

510

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 Goldsmith Block

other names/site number Ruggles/Shawmut Housing

2. Location

street & number 41 Ruggles Street/746-750 Shawmut Avenue not for publication

city or town Boston (Roxbury) 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.)

Brona Simon

April 10, 2007

Signature of certifying official/Title Brona Simon, State Historic Preservation Officer 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

Date of Action

Edson B. Beall

6.5.07

Goldsmith Block
Name of Property

Suffolk, 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	
		_____ building
		_____ sites
		_____ structures
		_____ objects
		_____ 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:multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC:multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Classical Revival

Materials

(Enter categories from instructions)

foundation STONE:granite
walls BRICK
roof SYNTHETIC:Rubber
other

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 7 Page 1

NARRATIVE DESCRIPTION

The **Goldsmith Block** is located at the corner of Shawmut Avenue and Ruggles Street in the Lower Roxbury section of Boston, a mixed-use neighborhood located between the South End and Roxbury Highlands. Located one block west of the Dudley Station Historic District (1985), a historic district centered around a former elevated train station and commercial center, the Goldsmith Block is one of the few remaining residential apartment buildings to survive the urban renewal that occurred in and around Dudley Square in the 1960s. Other survivors of the City's urban renewal efforts include the adjacent former Lafayette School at 25 Ruggles Street, which was recently converted into an assisted-living facility; and three, three-story, brick residential structures, 9-15 Ruggles Street, directly abutting the Dudley Station Historic District. Although some late 19th century mixed-use buildings remain north of the Goldsmith Block along Shawmut Avenue, several vacant lots immediately abut Winthrop Place, a public way that originally extended from Shawmut Avenue to Washington Street, visually severing the Goldsmith Block from other contemporary structures. New, large- and small-scale residential buildings have been constructed as infill to the south and east of the Goldsmith Block after urban renewal plans demolished portions of the neighborhood.

The four-story, orange-red brick, flat-roofed apartment building is freestanding and includes three independent addresses at 746 and 750 Shawmut Avenue and 41 Ruggles Street. **(photo #2)** The building is 16 bays wide along Shawmut Avenue and 10 bays wide along Ruggles Street. Two light wells are located at the rear of the building: one between 746 and 750 Shawmut Avenue and one between 750 Shawmut Avenue and 41 Ruggles Street. The building façade is set at the edge of the sidewalk on Shawmut Avenue and Ruggles Street, and at the edge of the right-of-way on Winthrop Place. A small, grassy yard area is located at the rear of the building. Access to the rear yard is provided by a sloping, accessible, concrete walkway to a new, fully accessible entrance door within the light well between 746 and 750 Shawmut Avenue. The rear yard is also accessible off Winthrop Place via a wrought-iron security gate and fence. The building sits on filled former marshland and shows some signs of settlement, particularly at the building corners.

Typical of the Lower Roxbury area, the building exhibits architectural details in a rusticated Classical Revival style. Granite quoins rise at each corner from the rusticated granite watertable. **(photo #1)** The masonry building is further detailed with an overhanging corbelled parapet on the Shawmut Avenue, Ruggles Street, and Winthrop Place elevations. Although the design of the decorative parapet is consistent on all three elevations, the brick utilized on the Winthrop Place elevation and parapet, as well as the rear elevation, is secondary in quality to that of the decorative orange-red brick of the main entrance elevations. The main elevations of Shawmut Avenue and Ruggles Street are accentuated with decorative brick banding defining each floor level. Brick oculi are inset at regular intervals on the fourth floor of these elevations. **(photo #1)** Detailing along the rear elevation is limited to granite sills and brick arched window openings. An opaque coating has been applied to the first through fourth floors on the rear elevation. The ground floor of the rear and Winthrop Place elevations has been painted red.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 7 Page 2

The building exhibits three original entrances containing wood, double leaf, glazed panel and raised wood panel doors each set beneath a glazed, rectangular transom at the top of a set of granite stairs, which have been set behind a monumental rounded arch. Each arch is defined by heavy granite detailing and a monumental keystone. **(photo #2)** A painted raised-panel ceiling and orange tile landing provide detail within the inset entryway. Side walls within each of the entryways are detailed with decorative brickwork above and below a wide granite band. A new accessible entrance set within the light well between 746 and 750 Shawmut Avenue contains a new aluminum entrance vestibule with double doors providing access to the ground-floor accessible residential units.

Granite sills and lintels define the window openings along Shawmut Avenue, Ruggles Street, and Winthrop Place. A few window openings on the Winthrop Place elevation were bricked in during a 1920s conversion of the building and remain infilled. Along the rear elevation, window openings are accentuated by granite sills and rounded, brick arched lintels. The majority of the windows within the building consist of new, 1/1 aluminum replacement sash, with a historically appropriate brick mold consistent with windows of the original period of construction of the building. The basement level window openings along Shawmut Avenue and Ruggles Street contain single-pane, aluminum-hopper sash or a flat panel set within a historically appropriate brick mold.

Each section of the Goldsmith Block is accessible by the main elevation entrance doors described above or the rear elevation accessible entrance. Two original wood staircases, at 746 and 750 Shawmut Avenue, are accessed via entrance vestibules behind the entrance doors. Winding four stories, these stairs are the most significant interior feature to survive within the building. Decorative, carved newel posts are set at the base of each run of stairs with ornamented balusters topped with a heavy banister. On each floor, a hallway off each staircase connects to a long central corridor linking all three sections of the building on the interior. Behind the 41 Ruggles Street entrance, the vestibule also provides access to two residential units and the central corridor. One-, two-, and three-bedroom units are accessed off the hallways and central corridors on each floor.

The Certified Historic Rehabilitation of the building, completed in October 2006, transformed the underutilized rubble-stone basement level into three fully accessible units, a management office, a community room, and utility areas, following a careful stabilization of the foundation of the building to prevent additional settlement of the pilings, likely a result of the building having been constructed in filled marshland. On the upper levels, new residential units have been created, laid out in a manner similar to the 1920s-era subdivision of the building into 40 units. Interior and exterior walls have been furred out with drywall, new full height ceilings, new kitchens and bathrooms, and new flooring have also been installed.

(end)

Goldsmith Block

Name of Property

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):

- 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 # _____

Suffolk, MA

County and State

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ETHNIC HERITAGE:BLACK, EUROPEAN

SOCIAL HISTORY

Period of Significance

1892-1957

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cornelius A. Russell

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 8 Page 1

NARRATIVE STATEMENT OF SIGNIFICANCE

The Goldsmith Block is significant for its association with the diverse ethnic, religious, and social classes occupying the Lower Roxbury neighborhood centered around Dudley Square in the last century. The building retains its architectural integrity and historical significance as one of the last Classical Revival-style apartment blocks in the Dudley Square area to survive the urban renewal plans of the 1960s. The Goldsmith Block possesses integrity of location, design, setting, feeling, materials, and workmanship; as such it is eligible for individual listing on the National Register under Criteria A and C. Significant at the local level, the building's period of significance extends from its construction in 1892 to 1957.

Development of Lower Roxbury and Dudley Square

Incorporated as a city in 1846 with a population of 15,000, Roxbury was primarily an agricultural community on the outskirts of the City of Boston. Within that greater context, Washington Street, which still runs through Dudley Square and Lower Roxbury into downtown Boston, was the only land-based access via Boston Neck to the City of Boston. As such, Dudley Square was the intersection of major roadways from the north, south, and west. As early as 1827, one could pay a fare on a horse-drawn carriage passing through Dudley Square into the City. By 1856, a street railroad passed through Dudley Square, and by 1867 Roxbury as a whole was annexed by the City of Boston. With this increased traffic through Dudley Square and access to lands outside of downtown Boston, the area in and around Dudley Square became a popular hub of commercial and residential activity.

In the late 1880s, the electric streetcar came to Roxbury, spurring an increase in building activity in Lower Roxbury. Old wood-frame structures from the mid 19th century were quickly replaced with mid- to large-scale masonry commercial, hotel, and residential structures. The introduction of the elevated railway system through Lower Roxbury and into Dudley Square (its southern terminus) in 1889-1901 brought with it a large population boom that encouraged more residential development in the area, including the Goldsmith Block. To serve new residents of the Lower Roxbury area, churches, synagogues, movie theaters, and other gathering places were also developed throughout the neighborhood.

The settlement of Lower Roxbury is inextricably linked to Dudley Square's importance as a major transportation hub. Utilized first as the major access point into the City of Boston, the Lower Roxbury area grew out from Dudley Square. With the introduction of relatively inexpensive mass transit through Lower Roxbury, waves of immigrant populations moved out from the city center and into new residential areas created in and around Dudley Square. By the turn of the 20th century, the population of Lower Roxbury was a thriving, diverse, immigrant neighborhood living in a dense urban area bearing little resemblance to Roxbury's agrarian past. Notably, new structures, including the Goldsmith Block, were built on filled marshlands located along both sides of Washington Street between Dudley Square and the South End neighborhood.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 8 Page 2

Immigrant Groups in Lower Roxbury

Between 1830 -1870, the population in Roxbury grew by nine times as a result of the expansion of the streetcar and the opening up of new land for development. Following in the footsteps of the new development in the South End, residential development flooded into Lower Roxbury along the streetcar lines. By 1890, a development pattern in Lower Roxbury similar to that of the South End was clearly defined by the construction of row upon row of brick, single-family row houses, schools, and residential hotels centered on "Madison Square" at the fringe of the South End.

Roxbury's overall population had swelled to 43,439 by 1870. The enormous population increase was a direct result of the influx of thousands of immigrants, who had originally settled in the North End and West End, moving to the Lower Roxbury area in search of better living conditions. In the 1870s and 1880s the Irish were Roxbury's largest immigrant group. In the 1890s, Jews began leaving their working-class neighborhoods of the old city to settle in newly developed areas of Roxbury.

Between 1875 and 1925, between 50-75,000 Jewish immigrants arrived and settled in Boston, many migrating to the Lower Roxbury neighborhood where family and friends had already settled. In the 1890s, the demand for housing in the area increased as the emerging Jewish immigrant population sought out better living conditions outside the crowded and unsanitary center city. Synagogues were constructed to serve this population, which steadily moved from the present theater district, through the South End, and finally into Lower Roxbury and Dorchester. The Congregation Mishkan Tefila (no longer extant) was located at the corner of Madison Street and Shawmut Avenue just outside Madison Square. Located only a few blocks away on Vernon Street, Saint Francis de Sales Church (no longer extant) served the Irish Catholic population. Shops, stores, and business in the neighborhood supported this new emerging working class. This diverse population exploded by 1935 to 225,634 residents, many of whom were African-Americans relocating from the southern states.

Establishment of the Goldsmith Block, a Multi-family Dwelling in Lower Roxbury

Many stylish blocks of row houses with Mansard roofs sprung up in the area to house the growing immigrant population in the late 19th century. By 1892, however, a definitive change occurred in the housing market in Lower Roxbury. Many of the single-family row houses and hotels, constructed only a few decades earlier, were converted into multi-family rental flats almost overnight. Responding to this new demand for multi-family dwellings to house the growing population of Lower Roxbury, Simon Goldsmith, a local real estate developer, purchased several lots of land from Augustus Bacon and constructed a twenty-unit apartment building at the corner of Ruggles Street and Shawmut Avenue. The introduction of this new, larger dwelling form reflected the change in how Bostonians were housed, from small row houses to multi-unit structures with shared public spaces.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 8 Page 3

Simon Goldsmith was born in Massachusetts in 1855 to German-Jewish immigrants. By the age of 37, Goldsmith had purchased several house lots in the Lower Roxbury section of the city and had begun to establish himself as a landowner in the neighborhood. Leading the Jewish population southward, Goldsmith first purchased land in this predominately Irish neighborhood as early as 1890. His first development in the area was located on Goldsmith Place, now known as Ruggles Court (this area is currently vacant and functions as a parking lot behind 2201 Washington Street) immediately adjacent to the Dudley Station Historic District. Like many real estate developers in the late 19th century in Lower Roxbury, Goldsmith originally developed single family row houses made popular in the neighboring South End. Goldsmith himself owned and lived in a two-story, single family house adjacent to Goldsmith Place at 28 Ruggles Street, possibly as a way to clearly identify himself and his family as middle class in this emerging working class neighborhood.

While Goldsmith was in residence at Goldsmith Place, a large lot of filled marshland directly across the street sat undeveloped. In 1887, a developer named Edward Morse attempted, but failed, to construct housing on the parcel. By 1890, the land changed ownership again and was subdivided into individual house lots. Likely tempted by the appealing real estate across from his own home on Goldsmith Place, Goldsmith purchased the land from Augustus Bacon by 1892 and began planning a new project. Concurrent with Goldsmith's land purchase, the conversion of single family row houses into multi-family apartments was underway to house the thousands of new immigrants flooding into the area. In response to this change in housing stock and increase in lower income occupants, Goldsmith abandoned the rowhouse form, and engaged the services of Cornelius A. Russell, architect, to design an apartment house at the corner of Ruggles Street and Shawmut Avenue.

Goldsmith Block Architect

The Goldsmith Block was designed in 1892 by Cornelius A. Russell, an architect who specialized in residential construction. Russell designed single family houses and apartment/commercial blocks in the Cities of Boston and Chelsea as well as the Towns of Duxbury, Brookline, and Manchester. With the exception of one Colonial Revival style, commercial/apartment block constructed in 1908 in Chelsea, all of Russell's multi-family designs were constructed in Boston. Within the City of Boston, Russell focused his efforts primarily in the newly filled and opened lands in Roxbury, Mission Hill, and Jamaica Plain where the construction boom during the last quarter of the 19th and first quarter of the 20th century was focused.

The Inventory of Historic and Archaeological Assets of the Commonwealth identifies many structures designed by this architect including several listed in the National Register of Historic Places. Russell's earliest design in Boston was for a single-family, wood frame house at 4 Aspen Street in the Mount Pleasant neighborhood of Roxbury in 1890, a property listed in the National Register of Historic Places as part of the Mount Pleasant Historic District (1989). After this commission, Russell began to focus almost entirely on multi-family residential construction in the Lower Roxbury, Mission Hill, and Jamaica Plain neighborhoods. Designing in

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 8

Page 4

the popular Classical Revival and Romanesque styles, Russell constructed a number of three-deckers, double houses, and apartment houses between 1892 and 1900. The Goldsmith Block clearly displays Russell's interest in the Classical Revival and Romanesque Revival styles. Russell's restrained use of brick detailing, paired with the rusticated Romanesque Revival doorway arches with oversized keystones, monumental granite stairs and watertable, and heavy stone window lintels significantly defines the street corner, originally surrounded by undeveloped land and small-scale rowhouses. Its presence redefined this neighborhood, which immediately saw the demolition of the older, single- and two- family rowhouses and replacement with large four-story apartment blocks along Shawmut Avenue, many with ground-floor retail spaces. The Goldsmith Block is the only four-story brick apartment block currently identified in the Inventory as attributed to Russell. Although not a departure from his other works stylistically, the building's size is a marked change from Russell's more modestly sized three-story, brick and wood frame buildings of this period. In addition, it is the only extant historic apartment block, devoted entirely to housing, remaining in this section of Lower Roxbury.

Redevelopment of the Goldsmith Block

Like many Jewish immigrants in Boston, Simon Goldsmith's personal goal was likely to move out of the working class neighborhood of Lower Roxbury to the middle class in Boston society. His eye for the changing needs of the immigrant population resulted in Goldsmith achieving this goal. His successful real estate business ultimately propelled Simon and his wife, Fanny, to Marlborough Street in the fashionable Back Bay neighborhood of Boston by 1920.

When Goldsmith's original tenants moved into the building in 1892, they consisted almost entirely of Jewish, Irish, and Canadian immigrant families with heads of the household occupying positions such as merchant, teamster, shipper, and a number of lodginghouse keepers. Typical of the turn of the century families living in and around Dudley Square, the Goldsmith's tenants were skilled workers who spoke English and most were born in this country. By 1910, families with several children dominated the building, some even employing a servant. However, several of the units were utilized as lodginghouses with several unrelated people sharing an apartment, many of which were headed by women.

By 1920, the Jewish immigrant population in Lower Roxbury was firmly entrenched with the pre-existing Irish-immigrant population. Local shops and businesses catered to a lower-income population, regardless of their ethnicity, and many of their owners and employees also lived in the neighborhood. Residents of the Goldsmith Block during this period were of two decidedly different worlds: half coming to Boston from places like Ireland, Nova Scotia, and Cape Breton, while the second group hailed primarily from Russia. Speaking Yiddish as their primary language, this latter group of immigrants altered the dynamic of the apartment block by bringing more families into the mix. Residents held positions such as shopkeepers, drivers, clerks, and factory workers.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 8 Page 5

By this time, Goldsmith had sold the apartment building to Ira Shapira, a Russian-born Jew. Like many parts of the City of Boston, the immigrant population in Lower Roxbury continued to rise, adding pressure to the housing market. In response to this demand, Shapira subdivided the building into forty smaller units in 1924. Although the number of units increased, the size of families living in the building did not decrease. As a result, the building, like many others in the neighborhood, became overcrowded and deteriorated, and living conditions began to decline. Interestingly, although many buildings in the area were home to African-American families, primarily relocating from Southern states during this period, no African-American tenants occupied the Goldsmith Block in the 1920s.

Despite the changing ethnic diversity of the Lower Roxbury area during the first quarter of the 20th century, the Goldsmith Block remained under the ownership of Jewish-Russian immigrants: Ira Shapira in the 1920s, and Abraham Berkman, Max Uroff, and then Herman Leavitt in the 1930s. Although the building consistently passed through the hands of Jewish immigrants, it was not until 1930 that the ethnicity of the tenants shifted. By that time, not a single Jewish or Irish family lived in the building which then housed African-American families relocating from the South and emigrating from countries such as Barbados and Portugal. In some cases, residents of the building supported large extended families as a chef or a cook. Others worked as janitors in apartment houses or worked as laborers in nearby shops and businesses. This deep-rooted African-American population has been documented by historians in Lower Roxbury as the 20th century progressed. In the last 70 years, the Lower Roxbury area (and Roxbury as a whole) has become one of the largest, predominately African-American neighborhoods in the City of Boston.

Conclusion

The history of the Goldsmith Block is a microcosm of the history of the immigrant working class in the Lower Roxbury neighborhood. In steady streams, the Irish, Jewish, and eventually African-American working class lived, worked, and owned property in this neighborhood. Like the now-demolished tenements of the West End in Boston, the Goldsmith Block was built in response to the increasing need to house new immigrants who came to the United States and settled in Boston. This new building type in the area, the apartment block, answered the market's demand for multi-family housing in a way that no other extant building type could in this neighborhood. Its conversion in 1924 to smaller apartments was also a response to the neighborhood's need for more housing. Its survival of the urban renewal of the 1960s is a testament to its adaptability to shelter any social class or ethnic group, having been continually occupied since 1892. The very existence of this building illustrates its continued importance to a neighborhood partially destroyed by the City of Boston's urban renewal plans and subsequent disinvestment.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 8 Page 6

Following the urban renewal of the 1960s, including the construction of Melnea Cass Boulevard several blocks north of the Goldsmith Block, it has now become apparent, some 40 years later, that the preservation of the only remaining historic apartment block in this section of the Lower Roxbury area, the Goldsmith Block, is of great importance. Because the National Register does not directly address multi-family apartment blocks in this neighborhood, the importance of the Goldsmith Block as a living record of the development of this historically diverse neighborhood cannot be overlooked, as it is a witness to the successive groups of working-class peoples to live and work together in this Lower Roxbury neighborhood.

In 2006, Madison Park Development Corporation, a nonprofit development organization based in Lower Roxbury, undertook a Certified Historic Rehabilitation of the Goldsmith Block. Federal historic tax credits together with State historic tax credits allowed the nonprofit developer to preserve the existing forty units of affordable housing, in nearly the same physical configuration of the 1924-era redevelopment, and add three units of much-needed accessible units to the building. As a result of this successful rehabilitation, today, the Goldsmith Block continues to provide shelter to the working-class population in Lower Roxbury as it has done for over a century.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 9 Page 1

Major Bibliographical References

City of Boston, Boston Redevelopment Authority Historical Map Collection, www.cityofboston.com

City of Boston Inspectional Services Department. Building Permits, Boston, MA.

City of Boston Directories, Boston Public Library Microtext Department, Boston, MA

Department of Inspectional Services Building Plans. Boston Public Library, Fine Arts Department, Boston, MA.

Dudley Station Historic District National Register of Historic Places Nomination, Massachusetts Historical Commission, Boston, MA.

National Census, 1900, 1910, 1920, 1930, National Archives, Waltham, MA.

Roxbury Survey Report, Boston Landmarks Commission, 1982.

Roxbury/West Roxbury Town Report, Massachusetts Historical Commission, 1981.

Sanborn Map Company, 1887, 1897, 1914, 1938, 1951, 1964, 1988, 1990, 1995. The Sanborn Library, LLC.

Warner, Sam Bass Jr., *Streetcar Suburbs*, Harvard University Press, Cambridge, MA, 1978.

Goldsmith Block
Name of Property

Suffolk, MA
County, State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1. 19	328300	4688560			
Zone	Easting	Northing	Zone	Easting	Northing
Zone	Easting	Northing	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 Taya Dixon, Senior Planner, Epsilon Assocs., with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission. date April 2007

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 Jeanne Pinado, Madison Park Development Corporation

street & number 2201 Washington Street telephone 617-541-3900

city or town Boston state MA zip code 02120

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.

United States Department of the Interior
National Park Service

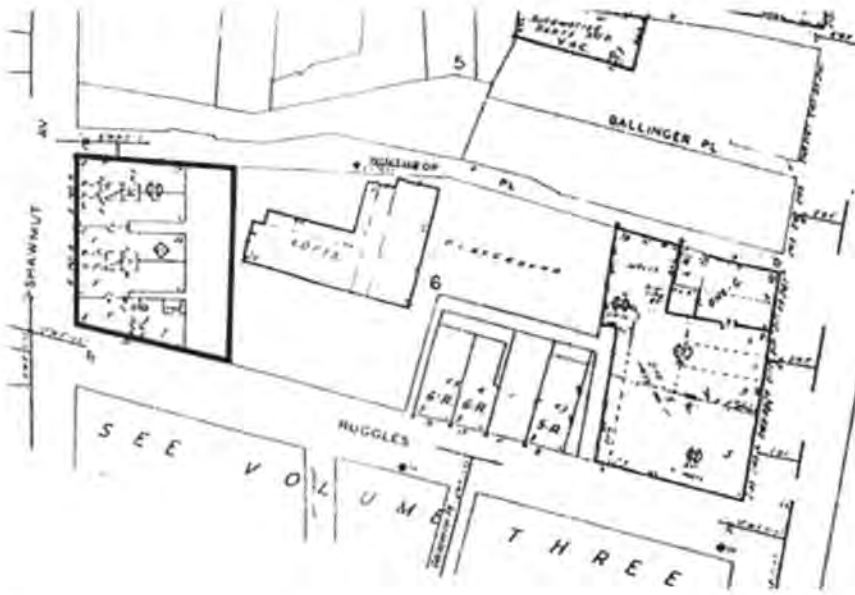
National Register of Historic Places
Continuation Sheet

Goldsmith Block
Boston [Roxbury] (Suffolk), MA

Section number 10 Page 1

Verbal Boundary Description

The Goldsmith Block boundary extends north along rear edge of the sidewalk on Shawmut Avenue. The boundary then continues east along the building wall on Winthrop Place in a straight line to the rear property line. The boundary then extends south straight along the property line to Ruggles Street. The property boundary then extends west along the rear edge of the sidewalk on Ruggles Street to the rear edge of the sidewalk on Shawmut Avenue.



Boundary Justification

The boundaries of the Goldsmith Block are consistent with the city lot laid out in 1892.

Photographs

Photographer: Taya Dixon, Epsilon Associates
Date: October 19, 2006

1. View NE of S elevation, Ruggles Street
2. View SE of W elevation, Shawmut Avenue

Massachusetts Historical Commission Photo Submission Form

Please submit one form for each group of digital images

About your digital files:

Camera Used (make, model): Olympus, FE-100

Resolution of original image capture (camera setting including resolution and file format):

2272x1704, .jpg format

File name(s) (attach additional sheets if necessary) check here to refer to attached photo log:

MA_Boston(Suffolk)_Goldsmith1.jpg _____

MA_Boston(Suffolk)_Goldsmith2.jpg _____

About your prints:

Printer make and model: Epson Pro 7600

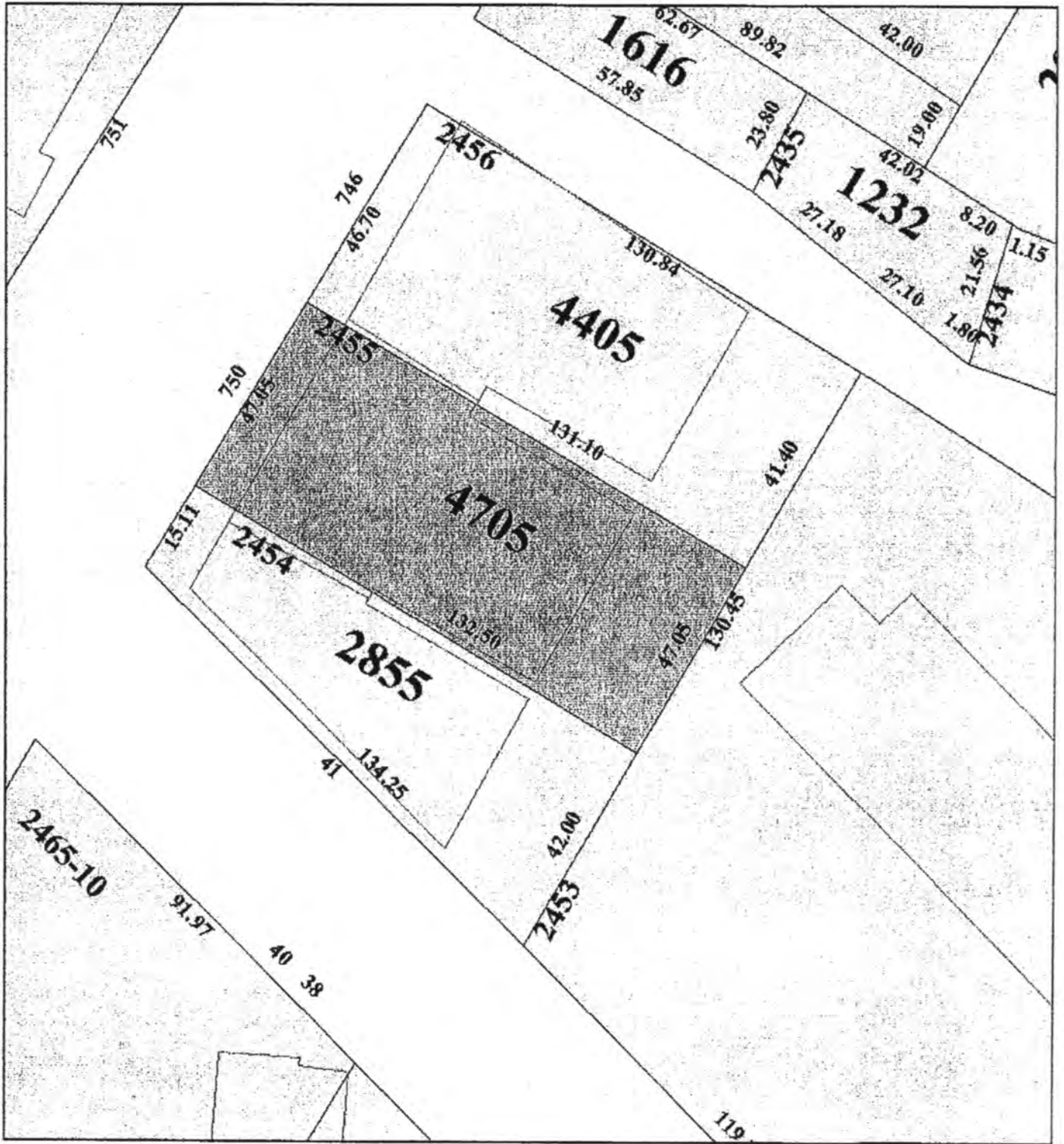
Paper: brand & type (i.e., Epson Premium Glossy Photo)

Epson Premium Luster Photo Paper

Ink: Epson UltraChrome Pigmented Inks

Signature: (By signing below you agree that the information provided here is true and accurate.)

Signature: _____ Date: _____



Information on this Map is
Compiled and Maintained for
Assessing Purposes Only

City of Boston Assessing Department
Ronald W. Rakow, Commissioner

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Goldsmith Block
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 4/25/07 DATE OF PENDING LIST: 5/14/07
DATE OF 16TH DAY: 5/29/07 DATE OF 45TH DAY: 6/08/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000510

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6.5.07 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.



Goldsmith Block
746-750 Shawmut Avenue; 41 Ruggles Street
Boston (Suffolk County), Massachusetts

Photographed by: Taya Dixon, Epsilon Associates
October 19, 2006

Original Digital Image at Epsilon Associates, Maynard, MA

View northeast of south elevation

MA - Boston (Suffolk County) - Goldsmith 1.jpg



Goldsmith Block

746-750 Shawmut Avenue; 41 Ruggles Street
Boston (Suffolk County), Massachusetts

Photographed by: Taya Dixon, Epsilon Associates,

October 19, 2006

Original Digital Image at Epsilon Associates, Maynard, MA

View southeast of ~~west~~ elevation

MA - Boston (Suffolk County) - Goldsmith 2.jpg



Boston South MASSACHUSETTS

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

U.S. 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, maintained since 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. These may be private knowledge within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1989 CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.3 METER OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 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 2.9 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

UTM grid convergence (GN) and magnetic declination (DM) at center of map. Diagram is approximate.

ADJOINING MAPS	1	2	3
1	1	2	3
2	4	5	6
3	7	8	9

1 Maynard
2 Boston North
3 Lynn
4 Framingham
5 Fall
6 Methuen
7 Needham
8 Weymouth

ISBN 0-607-00135-6
9 780607 001356

Topographic Map Symbols

Primary highway, hard surface	—
Secondary highway, hard surface	—
Light-duty road, hard or improved surface	—
Unimproved road; trail	—
Route marker: Interstate; U.S. State	—
Railroad: standard gage, narrow gage	—
Bridge: drawbridge	—
Footbridge; overpass; underpass	—
Built-up area: only selected landmark buildings shown	—
Roofs: barn; church; school; large structure	—
Boundary	—
National, with monument	—
State	—
County, parish	—
Civil township, precinct, district	—
Incorporated city, village, town	—
National or State reservation; small park	—
Land grant with monument; found section corner	—
U.S. public lands survey: range, township, section	—
Range, township; section line: location approximate	—
Fence or field line	—
Power transmission line, located tower	—
Dam; dam with lock	—
Cemetery: grave	—
Campground; picnic area; U.S. location monument	—
Windmill; water well; spring	—
Mine shaft; prospect; adit or shaft; township, section	—
Control: horizontal station; vertical station; spot elevation	—
Contours: index; intermediate; supplementary; depression	—
Distorted surface: strip mine, lava, sand	—
Sounding: high water	—
Parential lake and stream; intermittent lake and stream	—
Rapids, large and small; falls, large and small	—
Submerged marsh; marsh, swamp	—
Land subject to controlled inundation; woodland	—
Scrub; mangrove	—
Orchard; vineyard	—



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

April 10, 2007

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Mr. Loether:

Enclosed please find the following nomination form:

Goldsmith Block, 41 Ruggles Street, 746-750 Shawmut Avenue, Boston/Roxbury
(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,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Taya Dixon, Epsilon Associates, consultant
Roysin B. Younkin, Boston CLG coordinator
Thomas Menino, Mayor, City of Boston
Jeanne Pinado, Madison park Development Corp.