

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 Church Green Buildings Historic District

other names/site number _____

2. Location

street & number 101-113 Summer Street not for publication

city or town Boston vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02110

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.)

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

10/13/99
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 H. Beall

12/30/99

Church Green Buildings

Name of Property

Suffolk, MA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

☒ private

☐ public-local

☐ public-State

☐ public-Federal

☐ building(s)

☒ district

☐ site

☐ structure

☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

2

building

sites

structures

objects

2

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

6. Function or Use

Historic Functions

(Enter categories from instructions)

TRADE/ Business, Organizational

Current Functions

(Enter categories from instructions)

COMMERCE/Business, Specialty Stores

7. Description

Architectural Classification

(Enter categories from instructions)

SECOND EMPIRE: Neo-Grec

ITALIANATE: Neo-Grec

Materials

(Enter categories from instructions)

foundation granite

walls granite, marble

roof slate, lead coated copper

other Brick chimneys, aluminum storefronts

stone trim on dormers; cast iron

Narrative Description

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

Church Green Buildings

Name of Property

Suffolk, MA

County and State

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURECOMMERCE**Period of Significance**1873-1949**Significant Dates**1873**Significant Person**

(Complete if Criterion B is marked above)

Cultural AffiliationN/a**Architect/Builder**James Lyman FaxonNathaniel J. Bradlee**Primary location of additional data:**

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

Name of repository:

Boston Landmarks Commission

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7. DESCRIPTION

The proposed Church Green Buildings National Register District is composed of two adjacent buildings, 101-103 and 105-113 Summer Street. Although the two buildings have been connected by penetrations through the party wall, they were constructed separately and sit on separate lots.

105-113 Summer Street

Exterior

Built in 1873, 105-113 Summer Street (the Church Green Building), is the signature building of the proposed district. Prominently situated at the intersection of Summer, Bedford and Lincoln Streets (or Church Green), it forms the prow of a triangular block of commercial buildings, collectively known as the Church Green Block. Designed in the Second Empire/Neo Grec style, it is a 4 ½ story granite commercial structure set on a granite foundation. It is topped by a slate-covered mansard roof and has an irregular polygonal plan. Facing east on Lincoln Street, it covers its entire site, which is bordered by Summer Street to the north, Bedford Street to the south, and the adjacent five-story 101-103 Summer Street building to the west. With the exception of the storefront infill, the three exposed elevations share a continuous façade design. No original storefront infill remains. The existing infill dates from 1981 and 1998.

The five-bay Lincoln Street façade overlooking Church Green is flanked by single canted corner bays which form the transition to eight-bay secondary facades along Summer and Bedford Streets. While the upper stories remain largely as built, a major alteration at the first and basement levels occurred in the 1920s. At that time, the basement level, which had been partially above ground, was placed completely below grade, and parts of the first floor space were lowered to grade. In 1981, after a long period of decline, a major interior and exterior renovation was undertaken.

The storefronts are framed by granite piers, each of which rises from a hammered base with chamfered corners to a block finished with a single rosette. The decoration in between includes a pedestal, molded and incised horizontal granite bands, a section of fluting, an acanthus leaf capital and a wide granite band. The original piers (with some chipping and damage) remain along the Bedford Street façade and at the southeast corner. One original pier exists on the incised granite bands and fluting, but lacking capitals, rosettes and hammered bases. One new pier, (the westernmost on the Summer Street elevation) retains an original rosette. The 1981 piers recreate the spacing of original bays, which had been altered over the years and covered by layers of incompatible storefronts. A simple bold carved granite cornice rests on the storefront piers. Wrapping around all three principal elevations, it divides the storefronts from the office space above. In 1981 the storefronts were fitted with aluminum-framed insulated glass panels.

On the Summer Street elevation, beneath the storefront cornice each bay is spanned by a structural beam wrapped in aluminum panning. A second beam bisects each bay at approximately mid-height. There are three storefront entries at grade on Summer Street, each consisting of a glass door and display window. The original entries had been deeply recessed with a stair leading up to the first floor or down to the basement.

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The Lincoln Street storefronts are distinguished by canted corner bays, which are framed by paired piers. The piers, which meet at an angle, support a classical flat-arch entablature. Among the alterations to the Lincoln Street façade is the replication of the granite cornice in metal panning. The original cornice had most likely been damaged or removed during previous storefront installations. The three center bays on the Lincoln Street façade have also been altered. Originally, these bays contained the building's deeply recessed main entrance, which consisted of a wide center exterior stair running up to the raised first floor. This was flanked by narrower side stairs leading up to the basement. These bays, which are framed by new structural columns wrapped in aluminum panning, have been brought forward and glazed. A new center aluminum and glass entry has been installed at the plane of the façade. The Bedford Street storefronts contain a four-light transom, display window and glazed skirt panel. Dating from 1998, the proportions more closely resemble those of the original storefronts.

Above the storefronts, the area between the second and third stories and the third and fourth stories is defined by a projecting granite belt course framed by somewhat shallower sill and lintel courses wrapping all three facades. The wall terminates at the fourth story in a bold projecting granite cornice above which rises the mansard roof. Centered on the Lincoln Street elevation, just beneath the cornice, the name CHURCH GREEN is carved in raised block letters.

Windows, which become progressively shorter as the building rises, contain 2/2 aluminum replacement sash with insulated glass (1981). Typical window openings on the second, third and fourth stories have flat arches and are framed by 3/4 height granite pilasters, which are smooth at the third and fourth stories, and fluted at the second story. The pilasters rest on a narrow belt course that is interrupted by the window openings. The belt course, which projects at the second story, becomes narrower and shallower at the third and fourth stories. These simple, but elegant window trimmings give the intervening wall surfaces a paneled appearance.

At the mansard level, fifteen shallow dormers (five on each elevation) and five brick chimneys pierce the face of the roof. The chimneys (two each on the Bedford and Summer Street elevations and one on Lincoln Street) have been cut off below the bottom of the roof's cornice so that they now resemble brick panels. Typical dormer windows are framed by fluted pilasters supporting a flat-arch entablature. The central bay on each elevation and the canted corner dormers contain paired windows with an additional pilaster serving to divide the openings.

The decorative treatments of the two canted corner bays of the upper stories is distinct. Each corner second story window as well as the central window on the Lincoln Street façade has a nailhead molding at the lintel, which is crowned by a bold segmental-arch with scrolled ornament and a projecting foliated keystone in the tympanum. Anthemion finials rise from the keystone and from each end of the segmental arch. The corner windows at the third story are flanked by stylized Corinthian capitals from which nag wide carved ribbons adorned with pendants. A recessed dentil course embellishes the window head. At the fourth story, the

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corner windows are flanked by projecting pilasters. At the mansard level, the canted bays feature bold surrounds composed of flanking fluted pilasters supporting a heavy triangular pediment with flared ends. Scroll carving decorates the tympanum, and anthemion finials rise from the peak and each end of the pediment.

Interior

The interior of the building, which was completely renovated in 1981 and again in 1998, retains little original building fabric. There are no original windows, window surrounds, door or door surrounds. The elevator, stair and service core are located next door at 101-103 Summer Street. The entries are located at grade, and sections of the first floor have been lowered to grade. Two stores have interior stairs leading up to the original first floor level. One of the stores has stairs leading down to the basement level.

The Church Green Building's interior columns appear to be the only remaining original elements. The interior columns are cast iron at the basement through third floors and wood at the fourth and fifth floors. While most columns are exposed, it is assumed that a few are still intact inside new wall partitions. Each floor typically has two rows of exposed columns, six on the east side and eight on the west. On floors one through three, the fluted shaft of each cast iron column rests on an octagonal base and tall pedestal. The capitals are decorated with a simple row of acanthus leaves and small projecting knobs. On the fourth floor, five of the wood columns have the acanthus capital and no fluting, and the remaining columns have neither fluting nor capitals. At the fifth floor, there are square wood columns that have no detail and have been sandblasted. In the basement it is evident that the floor levels have been changed as a result of the extensive alterations described earlier. Some of its cast iron columns are exposed; a couple have been reinforced.

Finishes at the basement level include new partitions, ceilings and floor coverings, which are either tile or carpet. The upper floors have new gypsum board walls and partitions, acoustical tile or gypsum board ceilings, and carpeted floors. The exterior walls have been furred out and insulated; deep wood window sills were installed. Because the floor levels of the Church Green Building are slightly different from those at 101-103 Summer Street, platforms, ramps and steps have been built to create a transition from one building to the other.

With the exception of the above described alterations at the storefront level, 105-113 retains its original exterior appearance and most of its original exterior building fabric.

101-103 Summer Street

The second building from the east in the Church Green block, 101-103 Summer Street, extends through to 136 Bedford Street. A five story marble commercial structure with lead-coated copper cladding at the fifth story and cast iron columns at the first story, 101-103 Summer Street is located in the middle of a block. The primary façade faces north on Summer Street, while the rear elevation (south) faces Bedford Street.

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Both facades are similar in appearance, with the Summer Street elevation being somewhat more decorative. Trapezoidal in plan, 101-103 Summer Street measures approximately 29' across its Bedford and Summer Street facades, 120' along its east wall, and 140' along its west wall.

On the Summer Street elevation, tall fluted cast iron columns frame the retail level and support a wide metal cornice installed in 1981. The easternmost bay contains a recessed entrance topped by solid infill. The storefront, which is flush with the plane of the façade, contains two structural columns wrapped in aluminum panning. These columns frame the central three bays, which are divided vertically by muntins. Each bay is bisected at approximately mid-height by a metal-clad beam and glazed with large insulated glass display windows. The original storefronts consisted of a recessed central double entry flanked by large display windows, transoms and paneled skirts.

The upper three stories are divided into five bays, with the window openings at each story becoming progressively shorter as the building rises. The end bay windows are slightly wider than the others. Windows throughout the building are 2/2 aluminum replacement sash (1981). The second story masonry openings have shallow segmental arches and those on the third, fourth and fifth stories have flat arches. The jams of the window openings are chamfered and the fourth story lintels have a scroll-type chamfer.

The building's design combines Italianate and Neo-Grec elements. Quoins frame the façade and are topped by nails head panel pedestals above the second and third stories. At the fourth story, the quoins are capped by simple capitals, which support a sheet metal cornice stamped with Neo-Grec ornament. The three central bays are set off from the end bays by wide pilasters that appear to be stacked one on top of the other as they rise up the façade. Incised with vertical striations, the pilasters are surmounted by the nails head panel pedestals, except at the fourth story, where two more large capitals support the cornice. A belt and sill course project from the wall above the second and third stories. Details of the fifth story are simplified, but the quoining continues and the cornice has simple brackets.

On the Bedford Street elevation, five cast iron columns frame the four storefront bays and support a plain granite frieze. A slightly recessed entry topped by a louver is located in the east bay, and a glazed entry door is located in the west bay. The storefront contains new (1998) aluminum and glass systems consisting of a four-light transom, display window and skirt panel. Above the storefront, the Bedford Street elevation is five bays wide. Ornament, more simplified than the Summer Street, includes quoins with nails head panel pedestals flanking the façade, belt and sill course at the second through fourth stories, and fourth and fifth story cornices similar to those on Summer Street. A plaque recognizing the building's historical significance was placed on the Summer Street façade by the city's historical society in 1995.

101-103 Summer Street was entirely renovated in 1981, and no original interior finishes remain. The building contains mechanical and service areas for itself and for the adjacent building at 105-113 Summer. These include the core for the elevator, two fire stairs and mechanical and electric equipment rooms. On each floor, a corridor runs north-south along the east wall and an elevator lobby is located toward the center

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of the building. There are penetrations in the east wall to provide access to 105-113 Summer Street. The basement is generally unfinished storage and service rooms, while the first floor contains two retail spaces and the entrance lobby for the two addresses. One retail store is located facing Summer Street, the second faces onto Bedford Street. The upper stories contain the service core and offices. The building in general has all new finishes including dropped ceilings, quarry tile, rubber tile and carpet on the floors, and gypsum board partitions. The exterior walls have been furred out and insulated. New deep wood sills were installed at the windows. There is no surround at the windows; the gypsum board wall meets the new aluminum window frame.

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8. SIGNIFICANCE

The principal Church Green building (105-113 Summer Street) meets two criteria qualifying it for listing on the National Register of Historic Places. It meets criterion A because of its association with the New England Shoe and Leather Manufacturers and Dealers Association, a trade organization serving one of Boston's major 19th century industries. 105-113 Summer Street is the only surviving building associated with the 19th century growth of that powerful trade association. The building also meets criterion C because it is an excellent example of Second Empire massing with Neo-Grec ornamentation. Only seven Neo-Grec mansarded buildings are listed in Boston in the Massachusetts Historical Commission's MACRIS database.

Built shortly after the Great Boston Fire of 1872 destroyed 776 buildings on 65 downtown acres, the Church Green Building is, according to the Boston Landmarks Commission, architecturally significant as "...one of the finest of the masonry 'commercial palaces' to survive from the rebuilding." Together, both buildings have integrity of location, design, setting, materials, workmanship, feeling and association. In 1979 they were determined eligible for listing on the National Register and also designated Boston Landmarks. Sara Chase, writing on the two buildings, declared that they "...mark the rapid recovery of both the real estate industry and the shoe and leather trade in the burnt district. Their monumental proportions, bold Neo-Grec style and commanding position in the unified streetscape suggest the optimism of Boston architects in this period of massive reconstruction and their debt to contemporary Parisian theory, style and urban planning."

105-113 Summer Street

Constructed in 1873 as commercial office space, 105-113 Summer Street, the Church Green Building, was designed by John Lyman Faxon. Its site overlooking the intersection of Summer, Bedford and Lincoln Streets in Boston's central business district has been known as Church Green since at least the early eighteenth century, when the area was residential and the first New South Church (1715-1814) stood on its site. In 1814 New South Church was replaced by Charles Bulfinch's octagonal New South Meeting House, which occupied the site until 1868 when it was demolished, creating three lots for commercial development.

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(105-113 Summer Street covers two of the lots, and 101-103 Summer occupies the third.) This action typified changes occurring along Summer Street, as substantial Federal period houses were being replaced by shops and offices. Residents of the Church Green area, displaced by the advancement of commerce would relocate to the Back Bay and South End districts. On November 9, 1872, the commercial buildings built just four years earlier on that site were destroyed by the Great Fire, which began a few doors away at the northwest corner of the Church Green Block (83-85 Summer Street).

At the time of the Fire, the two lots on which the Church Green Building now stands were jointly owned by the well established shoe merchants William Faxon and James C. Elms (Faxon & Elms), as well as by the prominent flour merchants John, James Warren, and J. Franklin Faxon (Faxon Brothers). The Faxons were descended from a prominent Quincy family with a long history in dry goods and the boot and shoe trade. Recognizing the unprecedented opportunities resulting from the Fire in real estate development, James Warren Faxon shifted his business interests from flour to real estate, and formed an architectural partnership with his nephew John Lyman Faxon. Although both men called themselves architects, it is believed that James Warren Faxon was the administrative head of the firm, while John Lyman Faxon was the actual designer.

In 1886 Faxon & Elms and the Faxon Brothers sold the building to the Boston Real Estate Trust, headed by E. Sohler Welch. In 1945 the Trust acquired the adjacent building at 101-103 Summer Street. These were both sold as a unit in 1956, after which time they deteriorated until purchased in 1979 by real estate developer Daniel Wolf and John Bennet, an architect. In the early 1980s, after the buildings were designated Local Landmarks and determined eligible for the National Register, these owners along with the Charlestown Savings Bank undertook a massive renovation to create office and retail space. The building was purchased in 1997 by Atlantic Bank, which completely rehabilitated the building once again and moved its offices here the following year.

The most significant early occupant was the Shoe and Leather Exchange. The Exchange was established by the New England Shoe and Leather Manufacturers and Dealers Association, which was formed in 1869 to promote "the general welfare of the hide-and-leather and boot-and-shoe interests of New England." At this time, eastern Massachusetts was the nation's largest producer of shoes and leather, and Boston's boot and shoe trade second only clothing in the value of manufactured goods. The Association played a crucial role in the survival of the shoe and leather industry, following the Great Boston Fire. The headquarters of the Association at Church Green served as a center for all trade activity. There was a large main room as well as private rooms where wholesalers and manufacturers could meet during business hours, especially on Wednesdays and Saturdays, which were known as "shoe days." In addition to providing the Exchange, the Association maintained a Bureau of Credit, which had monitored the credit of dealers across the state, and a Bureau of Debts and Debtors, which investigated mercantile failures.

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The Association used the Church Green Building as its headquarters from 1877 to 1883, when it moved across the street to its own building (79-87 Bedford Street, since demolished). The Church Green building's location near Lincoln and South Streets, which was fast becoming the "leather district," no doubt attracted its original owners, as well as the Shoe and Leather Association and the over two dozen shoe and boot dealers who were listed as tenants in the 1880 directory. In 1890, Joseph P. Tolton, manufacturer of shoe and leather machinery, established his office in the building. Regal Shoe, the first shoe manufacturer to sell directly to the customer, began its operation at 109 Summer Street in 1893, remaining until 1921. About 1913 on the building's main façade, the company erected a sign reading "Regal Building." Shoe merchants continued to occupy the building as recently as 1980.

In addition to its tenants from Boston's shoe and leather industry, the Church Green building was also strategically located to attract member of the wholesale clothing and dry goods industry, which was centered around Otis, Devonshire and State Streets. A major 20th century tenant was Read and White (tailors & formal wear specialists) located on the second floor at 111 Summer Street from 1915 to 1981. Other occupants from disparate businesses included Freeman's National Bank, which occupied space at 111 Summer Street through the 1880s, and the Metropolitan Stock Exchange, which occupied the ground floor from about 1904 to 1910. Early 20th century retail tenants such as tea and coffee shops, a barber, locksmiths, a cigar store and dry cleaner suggest that the building also served a variety of everyday purposes.

The principal designer of the Church Green Building, John Lyman Faxon (1851-1918), was born in Quincy, Mass., to Elizabeth and Francis Gray Faxon. He attended Chauncey Hall School followed by the Massachusetts Institute of Technology, where he was special student in building and architecture in 1873 and 1874. Since the M.I.T. curriculum was patterned after the Ecole des Beaux Arts and emphasized contemporary Parisian design, it is not surprising that Faxon designed the Church Green building in a Second Empire style with French Neo-Grec ornament. Church Green, designed before Faxon completed his studies at M.I.T., is among his earliest known buildings. Another similar early building is 62-72 Summer Street (c. 1873-77), which is called the Faxon Building. Neo-Grec stylistic influences, which were fashionable in Boston during the 1870s, are exemplified at Church Green as incised abstractions of classical details, which are typically arranged in a geometric framework. As defined in the *Dictionary of Architecture and Building* (Sturgis, 1902), Neo-Grec was modern, while imitating Greek Antiquities. Decoration was strictly rational, and was "...chiefly in mouldings and other details that Greek feeling appeared."

From 1874 to 1876, the Faxons practiced architecture from the Church Green Building in an office they designed at 105 Summer Street. From 1877 to 1980 John Lyman Faxon maintained an independent practice with offices for many of those years at 7 Exchange Place. He was elected to the Boston Society of Architects in 1900. In addition to office buildings, he designed churches, schools, apartments, houses and civic buildings in Boston, Quincy and elsewhere in Massachusetts as well as in Connecticut, New Hampshire and Michigan. His published designs include the Kensington Apartment Hotel, 291 Boylston Street, Boston (c. 1889); East Boston High School, 127 Marion Street (1899); the First Baptist Church in Newton (c. 1889), the Knights of Columbus building in New Haven (1904); and the First Congregational Church in Detroit (c. 1893). A student of art as well as architecture, Faxon authored *A Treatise on the*

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Ancient Theaters of Greece and Rome (1914). When he died in 1918, Faxon was a widower, survived by his daughter Mary Frederick of Brookline.

According to the Boston Landmarks Commission's 1979 report, the Church Green Building "...is an excellent, largely intact example of the French academic architectural principles which played such an important role in American architecture during the 1870s and 80s."

101-103 Summer Street

Built between 1873 and 1874, the design of 101-103 Summer Street is attributed to Nathaniel J. Bradlee. Like the adjoining Church Green building at 105-113 Summer Street it was constructed during the massive rebuilding campaign that followed the Great Fire. Earlier in the century the parcel on which it stands held the rear portion of Charles Bulfinch's octagonal New South Meeting House. By 1868, however, what had once been a leading residential district had gradually become better suited for commercial purposes. For this reason, the Meeting House was demolished and its lot divided three ways. The parcel on which 101-103 Summer now stands was purchased by Richard H. Stearns and Foster Waterman. After the Great Fire destroyed the initial Stearns and Waterman building on the site, it is speculated that Stearns (Waterman had died) hired Bradlee to construct the present building.

In 1877 Stearns sold 101-103 Summer Street to the Trustees of the William Appleton estate, who held it until 1945, when it was purchased by the Boston Real Estate Trust, which already owned 105-113 Summer Street. Its subsequent history matches that of its neighbor (see Section 8, page 2).

Given the location of 101-103 Summer Street near both the leather and dry goods districts, tenants over the years have been from the shoe and leather as well as the wholesale clothing trades. Early tenants included Harding Brothers & Co., commission dry good; Strecker Brothers, manufacturers of cloth hats; W. Hebdon, steam sponging and finishing of cloth; and A. Zoebisch, furrier. A 1912 photograph of the Summer Street elevation shows signs for Frankin Rubber Co. at the second floor and two lunch shops at the first floor: Albani's Lunch and the Litchfield Sea Grill & Quick Lunch. It appears that Regal Shoe may also have occupied some of the upper stories at 101-103 Summer Street. In 1979 a bar and shoe outlet occupied the retail level of the building and the upper floors were vacant.

At present documentary evidence that 101-103 Summer Street was designed by Nathaniel J. Bradlee is lacking. The character of the building, however, and Bradlee's strong connection to the original owner make his attribution a probable one. Nathaniel J. Bradlee (1829-1888), a Boston native who maintained a local architectural office from 1853 until his death, is considered one of the city's best mid-19th century architects. Perhaps best known for his commercial blocks, Bradlee reportedly designed as many as 500 commercial buildings. He worked for Stearns and Waterman on several projects including the R.H. Stearns department store further along Summer Street. One of his most important works was the New England

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Mutual Life Insurance Building (1874-76; demolished) in Post Office Square. Bradlee also designed Boston's Young Men's Christian Union (1875), a High Victorian Gothic structure considered the best remaining example of that style in the central city. Other Bradlee-designed buildings include Gays Hall at Harvard University, the reception house at Cambridge's Mount Auburn Cemetery, and numerous dwelling houses, including twelve in the Back Bay alone.

In 1869 Bradlee was responsible for moving the 5800 square foot Hotel Pelham. Which weighed 10,000 tons. This impressive task marked the first time such a massive brick structure had been successfully relocated. Founder of the Boston Society of Architects, Bradlee also served on the City Water Board, presiding over that group in 1868-70. During his tenure the Chestnut Hill Reservoir was constructed, and the Bradlee basin named in his honor.

According to the Boston Landmark Commission's 1979 report: "101-103 Summer Street is important as a well-executed post-Fire commercial building....Similar to its neighbors in scale and general design, 101-103 Summer Street contributes to the general historic and cohesive character of the mercantile area." A plaque, commemorating the Church Green Building's historic and architectural significance was installed in 1995 by The Bostonian Society as part of the Historic Markers program.

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Unpublished Sources

- Boston Landmarks Commission. "Report on the Potential Designation of the Church Green Buildings as a Landmark under Chapter 772 of the Acts of 1975." October 1979.
Chase, Sara. "Church Green Buildings: Historical Background and Significance." April 9, 1996. Unpublished report, furnished by author.
City of Boston. Inspectional Services Department. Building Permits. Suffolk County Registry of Deeds.

Historic Photographs and Drawings

- Boston Athenaeum: 105-113 Summer Street, c. 1980. Cushing 1980.32.a
Society for the Preservation of New England Antiquities: 103-109 Summer Street, May 5, 1912, #146 D (BTC album 110); 97-105 Summer Street, May 5, 1912, #145D; Summer Street Postcard, c. 1897-1900; 111 Summer Street, October 31, 1913, #392.
The Bostonian Society: Church Green, July 13, 1934, neg, 4036 (Walter Smith photo); Church Green, 1965, #1368 (H.D. Childs photo); Church Green, c. 1970, Robert Severy color photo.
Boston Landmarks Commission: Church Green Building, 1979 forty-one photographs
Robert Severy Photos: 105-113 Summer Street, 1986, various views, details

(end)

Church Green Buildings
Name of Property

Suffolk, MA
County, State

10. Geographical Data

Acreage of Property 9781 sq. ft.

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 330480 4690840
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 Karen Davis/Leslie Donovan, Preservation Consultants with Betsy Friedberg, NR director, MHC

organization Massachusetts Historical Commission date October 1999

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 Atlantic Bank: Attn.: Mary McGovern

street & number 101 Summer Street telephone 617-880-1000

city or town Boston state MA zip code 02110

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**

**Church Green Buildings HD
Boston (Suffolk), Mass.**

Section number 10 Page 1

10. GEOGRAPHIC DESCRIPTION

Verbal Boundary Description

That certain parcel of land with the building thereon situated in Boston, Suffolk County, Massachusetts, being shown on a plan entitled "Plan of Land, Church Green, Boston, Mass.," dated December 10, 1980 by R.E. Cameron and Associates, Inc. recorded in the Suffolk County Registry of Deeds in Book 9630, page 13 and more particularly bounded and described as follows:

NORTHEASTERLY by Summer Street, One Hundred four and 48/100 (104.48 feet);

EASTERLY by the intersection of Summer Street and Church Green and by Church Green by two (2) lines measuring Ten and 74/100 (10.74) feet, respectively;

SOUTHEASTERLY by the intersection of Church Green and Bedford Street, Ten and 56/100 (10.56) feet;

SOUTHERLY by Bedford Street, Ninety-Eight and 56/100 (98.56) feet; and

WESTERLY by land of A.W. Perry, One Hundred forty-four and 50/100 (144.50) feet.

Said premises are known as and numbered 101-113 Summer Street and 136-140 Bedford Street in Boston, Massachusetts.

Boundary Justification

The nominated property includes the entire parcel upon which these two buildings have stood since they were constructed.

(end)

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

**National Register of Historic Places
Continuation Sheet**

**Church Green Buildings HD
Boston (Suffolk), Mass.**

Section number photos Page 1

PHOTOGRAPHS

Photographer: Leslie Donovan, Tremont Preservation Services
Negatives in possession of photographer
June 1999

1. View looking west of Lincoln Street and Summer Street elevations
2. Looking northwest showing Bedford Street and Lincoln Street facades
3. 101-103 Summer Street, looking south on Summer Street
4. 101-103 Summer Street, looking northeast at Bedford Street elevation

(end)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Church Green Buildings Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 12/01/99 DATE OF PENDING LIST: 12/13/99
DATE OF 16TH DAY: 12/29/99 DATE OF 45TH DAY: 1/15/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99001614

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 12/30/99 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



Church Green, Church Green Buildings
105-113 Summer Street

Suffolk County, Boston, MA

Photographer: Leslie Donovan

Date: June 1999

Negative at: Tremont Preservation Services

123 South St. 4th floor, Boston, MA 02111

View looking West of Lincoln St and Summer St elevations

Photograph No. 11-17A



Church Green, Church Green Buildings
105-113 Summer Street
Suffolk County, Boston, MA

Photographer: Leslie Donovan

Date: June 1999

Negative: Tremont Preservation Services
123 South St., 4th floor, Boston, MA 02111

View: Looking northwest showing Bedford St and Lincoln
St. facades

Photograph No: 21-21A



101-103 Summer Street, Church Green Buildings
Suffolk County, Boston, MA

Photographer: Leslie Donovan

Date: June 1999

Negative at: Tremont Preservation Services
123 South St. 4th floor, Boston, MA 02111

View: Looking south on Summer St showing
mail facade

Photograph No: 63



101-103 Summer Street, Church Green Buildings
Suffolk County, Boston, MA

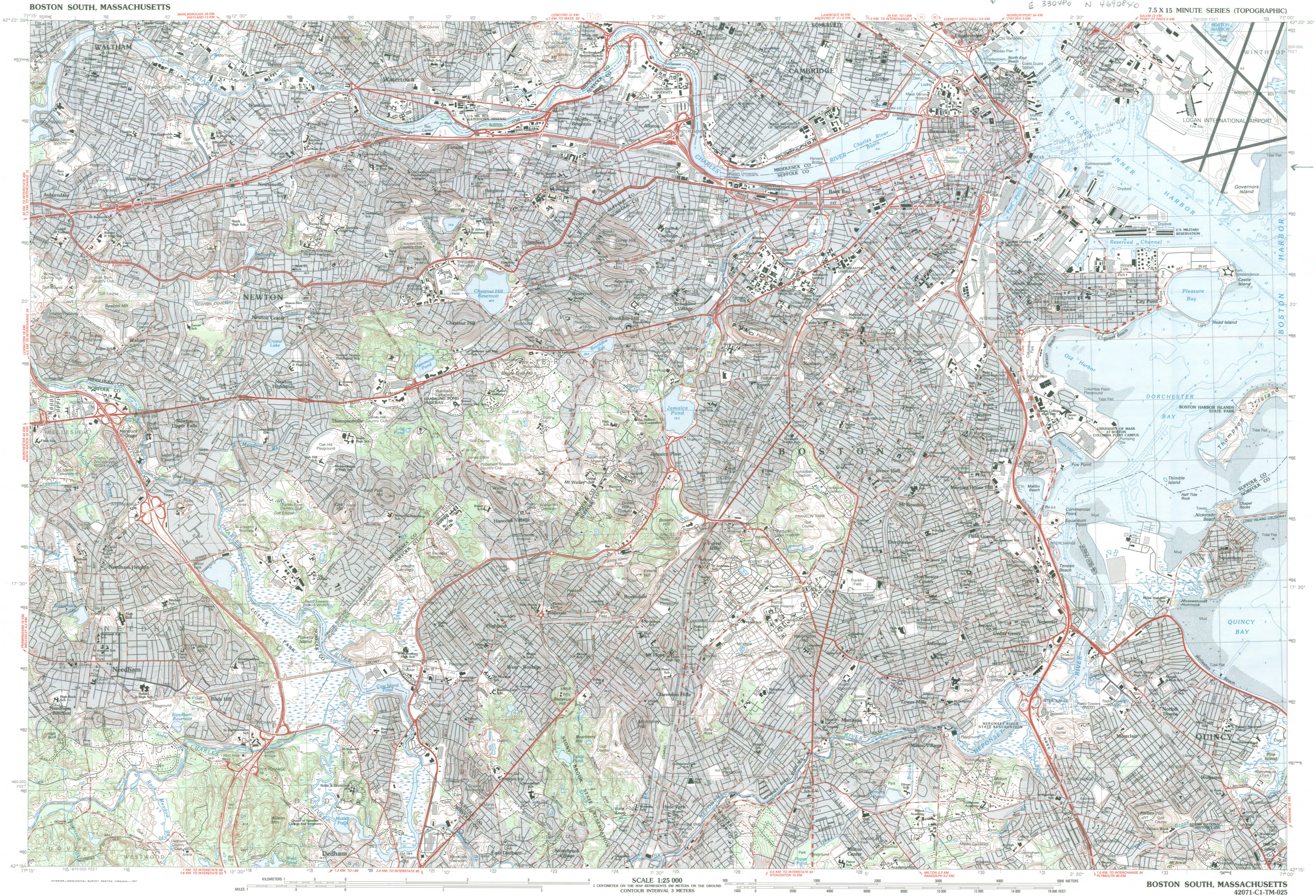
Photographer: Leslie Donora

Date: June 1999

Negative at: Tremont Preservation Services
123 South St. 4th fl. Boston, MA 02117

View: Looking northeast on Bedford St
showing Bedford St. elevation

Photograph No. 4



CHURCH GREEN BUILDINGS HD 42071-C1-TM-025

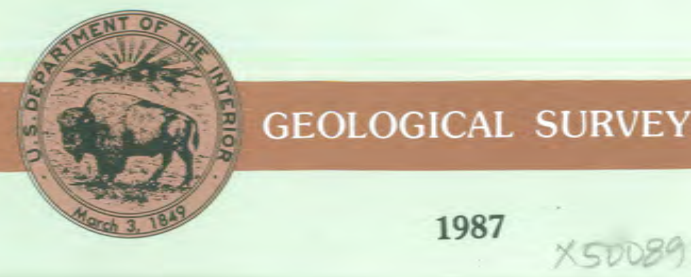
Boston South

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



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 1975. Field checked 1979. Map edited 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 UNKNOWABLE
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

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS				
Meters	Feet		1	2	3	4	5
1	3.2808						
2	6.5617		4		5		
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		UTM grid convergence (GN) and 1983 magnetic declination (MN) at center of map Diagram is approximate	1 Maynard 2 Boston North 3 Lynn 4 Framingham 5 Haverhill 6 Medfield 7 Norwood 8 Weymouth				
To convert feet to meters multiply by 0.3048							

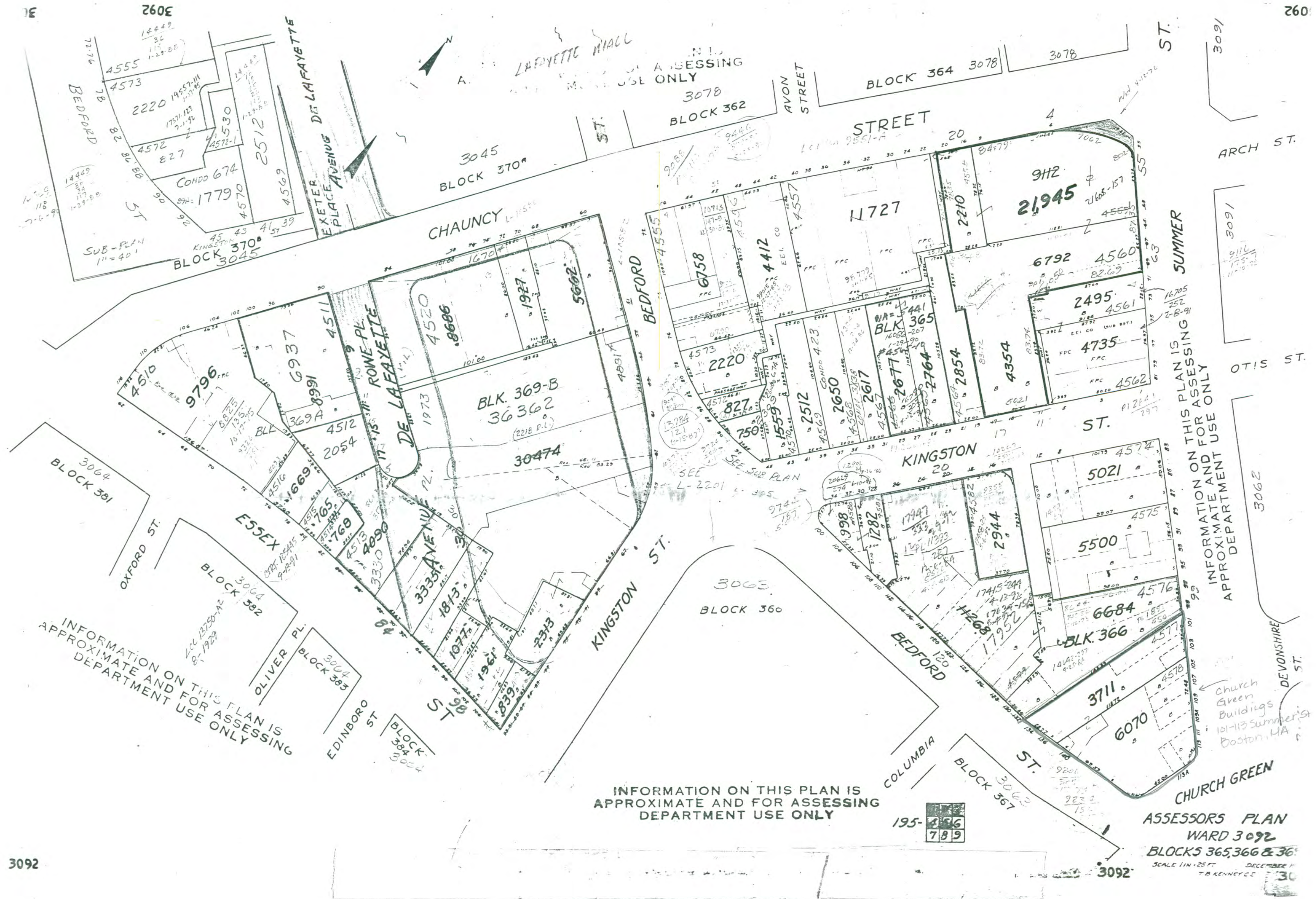
Church Green Buildings
101 - 113 Summer Street
Boston, MA

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
House; 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 cave
Control: historical station; vertical station; spot elevation
Contours: index; intermediate; supplementary; depression
Distorted surface: strip mine, lava, sand
Soundings: depth curve
Perennial 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
Sands; mangrove
Orchard; vineyard

A pamphlet describing topographic maps is available on request

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





The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 13, 1999

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Church Green Buildings, 101-113 Summer St., Boston (Suffolk), Mass.

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: Mary McGovern, Atlantic Bank, owner
John Bowman, Chair, Boston Landmarks Commission
Leslie Donovan, Preservation Consultant
Hon. Thomas Menino, Mayor, City of Boston
Ellen Lipsey, Boston Landmarks Commission