

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 Home for Aged Couples

other names/site number Elizabeth Carleton House

2. Location

street & number 409, 419 Walnut Avenue, and 2055 Columbus Avenue not for publication

city or town Boston (Jamaica Plain) N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02119

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.)

Betsy Friedberg, National Register Director June 24, 2005
Signature of certifying official/Title C. H. Metz, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

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

Date of Action

Edson H. Beall

8-11-05

Home for Aged Couples
Name of Property

Suffolk Co., MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

(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

3 building
 sites
1 structures
1 objects
5 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/Institutional Housing

Domestic/Secondary Structure

Current Functions

(Enter categories from instructions)

Domestic/Institutional Housing (Walnut Building)

Vacant/Not in Use (Badger, Columbus Buildings,
Garage)

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revival

Classical Revival (Walnut Building), Georgian Revival

(Badger Building), Jacobethan Revival (Columbus
Building)

Materials

(Enter categories from instructions)

foundation granite (Walnut Building); concrete
(Columbus, Badger Building, Maintenance Shed)

walls red brick (all)

roof tar and gravel (all); slate (pitched roof of Columbus
Building)

other Yellow brick quoins and terra cotta brackets
(Walnut); Limestone trim (Columbus); cast stone trim
(Badger); Roxbury puddingstone boundary wall.

Narrative Description

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

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7. Narrative Description

The Home for Aged Couples is located on 2.89 gently rolling acres one block from commercial Egleston Square in the Jamaica Plain neighborhood of Boston. The site is bound by School Street, Walnut, and Columbus Avenues, and overlooks Franklin Park across Walnut Avenue. Columbus Avenue, a major artery, is heavily trafficked and lined with a variety of building types. In the immediate vicinity are the Egleston Square public library and the Roman Catholic parish of St. Mary of the Angels, both constructed in the mid-20th century. A mid-19th century single family house at the corner of Walnut and Columbus serves as the rectory for St. Mary of the Angels. On the west side of Columbus Avenue, adjacent to the Home for Aged Couples, attached three story brick bow front apartment houses line the block. Residential in character, School Street where it abuts the former Home for Aged Couples complex, is lined with mid- to late- 19th century two and three family dwellings. A small mental health facility housed in new construction also occupies the street.

A Roxbury puddingstone **retaining wall** defines the boundaries of the property. The main entrance to the site is located on Walnut Avenue, with an additional driveway entrance on Columbus Avenue. Breaks in the puddingstone wall in front of the Badger and Columbus buildings on Columbus Avenue facilitate pedestrian entry into the site. The complex consists of three main buildings erected between 1892 and 1927, and a maintenance shed constructed in 1937. The institutional buildings form an L on the campus, with the **Walnut Building** (1892) fronting Walnut Avenue and the **Badger** (1927) and **Columbus** (1910) **buildings** fronting Columbus Avenue. One- and two-story brick connecting corridors (ca.1927-1930) provided interior passage between the three institutional buildings until their demolition during the winter of 2004-2005. The maintenance shed, slated for demolition as part of the redevelopment of the site, is located on the northern boundary of the property. Mature oak, hickory, maple, and walnut trees dot the property in clusters around the perimeter of the site. Untended shrubs are also scattered along building edges and throughout the site. With the exception of the Walnut building that has been continually occupied, the buildings and grounds comprising the complex have been vacant and neglected for many years, rendering them in need of repairs. Despite, or perhaps because of this neglect, the buildings retain the location, design, setting, materials, workmanship, feeling, and association that define historic integrity.

The Walnut Building

The **Walnut Building (photo #7)**, erected in 1892, is a roughly rectangular, Colonial Revival, red brick building three stories in height, seven bays across, and three bays wide. A central pavilion projects slightly from the front and rear elevations, and three story porches project from the central bay of the lateral facades. A flat tar and gravel roof caps the building. Wood brackets support the eaves, and yellow brick quoins enhance all corners of the building. A yellow brick beltcourse between the second and third stories on both facades of the pavilion provides additional decorative detail (**photo #1-A**).

The Walnut Building is symmetrically organized with identical fenestration to either side of the central pavilions. The main (south) elevation features pairs of original 2/2 double hung sash on each of the three stories. Windows on the first two stories feature yellow brick jack arches with accented keystones. The fenestration of the pavilion is identical, though three openings light each story rather than two. The central window on the second floor, embellished with an elliptical fan light, side lights, and framed in yellow brick, serves as the focal point of the façade.

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The fenestration of the rear (north) elevation of the Walnut Building resembles the main façade in its details and arrangement (**photo #3-A**). However this elevation includes a basement level, unadorned by quoins, to accommodate the slight grade change. Additionally, the central pavilion is pierced by four windows on each story rather than three, and its flanking facades feature three windows rather than two. Entry is through a small, unadorned door at the basement level.

The western lateral facade of the Walnut Building also accommodates a grade change with a basement level. A granite beltcourse differentiates the basement from the upper stories. Three windows, identical in treatment and arrangement to those on the main and rear facades, pierce each story.

Three story porches project from the central bays of the lateral (east and west) facades of the Walnut Building (**photo #2-A**). The ground level stories of these porches are constructed of red brick with yellow brick quoining. Unglazed segmental arches pierce each ground level elevation of the western porch, while this level of the eastern porch is enclosed. The filled segmental arch on the eastern porch accommodates an entry embellished with a fan light and side lights. Above the brick bases, cast iron porches with decorative scrollwork (**photo #8**) at the corners rise to the cornice line of the building, and are capped with flat roofs. The second story porch on the eastern lateral façade has been partially glazed. Alterations to the porches extending from the eastern elevations accommodated the two story corridor connecting the Walnut and the Badger buildings.

Additional alterations to the original Walnut Building include: a glazed entry porch on the central pavilion, second and third story fire escapes on all elevations, excluding the central pavilions, and a penthouse positioned centrally on the roof.

The plan of the Walnut Building consists of a large square block flanked by two smaller square blocks, which are flanked by two smaller square, undivided, entrance pavilions. Central, double-loaded corridors connect the three main spaces. Rooms to either side function as office and community space on the main floor, with bedrooms in the western portion of the building, and throughout the upper floors. Circulation is facilitated by staircases in each of the flanking blocks (**photo #10**); these are located along the south walls of the corridors. A staircase located in the central block on the third floor accesses the roof (**photo #9**).

Notable interior finishes include the rich, dark wood trim, interior doors, elevator panels, and banisters (**photo #11**). Plans for the renovation of the building involve enclosing the upper stories of the side entry pavilions for use as the main stairwells. Interior stairs will be removed.

The Columbus Building (photo #10-A)

Eighteen years after the construction of the Walnut Building, the Home for Aged Couples further expanded its facilities with the addition of the **Columbus Building** in 1910. The Jacobethan-inspired building was built to the designs of John A. Fox. Stylistically, the Columbus Building was a significant departure from the Colonial Revival aesthetic of the Walnut Building.

Composed of red brick and limestone trim, the Columbus Building rises three and a half stories over a high basement. It is seven bays across, three bays wide, and follows an L-shaped floor plan. The rear ell, attached to the northwest corner of the building, is three bays across and extends five bays from the main massing of the building. A pitched roof clad in slate shingles covers the main body of the building; a flat, tar and gravel roof covers the ell.

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The dominant feature of the Columbus Building is the strongly articulated central pavilion. Flanked by octagonal turrets, the pavilion rises a full four stories, and is pierced by a recessed entry at the first floor level, and a trio of windows on each floor (**photo #7-A**). The entry, executed in limestone, is classically inspired with a pair of free standing round and engaged squared columns supporting an entablature inscribed, "HOME FOR AGED COUPLES." Limestone beltcourses differentiate the first and second stories. The trios of 4/4, double hung, wood sash windows are trimmed in tabbed limestone. The center window of the fourth story trio rises slightly above those to either side, creating a segmental arch of limestone trim.

Three bays of paired 4/4, double hung, wood sash windows define the fenestration of the main body of the Columbus Avenue (eastern) elevation. Tabbed limestone trim surrounds these apertures. Limestone beltcourses stripe the façade at the basement level and between the second and third stories. Paneled brick rectangles with limestone corners embellish the space between windows on the third story. Four dormer windows centered between the windows on the lower stories interrupt the roof line.

The rear (western) elevation of the Columbus Building reflects the treatment and arrangement of the main (eastern) elevation with modifications to accommodate the ell. A fully glazed polygonal bay with limestone mullions and trim projects from the first and second stories of the central tower. The placement of the ell compresses the fenestration of the shared elevation (**photo #8-A**).

Single windows light the basement and each floor level closest to the tower. While paired windows light the first and second stories of the elevation with the ell, a single window lights the third story. Additionally, a single dormer, tangential to the tower, projects from the roofline. To balance the compressed fenestration on the ell side of the tower, the windows adjacent to the tower on the opposite side are also unpaired. The remaining bays are pierced with paired windows, as on the main façade.

The ell is three bays across and projects five bays from the rear elevation. The decorative treatment mirrors that of the rest of the building, with tabbed, limestone-trimmed fenestration and limestone beltcourses carrying across from the adjacent facades (**photo #2**).

The lateral elevations of the Columbus Building are three bays across, three full stories high, and nearly identical. The wall plane extends above the roofline, forming a stepped parapet. The limestone beltcourses present on the main and rear facades continue across these lateral facades, as do the decorative paneled brick and limestone rectangles between the third story windows. A classical side entry porch capped with a balustrade and executed in limestone projects from the Walnut Street (south) elevation. Flanking the entry are single 4/4, double hung wood sash on each of the three floor levels. Directly above the entry, trios of windows light the second, third, and half-story attic level. All are trimmed with tabbed limestone. The northern elevation differs only in its entry. In place of the classical side entry porch, an unadorned door provides entry into this portion of the building. A cast iron balcony projects above this door.

The L-shaped plan of the Columbus Building accommodates double-loaded corridors in both the main building and the ell. Three rooms line each side of the corridors to either side of the central pavilion/polygonal bay on the first, second, and third floors. Four rooms, two on each side, define the three floors of the ell. Staircases which have been removed as part of the renovation were located on the eastern walls of the central corridors to either side of the central pavilion, as well as in the northeast corner of the ell.

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Interior finishes that will remain after the renovation (**photos #4-6**) include window and interior door trim, and the elaborate wood paneling, built-in cabinets, and fireplaces in the rooms that occupy the rear polygonal bay. Many interior partitions have been removed to accommodate larger living spaces.

The Badger Building

The Georgian Revival **Badger Building**, erected in 1927, was the final institutional building constructed for the Home for Aged Couples. The red brick building rises three stories over a high basement on the Walnut Avenue (southern) elevation, and to accommodate a grade change, rises four stories on the other elevations (**photo #1**). A brick and cast stone balustrade crowns the building, and brick beltcourses between the ground and first floors, and the second and third stories stripe the facade. The main massing of the building is rectangular in shape, with seven bays facing Walnut Avenue, and three bays facing Columbus Avenue.

The Columbus Avenue (east) (**photo #5-A**) elevation is the Badger Building's primary facade. A central entry at the ground floor level draws on classical precedent with engaged columns flanking the entry, and supporting an entablature. To either side of the entry, 8/8, double hung wood sash windows beneath segmental arches light the ground floor level. Above the ground floor, the three bays of the first, second, and third stories are lit with 12/12, 12/8, and 12/8 double hung wood sash, respectively. The third story windows rest on recessed wood panels.

The fenestration of the Walnut Avenue (south) elevation of the Badger Building mirrors that of the Columbus Avenue elevation, though the facade extends seven bays rather than three. No entry interrupts the facade (**photo #4-A**).

The north elevation, facing the interior of the site, is identical to the Walnut Street facade, but for a six-bay by one-bay, two story addition that wraps around the corner to include the first bay of the southern elevation. A hipped roof covers the addition, and six 9/9 windows with sidelights define the fenestration. Four large, unadorned openings provide entry into the utilitarian space beneath the main level.

The west elevation of the Badger Building (**photo #6-A**), originally probably identical to the Columbus Avenue (east) elevation, has been obscured by the addition of the pedestrian corridor linking the Walnut Building and the Badger Building, and by the hip roofed addition on the north facade which extends across the ground and first floor stories of the west facade.

The plan of the Badger Building consists of a large dining space the width of the building on the second story, and double-loaded corridors on the upper two floors, off of which multiple small rooms branch (**photo #12**). Circulation is facilitated through a stairwell on the northeast corner of the building. Interior finishes include original elevator panels, interior doors, radiator covers and some chair rail paneling (**photos #13-14**). This building is presently in the process of being mothballed while it awaits fundraising efforts for its renovation into office space.

The Pedestrian Corridors

The pedestrian corridors were probably constructed between 1927 and 1930 when the architectural firm of Coolidge, Shelpey, Bulfinch and Abbott were constructing the Badger Building and altering the existing Walnut and Columbus buildings. Plans for

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the Columbus Building alterations from 1927 indicate a "connecting corridor" extending in the direction of the Badger Building. This one story corridor extends from the northeast corner of the Badger Building and angles twice before joining the southwest corner of the Columbus Building. Constructed of red brick with segmentally arched, 6/6 double hung windows and a beltcourse that corresponds to the beltcourse on the Badger Building, the corridor reflected the architecture of the campus. Entry directly into the corridor is through a large, glazed door surrounded by glass and framed with concrete. A later square addition to the corridor appears on its southwest elevation. The portion of the corridor that was attached to the Columbus Building has been demolished as part of the renovation of the Columbus Building. While the portion of the corridor attached to the Badger Building is presently intact, it is scheduled to be demolished with the renovation of the Badger Building.

The corridor joining the Walnut and Badger buildings similarly reflected the buildings on the campus in materials and treatment. Constructed of red brick, and embellished with jack arches and a beltcourse, the corridor rose two stories above a basement. A large, multi light bay window trimmed with copper projected from the second story of the Walnut Avenue (eastern) façade, and a shallow gable copper roof covered the corridor. This corridor was attached to the eastern porch of the Walnut building and to a three story, one bay by two bay, stepped brick annex attached to the central bay of the western façade of the Badger building.

The Maintenance Shed (photo #9)

A garage and maintenance shed, adjacent the site's northern boundary, was constructed on the campus in 1937. The one story, red brick structure is rectangular, rests on a concrete foundation, and is covered with a flat roof. Four large openings fitted with wooden paneled doors with glazed transoms on rolling tracks provide vehicular access to the garage. A small door on the eastern end of the main façade serves as a pedestrian entrance. Two windows light the eastern and western elevations.

The Boundary Wall

A puddingstone retaining wall surrounds the property (**photos #2-A, 4-A, 10-A**). Granite capstones rest atop the puddingstone on the Walnut and Columbus Avenue portions of the wall. A low, cast iron fence rests on the capstones along Columbus Avenue. To accommodate entry into the site, the boundary wall is broken at the Badger and Columbus Building entrances on Columbus Avenue. A gated archway leads to the Badger building entrance. The portions of the retaining wall lining School Street and the rear of the property are less refined than the Walnut Street and Columbus Avenue portions. The wall along these boundaries is twice as high and unfinished along the top.

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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.

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): HPCA #12849

- ☐ 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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Social History

Period of Significance

1892-1955

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John A. Fox

Coolidge, Shepley, Bulfinch, and Abbott

Primary location of additional data:

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

Name of repository:

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National Park ServiceNational Register of Historic Places
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Boston (Suffolk), MASection number 8 Page 1**8. Statement of Significance**

The Home for Aged Couples in the Jamaica Plain section of the city of Boston retains integrity of location, design, materials, workmanship, association, and feeling. For its associations with a social movement that defined much of the late 19th century, and for the integrity of the complex's architecture and the prominence of its designers, the former Home for Aged Couples meets criteria A and C of the National Register.

Dr. Elizabeth Abbott Carleton, a New Hampshire native and a graduate of the New England Female Medical College, founded the New England Society for the Aged and Friendless in 1884 to offer long-term care for elderly couples of limited means. In exchange for the surrender of a couple's resources by entering into a "total assignment of assets life contract," the Society provided its residents food, clothing, a small weekly spending allowance, and medical care. This organization, which changed its name in 1886 to the Home for Aged Couples, emerged out of a late 19th century charitable sensibility that produced in Boston a Home for Aged Men, a Home for Aged Women, a Home for Aged Poor, a Home for Aged and Friendless Women, and a Home for Aged Colored Women. Yet while identified with this larger movement, the Home for Aged Couples was nonetheless unique in the services it provided, as well as in its development.

At the time of its establishment, the Society for the Aged and Friendless was located on Shawmut Avenue in Boston's South End. By 1887, the organization relocated to the former estate of Edward E. Rice on Walnut Avenue in Jamaica Plain. Rice, a local merchant and philanthropist, conveyed his property to the Home for Aged Couples with a \$17,000 loan in April of 1887. The large estate contrasted greatly with the Home's Shawmut Avenue location. Formerly confined to a dense urban street, after 1887 the Home for Aged couples occupied a large, Second Empire dwelling on a 128,000 square foot parcel across Walnut Avenue from Franklin Park (**photo #11-A**). Unlike its largely urban counterparts, the Home offered its residents a serenity unique to its new location. The spaciousness of its own grounds and the proximity of Franklin Park contributed greatly to the tranquility of an aging couple's final years.

The former Rice home, located roughly on the site of the Badger Building, served for eight years as the only building, apart from stables, on the campus of the Home for Aged Couples. Largely under Dr. Carleton's stewardship, the Home expanded to include three large buildings designed expressly for the purposes of the institution. The first of these was the Walnut Building, erected in 1892. Accommodating sixty additional residents, the new building significantly expanded the capacity of the facility. A further addition to the complex occurred in 1910 with the construction of the Columbus Building. The erection of the Badger Building in 1927, two years after Dr. Carleton's death, marked the end of the institutional expansion of the complex.

Where a single building initially accommodated residential, dining, and medical care functions, the expanded facilities allowed for the separation of these services. By 1927 the Walnut and Columbus buildings served the residential needs of the institution providing private quarters for residents and staff, as well as communal gathering and service spaces, while the Badger Building contained food preparation, dining facilities, and infirmary space. With the increasingly purpose-built identification of the campus buildings, the old Rice Estate was probably deemed outmoded and sacrificed to the physical expansion of the complex when the Badger Building was erected.

The buildings that comprise the campus of the Home for Aged Couples stand as outstanding examples of architectural

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craftsmanship and designs of prolific local architects. While the original architect for the Walnut Building has not been identified, the building itself merits recognition as a well-preserved and finely executed Colonial Revival institutional building. As the first building constructed by and for the Home for Aged Couples, the Walnut Building presented a new face for the institution. The formality of the façade as expressed in the architectural details reflects the significance of this presentation. Celebrated at the laying of its cornerstone as "Boston's Fine Home for Aged Couples," the Walnut Building expressed the advancement of the institution. Sympathetic alterations to the original building occurred in 1927 under the direction of the renowned architectural firm, Coolidge, Shepley, Bulfinch, and Abbott. Because few significant alterations have occurred since that time, the building retains its original integrity.

John A. Fox, architect of the Columbus Building, designed both residential and institutional buildings over the course of his fifty-year career. Of all of Fox's institutional work, including 130 Tremont Street in Boston, the Adams Free Public Library in Chelmsford, the Chelsea Academy of Music, the Providence Opera House (demolished), the State Almshouse at Tewksbury, and the Opera House in Lewiston, Maine, his Jacobethan-inspired Columbus Building for the Home for Aged couples is considered one of his finer works. Though stylistically a departure from the Walnut Building, the Columbus Building maintains the formality and craftsmanship that define its predecessor. At the time of the building's construction, these qualities reinforced the prosperity and the vision of the institution first expressed in the Walnut Building. As with the Walnut Building, the Columbus Building was altered in 1927 by the architectural firm of Coolidge, Shepley, Bulfinch, and Abbott, but these alterations were largely limited to the interior spaces. Until the winter of 2004-2005 the Columbus Building had not been significantly altered. It is presently undergoing a sympathetic renovation that will retain its character-defining features.

Less monumental in stature than either of its predecessors, the Badger Building is no less distinguished than the Walnut and Columbus buildings. The nationally recognized firm of Coolidge, Shepley, Bulfinch and Abbott, which continues today as Shepley Bulfinch Richardson and Abbott, designed the Georgian Revival Badger Building. The firm was then, as it is now, one of the oldest continuously practicing architectural firms in the country, and the oldest architectural firm in Boston. During the period when the Badger Building was designed and constructed for the Home for Aged Couples, the firm of Coolidge, Shepley, Bulfinch and Abbot was renowned for their outstanding buildings in hospital design for cities nationwide. Most notable among these were the Lakeside Memorial Hospital and the Medical Center at Western Reserve University in Cleveland; the Peter Brent Brigham Hospital and units of the Massachusetts General Hospital, and the Children's and Infant's Hospital in Boston; laboratories at the Rockefeller Institute of Medical Research at Princeton University and in New York; and the Medical School and Hospital group at Vanderbilt College, in Nashville. The firm's expertise in the design of medical care facilities produced an infirmary that surpassed the building's predecessors in design and efficiency for the treatment of its residents. With the exception of the addition of the pedestrian corridors, the Badger Building, like its neighbors, has not suffered from significant alterations, and retains its historic integrity.

The Home for Aged Couples thrived through the first half of the 20th century. However, as the Egleston Square neighborhood began to decline during the second half of the 20th century, and as additional elderly care resources became available, the number of residents of the Home for Aged Couples dwindled. Perhaps sensing impending decline, the administration enacted a new policy that admitted single men and women to the Home. Reflecting this change, the Home for Aged Couples became the Elizabeth Carleton House in 1955. Nonetheless, where 127 residents occupied the Home in the 1950s, by the 1970s, the Home served fewer than 40 residents. Yet the complex remained fully occupied as an elderly care facility until the mid 1990s. Presently, mentally disabled adults, about half of whom are elderly, reside in the Walnut building, while the Columbus undergoes rehabilitation for affordable housing units, and the Badger Building awaits rehabilitation for affordable office space.

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9. Major Bibliographic References

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Boston Landmarks Commission, Building Information Form. 1983.

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Coolidge, Shepley, Bulfinch, and Abbott. Alterations to 1892 Building: Basement, First Floor, Second and Third Floor plans. November 15, 1927. Fine Arts Department, Boston Public Library.

Coolidge, Shepley, Bulfinch, and Abbott. Alterations to 1910 Building: Basement, First Floor, Second and Third Floor plans. November 15, 1927. Fine Arts Department, Boston Public Library.

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"Corner Stone Laid: Boston's Fine Home for Aged Couples," *Boston Daily Advertiser*, July 22, 1892, pg.8.

Daylor Consulting Group Inc. Project Notification Form. August 20, 2003.

"Deed of Edward Reice [sic]," April 15, 1887. Book 1768, page 563.
Suffolk County Registry of Deeds.

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Joint Committee on the Status of Women. "The Matriculation of Women at Harvard Medical School, 1870-1871." Joint Committee on the Status of Women. <http://www.hms.harvard.edu/jcsw/matriculation2.htm>.

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Williams, Moses and Osborne Howes, Jr., Professional and Industrial History of Suffolk County, Massachusetts Vol. II. (Boston: The Boston History Company, 1894).

Withey, Henry F. and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennessey & Ingalls, Inc., 1970.

Architects Vertical File, Boston Information File, Fine Arts Department,
Boston Public Library.

Boston Inspection Services Department-Building Jacket.

Conversations with Robert Dana Chellis, 4 Windermere Lane, Wellesley MA. Mr. Chellis was a Trustee of the Elizabeth Carleton House from 1963-1980 and its treasurer from 1969-1980.

(end)

Home for Aged Couples
Name of Property

Suffolk Co., MA
County and State

10. Geographical Data

Acreage of Property 2.89 Acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 327320 4686500
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting 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 Lawrence Sparrow, edited by Roysin Billett, Boston Landmarks Commission, with Betsy Friedberg, MHC

organization Massachusetts Historical Commission date June 2005

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 Forward Inc., Marian Spencer, President

street & number c/o Rogerson Communities, One Florence Street telephone 617-363-2300

city or town Boston state MA zip code 02131

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. NPS Form 10-900 OMB No.

1024-0018

(Rev. 10-90)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Home for Aged Couples
Boston (Suffolk), MA

Section number 10 Page 1

10. Geographical Data

Verbal Boundary Description

The Elizabeth Carleton House is bound by School Street, Walnut and Columbus avenues in the Jamaica Plain neighborhood of Boston. The boundaries of the site correspond to Ward 11, parcel 01588000 as depicted on the city of Boston's Assessors map.

Boundary Justification

The nominated parcel is the original 2.89-acre property conveyed to the Home for Aged Couples by Edward E. Rice in 1887.

(end)

PHOTOGRAPHS

Photographer: Boysin Billett, BLC

Date: Feb 2005

Location of Negatives: Boston Landmarks Commission

Photos 1-14 are 3 x 5"

1. Badger and Columbus buildings from Walnut Avenue
2. Rear of Columbus Building undergoing rehabilitation
3. Badger Building, northern elevation
4. Columbus Building interior
5. Columbus Building interior
6. Columbus Building interior
7. Walnut Building, Walnut Avenue elevation
8. Walnut Building interior
9. Walnut Building interior
10. Walnut Building interior
11. Walnut Building interior
12. Bader Building interior
13. Badger Building interior
14. Badger Building interior

(continued)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Home for Aged Couples
Boston (Suffolk), MA

Section number _____ Page _____

PHOTOGRAPHS CONTINUED

Taken by Lawrence Sparrow, n.d.

Photos 1-A through 11-A are 8 x 10"

- 1-A. Walnut Building
- 2-A. Walnut Building
- 3-A. Walnut Building
- 4-A. Badger Building
- 5-A. Badger Building
- 6-A. Badger Building
- 7-A. Columbus Building
- 8-A. Columbus Building
- 9-A. Maintenance Shed
- 10-A. Badger and Columbus buildings
- 11-A. 19th century print of the Rice estate (not extant)

(end)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHome for Aged Couples
Boston (Suffolk), MA

Section number _____ Page _____

HOME FOR AGED COUPLES
BOSTON, MA
DISTRICT DATA SHEET

Name	Date	Style	Elements	Status / Type
Walnut Building	1892	Colonial Revival	red brick	C/B
Columbus Building	1910	Jacobethan Revival	red brick/limestone	C/B
Badger Building	1927	Georgian Revival	red brick	C/B
Maintenance shed	1937	utilitarian	red brick	C/ST
Boundary wall	n.d.		puddingstone, granite Cast iron	C/O

TOTAL

Buildings	3 contributing
Structure	1 contributing
Object	1 contributing

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Home for Aged Couples
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 6/29/05 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/12/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000879

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8.11.05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Badger and Columbus buildings,
Home for Aged Couples
Suffolk County, Massachusetts
photo #1



Columbus building, home for Aged
Couple
Suffolk County, Massachusetts
photo #2



Budger building, Home for Aged Couples
Sutfolk County, Massachusetts
photo #3



Columbus building, interior
Home for Aged Couples
Suffolk County, Massachusetts
photo # 4



Columbus building interior
Home for Aged Couples
Suffolk County, Massachusetts
photo #5



Columbus building, interior
Home for Aged couples
Suffolk County, Massachusetts
photo #6



Walnut building, Home for Aged
Couples

Suffolk County, Massachusetts
photo # 7



Walnut building, interior
Home for Aged Couples
Suffolk County, Massachusetts
photo #8



Walnut building, interior
Home for Aged Couples
Suffolk County, Massachusetts
photo #9



Walnut building interior
Home for Aged couples
Suffolk County, Massachusetts
photo #10



Walnut building interior, Home
for Aged Couples
Suffolk County, Massachusetts
photo #11



Badger Building, Interior
Home for Aged Couples
Suffolk County, Massachusetts
photo #12



Badger building, interior
Home for Aged couples
Suffolk County, Massachusetts
photo #13



Badger building, interior
Home for Aged Couples
Suffolk County, Massachusetts
photo #14



aa2907, aa2907_01

Walnut Building
Home For Aged Couples
Boston, MA.
1-A



aa2907, aa2907_00

Walnut Building
Home for Aged Couples
Boston, MA.

#2-A



aa2907, aa2907_07

Walnut Building
Home for Aged Couples
Boston, MA.

#3-A



aa2907, aa2907.02

Bedger Building
Home for Aged Couples
Boston, MA.
#4-A



aa2907, aa2907_04

Badger Building
Home for Aged Couples
Boston, MA.

#5-A



aa2907, aa2907_08

Badger Building
Home for Aged Couples
Boston, MA.

#6-A



aa2907, aa2907-05

Columbus Building
Home For Aged Couples
Boston, MA.
7-A



aa2907, aa2907_06

Columbus Building
Home for Aged Couples
Boston, MA
#8-A



aa2907, aa2907_09

Maintenance Shed
Home for April Couples
Boston, MA.

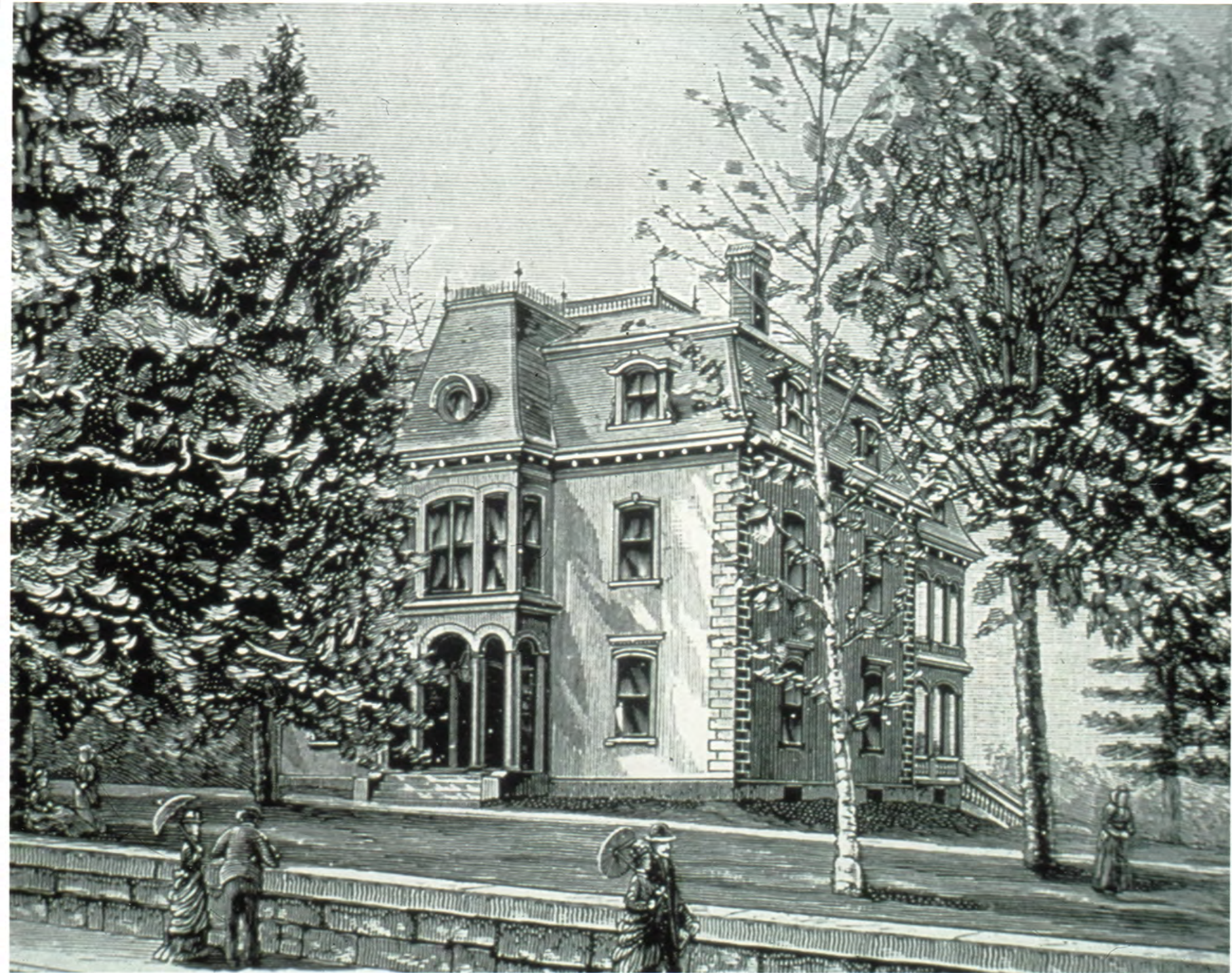
#9-A



aa2907, aa2907_03

Home for Aged Couples
Boston, MA.
10-A

L-R
Badger Building, Columbus Bldg.



0111110, 0111110-R1-E001

Home for Aged Couples
Boston, MA
#11-A

Rice Estate (not extant)



Home for Aged Couple
42071-C1-TM-025

Boston South

MASSACHUSETTS
BOSTON (SUFFOLK) MA
1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map dated 1987. Supersedes Newton and Boston South 1:25,000-scale maps dated 1970.

Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1982). This information is not intended for navigational purposes.

Projection and 1000-meter grid: Universal Transverse Mercator, zone 19.

10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone.

1927 North American Datum.

To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks.

There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL: 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SOUNDINGS SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.5 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	Diagram		1	2	3
1	3.281	Diagram		4	5	
2	6.562	Diagram		6	7	8
3	9.843	Diagram				
4	13.124	Diagram				
5	16.405	Diagram				
6	19.686	Diagram				
7	22.967	Diagram				
8	26.248	Diagram				
9	29.529	Diagram				
10	32.810	Diagram				

To convert meters to feet multiply by 3.281
To convert feet to meters multiply by 0.3048

UTM grid convergence (GTM) and 1987 magnetic declination (MNM) at center of map. Diagram is approximate.

1 Maynard
2 Boston North
3 Lynn
4 Framingham
5 Haverhill
6 Medford
7 Norwood
8 Weymouth

ISBN 0-607-00135-6
9 780607 001356

Topographic Map Symbols

Symbol	Description
Primary highway, hard surface	Thick solid red line
Secondary highway, hard surface	Thin solid red line
Light-duty road, hard or improved surface	Dashed red line
Unimproved road, trail	Dotted red line
Route marker: Interstate, U.S., State	Red shield with number
Railroad: standard gage; narrow gage	Black line with cross-ticks
Bridge, drawbridge	Blue line with cross-ticks
Footbridge; overpass; underpass	Blue line with cross-ticks
Bath-up area; only selected landmarks shown	Blue line with cross-ticks
House; barn; church; school; large structure	Black outline
Boundary:	
National, with monument	Dashed black line
State	Dashed black line
County, parish	Dashed black line
Civil township, precinct, district	Dashed black line
Incorporated city, village, town	Dashed black line
National or State reservation; small park	Green outline
Land grant with monument; found section corner	Black outline
U.S. public lands survey; range, township; section	Black outline
Range, township; section line; location approximate	Black outline
Fence or field line	Black outline
Power transmission line, located tower	Black outline
Dam; dam with lock	Black outline
Cemetery; grave	Black outline
Campground; picnic area; U.S. National monument	Black outline
Windmill; water well; spring	Black outline
Mine shaft; prospect; adit or cave	Black outline
Control: horizontal station; vertical station; spot elevation	Black outline
Contours: index; intermediate; supplementary; depression	Black outline
Distorted surface: strip mine, lava, sand	Black outline
Soundings; depth curve	Black outline
Perennial lake and stream; intermittent lake and stream	Blue outline
Rapids, large and small; lake, large and small	Blue outline
Submerged marsh; marsh, swamp	Blue outline
Land subject to controlled inundation; woodland	Blue outline
Scrub; mangrove	Blue outline
Orchard; vineyard	Blue outline

A pamphlet describing topographic maps is available on request.

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

11028

11028

EGLESTON SQUARE

11027 STREET

WASHINGTON

11028

11024
BLOCK 228

11024
BLOCK 228

COLUMBUS

AVENUE

WALNUT
AVENUE

WELD AVENUE

DIXWELL STREET

DIXWELL STREET

CLEAVES STREET

SCHOOL ST. PLACE

STREET

WALNUT AVENUE

WALNUT AVENUE

BLOCK 142A³
11033

BLOCK 142A³
11033

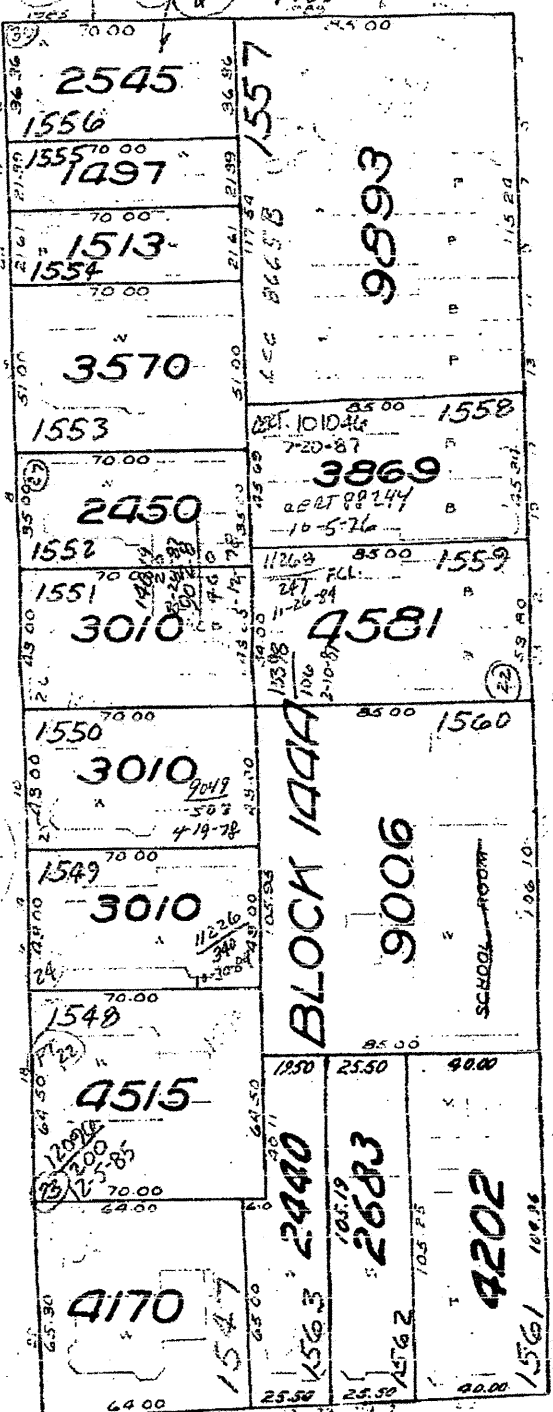
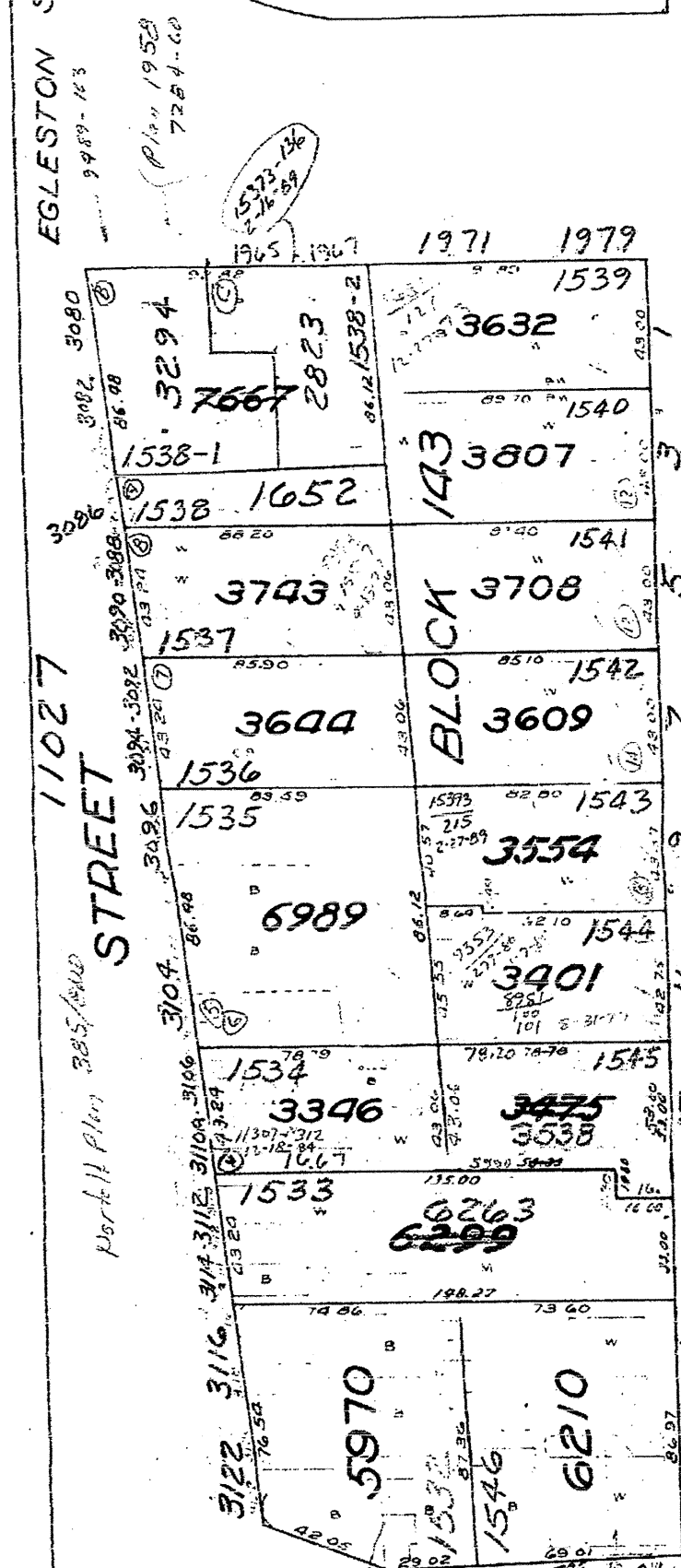
BLOCK 142A³
11033

BLOCK 142A³
11033

BLOCK 142A³
11033

W.P.A. PROJECT
ASSESSORS PLAN
WARD 11
BLOCKS 143, 144A, 144B

SCALE 1" = 30 FEET
T. B. KENNEY, C.E.
3 BLOCKS, 76 LOTS, 11028



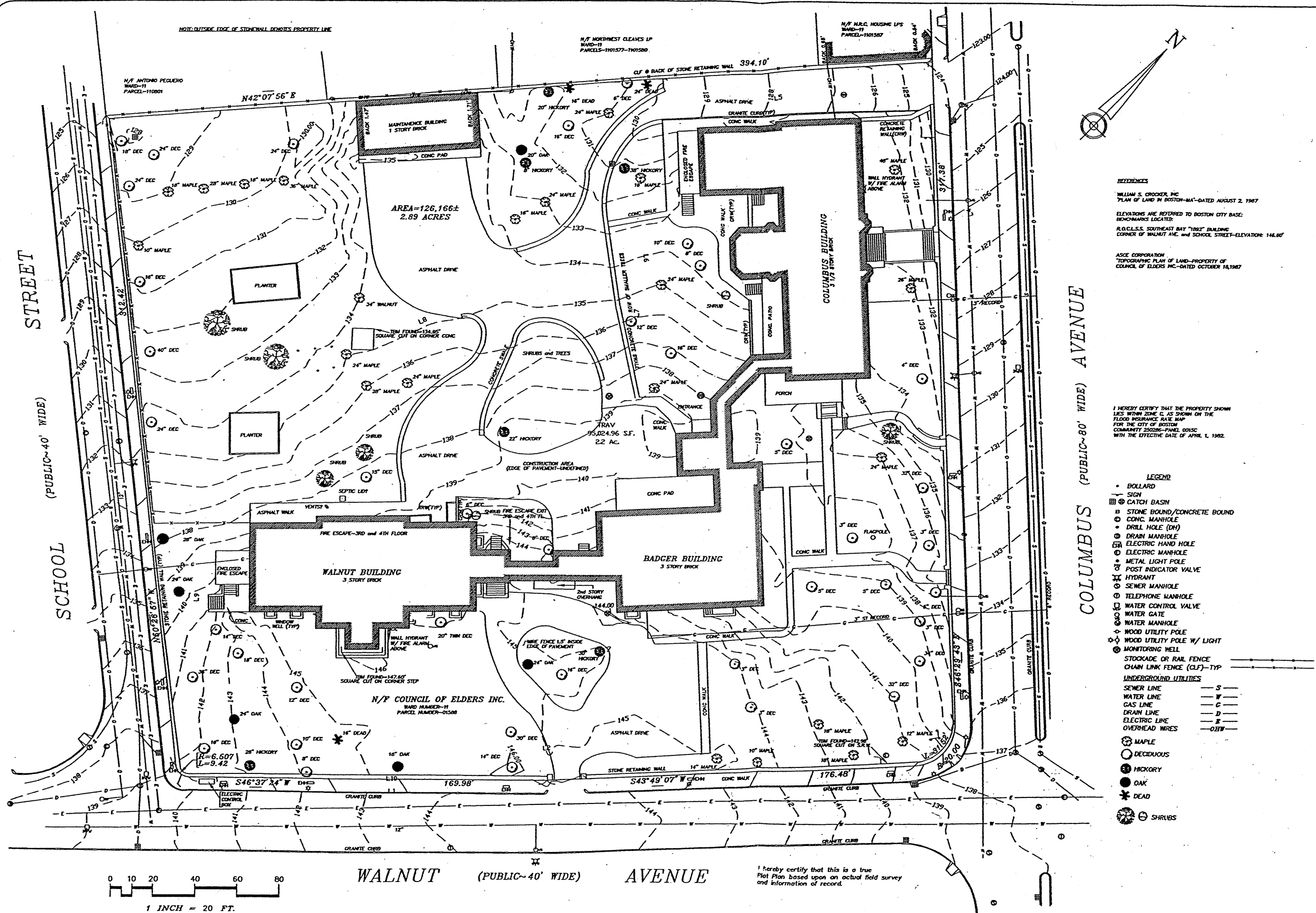


Figure A-10

REVISION - DATE

8/21/2001

Existing Site Plan

Scale: 1" = 20'	Drawn By: RDN	Job: RDN 3/5
Date: 4/30/2001	Checked By:	Dwg: 3003

R. E. Cameron & Associates, Inc.

Land Surveyors Civil Engineers
681 Washington Street, Norwood, Massachusetts 02062
Tel. (781) 769-1777 Fax (781) 769-8844 email ~ comerone@coms.com

3003



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

June 24, 2005

Mr. John Roberts, Acting Chief
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Mr. Roberts:

Enclosed please find the following nomination form:

Home for Aged Couples, 409-419 Walnut Avenue, 2055 Columbus Avenue,
Boston/Jamaica Plain (Suffolk), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Lawrence Sparrow
Roysin Billett, Boston CLG coordinator
Thomas Menino, Mayor, City of Boston
James Siegel, Rogerson Communities