of Harrison Avenue, the midline of Malden St., the east side of Pelham St., the east side of Drapers Lane, the alley (also known as Ivanhoe St.) south of Tremont St., the west side of Pembroke St., the south side of Newland St., the east side of East Brookline St., alley 710 extended, the alley line west of Newton St., the south side of Harrison Ave., Trask St., extended, Comet St. extended, the back lot lines of the west side of Chester Park, the east side of Northampton St., the back lot lines of the south side of Tremont St., the east side of Northfield St., the north side of Tremont St., the east side of Camden St., the back lot line of the north side of Columbus Ave., the back lot line of the west side of Mass. Ave., the Penn Central railroad tracks, to the east side of Yarmouth St.

The South End is a large but well-defined, densely built-up area which is characterized by architecture of relatively few building types. It presents a unified environment distinguished by subtle variations in architectural style, detailing, building height, and street width and direction, and by the presence or absence of park areas.

The principal streets passing through the South End, such as Harrison, Shawmut and Tremont, run roughly parallel to each other and to Washington St., the early route through the original neck of marshland connecting Boston to mainland Roxbury. Most of the minor streets were laid out perpendicularly in a grid pattern in relation to these broad avenues. However, Columbus Avenue and the other later streets introduce new diagonals and breaks in the street pattern which reflect an attempt to mesh the South End pattern with that of the later Back Bay.

On these streets, there are two predominant residential building types. The more numerous of these two building types is the double basement, bow fronted rowhouse with mansard roof. Most often constructed of brick, the type of house was occasionally faced with brownstone. The second predominant building type is a low basement, flat fronted rowhouse faced with brick, often adorned by a projecting oriel.

Within these building types, a variety of architectural styles were used. The predominant style is the Italianate, characterized by high basements sometimes rusticated, elaborately carved double doors, a hood with undercut consoles, and a projecting cornice with carved wooden brackets. Other influences include Greek Revival, Renaissance Revival, Second Empire, and a Transitional style between Greek Revival and Italianate.

[continued]

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

Boston, South End District (Continuation Sheet) #1

(Number all entries) 7. Description

MAJOR ELEMENTS

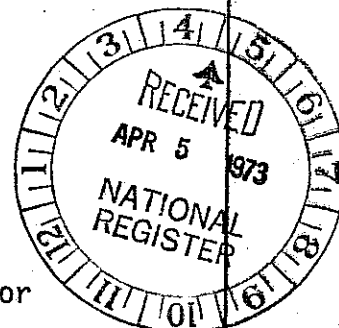
1. Union Park is an enclosed urban square of double basement, red brick rowhouses overlooking an oblong park landscaped with two fountains. Most of the houses have bow fronts, and many have the older ridge roofs that were supplanted by the mansard roofs in the South End. The end houses step forward to emphasize the curve of the park and the roadway which frames it; the environment has a strong sense of closure between Tremont on the north and Shawmut on the south. Architectural detailing is often lavish, including decorative heads for keystones and opulent cartouches for window lintels. Ornamental ironwork is used as stair rails, as fences to enclose private gardens, and as imitative balconies on the parlor floor. With the exception of altered dormers on a number of structures, and the loss of some original doors and ironwork, Union Park retains most of its original appearance.

2. Worcester Square is built up entirely of double basement, bow fronted, mansard roofed rowhouses in the Italianate style. The end houses are brought forward to enclose the square. The axes of the park within the square terminate at Shawmut on the north and Harrison Avenue on the south. In the nineteenth century, the latter terminus was the original Boston City Hospital building; the present terminus is a twentieth century administration building. At the Washington St. entrance is the imposing Italianate brownstone residence known as the Allen House (see below). Alterations to the houses of the square include the removal of three front stoops, the alteration of doorways, and the rebuilding of dormers.

3. As originally developed, Chester Square, between Tremont St. and Shawmut Avenue, was the most grand of the urban residential squares. Framed by roadways, the very large central park was landscaped lavishly. The seventy townhouses most successfully emphasize the oblong form of the park by a combination of flat fronted central buildings and stepped forward, bow fronted buildings at the curved ends. Although mostly Italianate in style, the houses reveal Gothic and Moorish influences in the ornamentation.

Alterations to the houses of the Square include the removal of two front stoops, the alteration of doorways, the loss of ironwork, and the addition of two shopfronts. The most drastic alteration has been to the parkland; in the early 1950's a traffic artery was cut through the park, leaving two narrow rhomboid parks on either side.

4. Blackstone and Franklin Squares are the only residential parks which are actually square in shape. Unlike the other squares, these two city blocks divided by Washington St. are surrounded by a variety of building forms. The parks are laid out in a formal manner with paths extending diagonally across the parks centering on a freestanding copper fountain. The green spaces of Blackstone and Franklin Squares are used today as a parkland. A play ground area has been added to one portion of Blackstone Square.



Suffolk

FOR NPS USE ONLY

ENTRY NUMBER

DATE

MAY 8 1973

Boston, South End District (Continuation Sheet) #2

(Number all entries) 7. Description

5. Concord and Rutland Squares are better defined as linear rather than enclosed spaces. The parks themselves are small and do not require the buildings to step forward around a curve. These houses are Italianate in style, bow fronted, and high basemented in most cases.

6. Cyclorama (see separate submission)

SECONDARY ELEMENTS

7. At the Washington St. entrance to Worcester Square stands the Allen House, a brick symmetrical Italian palazzo or villa-type structure. Although built as a freestanding mansion on a corner lot, the house has a brick side wall clearly intended as a party wall. The two street facades are surfaced in brownstone and are highly ornamented with motifs unusual to architecture but similar to those used in furniture of the period. A trademark of the house is the French mansard roof which is gable ended to crown a central bay on each facade. In 1894, a brick rear wing with five large window bays was added. Other alterations of late include the addition of a temporary structure framed out from the basement and the removal of a third story platform cupola.

8. Franklin Square House is one of the variety of buildings facing Franklin Square. Built of brick in the Second Empire style, the symmetrical building has a characteristically French mansard roof, a rusticated basement, a prominent central pavilion, and quoins.

9. The churches of the South End which are notable for their architecture or location or both, include:

a. The Cathedral of the Holy Cross at Washington St. and Union Park St. was designed by Patrick C. Keeley and dedicated in 1875. A Gothic Revival structure in Roxbury puddingstone trimmed with granite, the church is over 360 feet in length, which is comparable to many major European cathedrals. The spires intended for two square towers on the Washington St. front were never completed. The structure remains in good condition.

b. Another P. C. Keeley design, the Church of the Immaculate Conception, was dedicated at its site at Harrison Ave. and East Concord St. in 1861. White New Hampshire granite accentuates the Classic Revival styling.

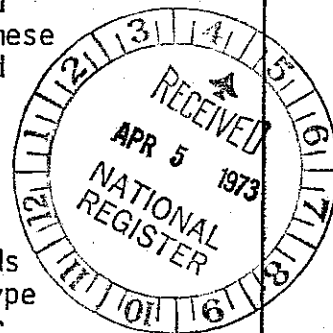
c. The Tremont Street Methodist Church, 740 Tremont St., was designed in Gothic Revival style in Roxbury puddingstone by Hammat Billings. The dedication was 1862.

d. Constructed in 1872, the High Victorian Gothic structure of Roxbury puddingstone at 485 Columbus is the Union Methodist Church.

e. Of brick with brownstone trim, the Romanesque Revival styled Shawmut Congregational Church, 640 Tremont St., was dedicated in 1872.

f. Italianate in style and constructed of red brick in 1868, the Peoples Baptist Church is distinguished by having a

Paul Revere Bell in its tower.



SIGNIFICANCE

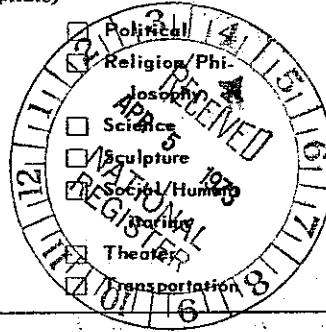
PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 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 checked="" type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Social/Human | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | _____ |



STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

Planned in 1848 and developed in part on filled land through the early 1870's, the South End of Boston is the largest remaining Victorian urban residential neighborhood in the United States. Seeking to provide a fashionable district of "substantial dwellings", the city auctioned the land of the South End with restrictions on height, material, setback, building form and construction period. These lands were mostly purchased by real estate entrepreneurs who eventually sold completed dwellings catering to the tastes expected of businessmen and industrialists. As a result of this speculative construction controlled by the city's specifications, the South End is characterized by an unusually high degree of architectural homogeneity and coherence. The houses of the South End represent the "genteel" architectural taste of the Victorian era - occasionally flamboyant in ornamentation but respectably conservative in plan and elevation.

This architecture did attract, as was hoped, the successful businessmen and manufacturers; however, when those Boston families of great wealth settled into the High Victorian houses of the Back Bay some twenty years after the South End plan, those buyers who could afford a second move followed. To their places in the South End came the working class and immigrant population. The later development of more modest houses and apartment buildings reflected this change. It is significant, however, that despite the rapid turn-over in population, the architectural environment of the South End remained of high quality and greatly cohesive, as can be seen in the surrounding streets lined with four story brick rowhouses of uniform set-back.

MAJOR ELEMENTS

The foci of the South End are the urban squares of brick or brownstone row houses surrounding oblong parks. The squares reflect the appreciation of the English park system in the urban planning of Boston, extending back to Charles Bulfinch's design for the Tontine Crescent. The South End represents the last vestiges of the concept in Boston.

[continued]

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

Boston, South End District (Continuation Sheet) #3

(Number all entries)

8. Significance

1. The first square to be completed (1857-59), Union Park's grand scale made it one of Boston's most prestigious addresses for a time. The eventual building of the Cathedral of the Holy Cross on the axes of the park give to the square a notable vista.

2. The most cohesive and uniform of the South End squares, Worcester Square is also significant for its relationship to the Allen House (see below) at the entrance on Washington St. and to the Boston City Hospital at the terminus on Harrison Ave.

3. Chester Square, built between 1850 to mid-1860's epitomizes the height of architectural taste in mid-nineteenth century Boston. The townhouses of this, the largest of South End squares, are of a similar type to other South End residential structures, but are more grand and opulent in size and ornamentation. As a group, they show the most variety in style influences.

4. Although completed after Union Park, Blackstone and Franklin Squares were actually the first to be conceived. In 1801, Charles Bulfinch, as chairman of the Selectman, presented a plan for a "Columbia Square"-four streets of houses facing an oblong lawn split by Washington St. Franklin and Blackstone Squares deviates only slightly from this plan.

5. Styled after the larger squares. Concord and Rutland Squares, were developed during the 1860's, Less pretentious and smaller in size, they reveal the changing hopes for the South End.

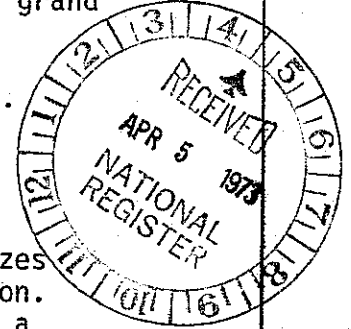
SECONDARY ELEMENTS

6. Cyclorama (see separate submission)

7. Unlike most South End houses which were built on speculation, the Allen House was built in 1859 for the resident owner. The fact that Aaron Allen was a prominent furniture dealer illuminates the origins of certain exterior ornamental motifs. The conversion of the house from a single family dwelling to a clubhouse, upon Allen's move to the Back, Bay symbolizes the social changes of the district. Unusual in the homogeneous architectural fabric of the South End, the mansion commands an important position at the entrance to Worcester Square.

8. Completed in 1868 by M.M. Ballou, the St. James Hotel, as the Franklin Square House was originally named, was prestigious enough to attract the patronage of President U.S. Grant. It later became the home of the famed New England Conservatory of Music. Visually prominent among the smaller residential buildings, it defines one edge of Franklin Square.

9. The South End has been traditionally known for the large number of religious institutions serving the district. Because of the many Irish immigrants, the Roman Catholic Cathedral of Boston settled in the district supporting the congregation of the Church of the Immaculate Conception, whose Jesuit order founded Boston College. A considerable number of the Protestant churches founded elsewhere in nineteenth century Boston relocated to the South End with their



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

Boston, South End District (Continuation Sheet) #4.

(Number all entries) 8. Significance

congregations. Included among these congregations was that of the African Baptist Church of Smith Ct. which played an important role in the Abolitionist movement. This congregation was located in the People's Baptist Church, formerly St. Paul's Baptist Church. Through the years, the religious structures have housed congregations of all faiths. Architecturally, these churches provide focal points along the major avenues and contribute a variation of form, style, and color to the residential blocks.



9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Boston Almanac, 1852
2. Firey, Walter-Land Use in Central Boston-Cambridge 1957
3. King, Moses-King's Handbook of Boston-Boston 1878
4. King, Moses-King's Dictionary-1883
5. Rettig, Robert Bell-"1682 Washington St. & Boston's South End"-Unpublished seminar report, Harvard University, 1963. Copy in Boston Athenaeum.
6. Shurtleff, N.B.-A Topographical & Historical Description of Boston, Mass. 3rd. Edition, Boston 1891.
7. Wolfe, Albert B.-The Lodging House Problem in Boston-Cambridge 1913

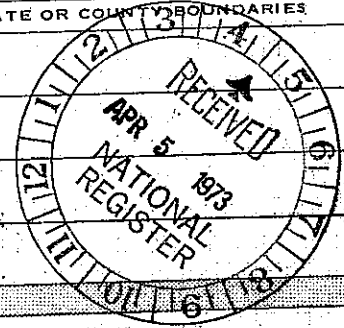
10 GEOGRAPHICAL DATA

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	Degrees	Minutes	Seconds
NW		42	20	.57.78	71	04	26.51						
NE		42	20	.35.43	71	03	53.11						
SE		42	20	.02.59	71	04	33.68						
SW		42	20	.24.64	71	05	06.82						

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 238

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11 FORM PREPARED BY

NAME AND TITLE: Marcia Myers, Deborah Gott-lin for Elizabeth Amadon, State Survey Director

ORGANIZATION: Massachusetts Historical Commission DATE: February 1973

STREET AND NUMBER: 40 Beacon Street

CITY OR TOWN: Boston STATE: Massachusetts CODE: 025

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: John F. Dawson
 Chairman, Massachusetts Historical Commission and Secretary of the Commonwealth

Date: March 30, 1973

NATIONAL REGISTER VERIFICATION

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

Robert M. Utley
 Chief, Office of Archeology and Historic Preservation

Date: 5/8/73

ATTEST: W. M. [Signature]
 Keeper of The National Register

Date: 5 27 73