

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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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 Eagle Hill Historic District

other names/site number _____

2. Location

Meridian, Marion, Trenton, Eutaw, Monmouth, Brooks, Prescott,
street & number Putnam, White & Lexington Sts., Marion Place, Monmouth & Prescott Sqs. n/a not for Publication

city or town Boston (East Boston) N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02128

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

1/20/98
Date

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of the Keeper
Edson H. Beall

Date of Action

2-26-98

Eagle Hill Historic District
Name of Property

Suffolk, Massachusetts
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	
437	49	buildings
1	1	sites
0	0	structures
0	0	objects
438	50	Total

Number of contributing resources previously listed in the National Register

2

Name of related multiple property listing

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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

EDUCATION: school

RELIGION: church

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

RELIGION: church

COMMERCE: store

EDUCATION: school

7. Description

Architectural Classification

(Enter categories from instructions)

GREEK REVIVAL

ITALIANATE

CLASSICAL

COLONIAL REVIVAL

GOTHIC REVIVAL

QUEEN ANNE

Materials

(Enter categories from instructions)

foundation stone, brick

walls clapboard, shingle, brick, asbestos

asphalt, vinyl, aluminum

roof slate, asphalt shingle

other

Narrative Description

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

(See continuation sheet)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Eagle Hill Historic District
Boston (Suffolk County), Massachusetts**Section number 7 Page 1**7. DESCRIPTION**

The Eagle Hill Historic District is a large, primarily residential neighborhood located at one of the highest points within the East Boston section of the City of Boston. Long a sparsely occupied island, a significant proportion of the district was constructed in the third quarter of the nineteenth century, as the East Boston Company subdivided and sold land according to their plan for this new neighborhood. The district includes some of East Boston's earliest and most outstanding buildings located within a landscape of buildings representative of a nineteenth-century middle-class neighborhood. Situated high above the waterfront, the district is primarily residential in character with a small number of stores and shops and a handful of social and ecclesiastic institutions serving the populace. Because of the narrow period of construction, most of the buildings were constructed in a comparatively narrow range of forms and styles, with early buildings constructed in a simple Greek-Revival mode and the largest number constructed in the Renaissance Revival or Italianate style, broadly defined to include buildings with Mansard roofs commonly called Second Empire. A significant number of in-filled buildings were designed in the Queen Anne style, and small numbers in a simple Classical style or in the Colonial Revival style. The architectural character of the area is set by the local preference for buildings of two-and-a-half or three stories, set with their narrow three-bay facade to the street, either as free-standing single dwellings, duplexes, or rows. In addition, all of the regionally significant building types can be found here, including large double houses, one-and-a-half and two-and-a-half story end houses, and three deicers. The neighborhood retains a significant proportion of the buildings ever constructed here and little demolition or reconstruction has occurred after the period of significance. The nominated district includes 437 contributing and 49 non-contributing buildings and two sites, one contributing and one non-contributing.

Topography and Settlement Pattern

The Eagle Hill Historic District includes section three of the East Boston plan (see section 8), an area whose high elevation contributed to its designation as a high-status neighborhood. The highest point is at East Boston High School on White Street, an elevation 24 meters, with gentle sloping contour to the east, south, and west, while falling off more abruptly to the north and Chelsea Creek. This district is generally triangular in shape, and, like the layout of the streets, follows the contours of the hill. The section was planned to include four parallel streets at the north side of the district running generally east to west: White, Eagle, Falcon and Condor. Below these streets are six that run at a forty-five degree angle to the upper group, southwest to northeast, Bennington at the bottom, followed by Saratoga, Princeton, Lexington, Trenton, Eutaw and Monmouth, named for key battles in the American Revolution. Running perpendicular to these are Border, Meridian, Marion Brooks, Putnam and Prescott streets, many named after generals from the same period. Meridian runs the depth of the section, Marion and Prescott end just past White Street, and Brooks and Putnam angle to the north after crossing White Street. The portion of section three which makes up the Eagle Hill Historic District includes the best preserved buildings within an area generally bounded by White Street to the north, Meridian to the west, with portions of Lexington and Trenton to the south.

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Although developers may have hoped for a salubrious resort to develop at East Boston, the "new city" model was as frequently in the minds and eventually overtook their plans and the developers and builders actions. In spite of plans for ample lots for free-standing houses, the majority of the area was eventually developed with the long narrow lots that distinguish urban from suburban land-use models. Lot size within

the section varied, apparently associated with the neighborhood character planned by the shareholders, and as the plan was redrawn, sections were often re-platted to include smaller lots. The lots laid out in the third section were among the largest planned for East Boston, commonly measuring 100' across the frontage and extending 100' in depth. As they were built upon, the lots were subdivided, altering them from generally square to long and narrow in shape. The most common frontage is now about 25', although frontages as narrow as 20' can be found. Nineteenth century development in East Boston produced narrow-fronted houses, set close to the street, nearly filling the front half of their lots, and rising most commonly to two or three stories.

Open spaces were planned for the section and some survive today. A Public Garden was laid out to fall between Saratoga and Lexington streets and between Marion and Putnam streets; by 1851 this plan element had been removed. Smaller parks were added at triangular intersections, including **Monmouth Square** between White, Brooks and Eutaw streets and **Putnam Square** between White, Putnam and Trenton streets. Monmouth Square is currently an asphalt paved parking area while Putnam Square constitutes the sole remaining public green space in the district, a grassy area enclosed by a cast-iron fence. Through the 1910s the Eagle Hill Reservoir on the district's highest elevation between Brooks, White, Putnam and Falcon streets provided an additional large green space. For a short time in the 1910s after the reservoir was removed, and Olmsted-designed park was located on the five-acre parcel, with an array of amenities including tennis and squash courts, and a baseball field. In 1926 East Boston High School was constructed here, but much of the large lot remains open.

Public Buildings

Comparatively few public buildings are located within the District. Designed to be residential in function and high in status, the neighborhood is removed from East Boston's primary commercial squares, Maverick and Central. The development of an institutional base within the neighborhood was accomplished almost exclusively with the development of neighborhood schools and churches, increasing in number as the density of the neighborhood increased. Public buildings include four churches, four schools, a former social club, a former fraternal club, and a firehouse. Stores have typically been integrated into an altered residential structure rather than purpose built.

The earliest of the churches is the now much altered **Trinity Baptist Church** at 65 Trenton Street, built in 1878. This Romanesque Revival brick building has lost both of its original corner towers and gabled roof. The other three churches all date to the decade just before or after the turn of the century. The **Church of All Souls** at 70 White Street is a nave and double-towered church in the Gothic Revival style. Built in 1891, the re-sided church's additional massing features, the octagonal corner tower, square corner belfry,

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and central over-scaled dormer with triple gothic windows provide complexity to this otherwise simply-detailed structure. The largest of these churches is **St. John's Episcopal Church at 80-84 Lexington Street** built in the Gothic Revival style in 1897. The facade of the clerestoried nave is dominated by an over-scale stained-glass window with Gothic tracery. Narrow polygonal towers frame the facade at each corner. Ornamentation on this brick structure includes stone belt courses and window trim, and an especially elaborate gothic-detailed entry on the side vestibule. The best preserved and newest of the churches is the nave-plan, corner-towered **Unitarian Church of Our Father at 83 Marion Street**. Built in 1902 in the Gothic Revival style, picturesque features include a cut-stone first story, shingled upper stories, flared at the base, and a large Gothic stained-glass window centered on the gabled nave.

The four schools in the area all date to the early twentieth century, two being replacements of earlier school buildings. These institutional structures represent the most substantial and elaborately ornamented buildings in this remarkably heterogeneous late nineteenth century residential neighborhood. The 1900 **Chapman School at 61 Eutaw Street** is a three-story yellow brick building in the Second Renaissance style. Common to schools of the period, the building has an H-shaped footprint. Characteristic ornamentation includes rusticated entry porticoes, stone belt courses, and keystone lintels. The main entry bay is accented with a pedimented frontispiece framed by giant pilasters. The three-story brick **Sheridan School at 1 Prescott Square**, also in the Second Renaissance Revival style, has an L-shaped footprint, but its facade echoes features of the H-plan model. The restrained ornament accents window and door openings on this 1914 building, including paneled brick and contrasting stone sills, lintels and keystones. Like the Chapman School, it has adapted for use as housing. The **East Boston High School at 86 White Street** is a large, three-story brick building in the Tudor Revival style. It was built in 1926 on the former site of the Eagle Hill Reservoir. Narrow polygonal towers frame the stepped-gable projecting entry bay. Characteristic Tudor Revival detailing includes contrasting stone lintels, sills, and beltcourse, and molded stone panels at the parapet. The O'Donnell School at **33 Trenton Street** is a two-story brick rectangular block built in 1931 in the Beaux-Arts Classical style. The simplest of the schools buildings in this District, its significant ornamentation is confined to the entries with a segmental-arched pediment supported by Ionic pilasters in contrasting stone.

The two social and fraternal organization buildings have both been adapted for housing. The 1888 **Jeffries Winter Club at 360 Meridian Street** is a three-story clapboarded, mansard-roofed building with complex massing in the Italianate style. Though new fenestration has been added, original detailing and massing includes a towered polygonal bay, square tower, bracketed cornice, and full-width front porch supported by Italianate square posts with a bracketed cornice. The **Masonic Hall at 344-353 Meridian Street** is now a large five-story block built between 1884 and 1892 in the Classical style. Originally three stories, an additional story has been added above the original cast-stone cornice. When the building was converted into living units its floor divisions were altered to insert an additional floor as well. The long eight-bay facade is articulated with alternating recessed bays and pilasters, cast-stone trim, and an unusually wide frieze above the first story.

Only a few purpose-built commercial structures were built in the area. **71-73 Trenton Street** is a five-bay wide one-story, brick building in the Classical style, built between 1912 and 1922, with a parapetted roof line marked with a central pediment. **104-106 Trenton Street** was built slightly later in the 1920s at the

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corner of Trenton and Eutaw streets. Ornamentation on this altered one-story brick building in the Classical style includes contrasting pilasters capped with medallion capitals. The former **Fire Station at 64 Marion Street** is a three-story brick building in the Tudor Revival style with cast-stone trim and quoins built in 1919. Its flat roofed form resembles the framed block model of commercial buildings, with brick verticals separating the two primary sections of the building and supporting the parapet at the roof line. The facade's first story is spanned by a pair of enclosed full-height Tudor-arched portals. Now adapted to housing, the upper stories are articulated by bands of double-hung sash windows.

Suburban Villas

A small number of houses in the Eagle Hill area are based on the rural villa model which is comparatively rarer in an urban context. This type is characterized by a large free-standing house on a sizable lot with landscape features on all sides. Consequently, these houses stand out in the densely developed Eagle Hill area where the majority of houses are sited on narrow lots with little or no space between the buildings or available for landscaping. Constructed intermittently throughout the nineteenth century, the few examples tend to be singular demonstrations of a particular house type within the area. Nevertheless, they usually employ the stylistic detailing popular at the time of their construction, such as Greek Revival, Italianate, or Queen Anne. These large houses commonly employ center hall plans with as many as four to six rooms per floor. The majority of the rural villas in the area are concentrated along the northern side of White Street and the western side of Meridian Street.

One of the earliest examples that preserves this ideal of a large free-standing house surrounded by open land is the **Donald McKay House at 80 White Street**, built in 1844 in the Greek Revival style (Boston Landmark, 1977; National Register, 1982). Set back from and above street grade, the McKay House is sited with the gable end to the street as the principal facade. The center entry is framed by double windows with simple entablatures. Characteristic Greek Revival ornamentation includes a closed pediment and a wide frieze. Additional massing on this double-pile deep end-gabled mass includes gabled dormers, a rear service ell, and enclosed porch with thirteen closely-set paneled posts, and a two-story wing added in the twentieth century. Historic maps show a porch originally spanning the front and right-side elevations giving the house the appearance of a small Greek temple; now a balconied entry porch is centered on the facade. A second and equally imposing and well-preserved early free-standing house is **Trinity House at 406 Meridian Street**, built by 1851 (Boston Landmark, 1981; National Register, 1992). Its facade massing and brick construction are suggestive of Boston urban town houses of the 1840s and 1850s, but the lot size, set-back, and scale invoke the rural villa ideal. The Greek Revival house is two-and-one-half-stories under a hipped roof with a side-hall plan. The broad, three-bay facade has an entry screened by an Ionic-detailed entry porch at the first bay, while a bowed bay dominates the right two-thirds of the facade.

Even as these rural villas were being constructed, settlement within Eagle Hill area was encroaching upon the ideal. Consequently, several later examples, constructed in the 1850s through 1870s, are large, free-standing houses, but often sited close to the street on smaller lots. Two such examples, which both date to the period 1851 to 1874, are both low-pitched, hip-roofed blocks in the Italianate style. This form and style was first popularized by pattern books published in the 1840s and 1850s. Common additional massing features of the Italianate style may include projecting polygonal bays or bay windows, a facade

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gable, an ornamented entry porch, and a cupola. These two-story buildings appear to have an interior plan of two or three rooms on either side of a center stair hall. The broad, three-bay facades of both examples have center entries, with polygonal bays on either side adding light and space to the front rooms. Typically Italianate ornamentation accents the cornice, corners, and window and door openings. **57 Trenton Street** is the best preserved and most elaborately ornamented example in the area. The flush-board siding, quoins, and the facade gable above the entry porch are especially distinctive. Unusual decorative features include the cut trim at the frieze and balconies supported by scrolled brackets on the side elevations. The second example, the **Stevens House at 1 Monmouth Square**, has lost its original ornamentation but the original massing elements remain. These include a square oriel above the entry, a polygonal bay window on the side elevation, a cupola, and a two-story rear service ell. Historic photographs show rounded-headed windows were originally located in the oriel and cupola. The **Curtis House at 402 Meridian Street** is a related gable-roofed example with weighty Italianate detailing and massing. Built between 1851 and 1874, additional massing elements include a square oriel, facade gable, polygonal cupola, and polygonal bay windows on the facade. Decorative detailing includes deep bracketed eaves, deep cornice returns, and paired columns on the center-entry porch. A slightly later example is the **McLean House at 408 Meridian Street**. Built in 1878 of brick construction in the Victorian Gothic style, the McLean House is a rare example of this style in the area. Additional massing features on this two-and-one-half story gable block include a cross gable at the first bay of the three-bay, center-entry facade and bay windows at the outer bays. The visual profusion of decorative detailing characteristic of the Victorian Gothic includes a bracketed cornice, a carved truss in the pedimented entry porch, and polychromatic brick work between the stories and above the windows.

Although considerably smaller in scale than their contemporaries, smaller, one-and-one-half story gable blocks were occasionally constructed here, harkening perhaps to a more modest rural model of design. The best preserved example in the area, **88 White Street**, differs from the few other examples in the area in that the gable end faces the street, so the entry is on the long, side elevation. This orientation was possible because the house was built on the eastern edge of the Eagle Hill Reservoir area, long a large open space. Built between 1851 and 1874, the house is a picturesque, one-and-one-half story gable block in the Italianate style. The well-preserved ornament includes paneled corner pilasters, wide frieze, and cornice returns. On the three-bay facade thin pilasters frame the center entry, though the entablature has been removed.

In the last fifteen years of the nineteenth century the few remaining open lots along the northern side of White Street were developed with large, free-standing houses on landscaped lots suggestive of suburban housing under construction in this period. These buildings contrast sharply with the otherwise dense development and overall uniformity of type and style in the area. The first example within this group resembles the earlier Italianate hip-roofed block in form but with a more steeply-pitched roof and employs fashionable Queen Anne ornament. This style is characterized by complex, asymmetrical massing, varied exterior wall surfaces, and differently-scaled windows. Built in 1886, the **Waters House at 82 White Street** has a center entry screened by an elaborate porch and framed by a two-story octagonal bay on the left and a three-story octagonal tower on the right corner. Now sided with asbestos shingles, any original cladding materials are obscured or removed. The use of varied wall surfaces is preserved on the slightly later example at **118-120 White Street**. Built between 1888-1892, this picturesque Queen Anne house is a cross-gabled block with complex massing including a round corner tower, oriels, and a shed-roofed bay.

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Stone is used for the first story and tower, shingles for the second story, and clapboards in the garret story, and other ornamental detailing includes a garland frieze and half-timbering in the gables.

End Houses

The majority of free-standing houses in the Eagle Hill area are end houses, New England's most popular nineteenth century house form. The rise of this house type is associated with the change in outward appearances of houses in the region, a reorientation which produced a gable-fronted house with the roof ridge perpendicular to the tall, flat gable end on the facade. End houses are characterized by narrow three-bay facades with a side-entry and a side-hall plan, and rise from one-and-one-half to three stories in height.

The classic end house has a gable roof, but variations in the roof type include the exceptionally popular mansard, the hip and the gambrel. Although further research is likely to reveal a greater variety of plan variations, end houses employ a side stair hall, flanking paired parlors, occasionally rear dining rooms, and kitchens in a third pile or in a rear ell. The end house proved remarkably adaptable, found on farms, in suburbs and in dense urban neighborhoods, an important part of the New England builder's repertoire. Their small and narrow footprint made them particularly suitable for small lots in more densely settled areas where they are set close together on small lots without any set-back. In the Eagle Hill area this form is used on houses in the Greek Revival, Italianate and Queen Anne Style.

The smallest examples of the free-standing houses in the area are also some of the earliest houses built on Eagle Hill. Constructed between 1834 and 1851, all are one-and-a-half story end houses in the Greek Revival style. Variation derives from the number of windows crossing the cornice line in the gable end, the massing added to the facade, and the degree of ornamentation. **68 Eutaw Street** is an exceptionally well-preserved Greek Revival example, with paneled corner pilasters and a wide frieze. The recessed entry is accented with smaller paneled pilasters and an entablature. A second type is exhibited by the group located at **98, 100 and 102 Trenton Street** each set on a high foundation, with a full-width front porch spanning the facade's first story and a single window crossing the cornice in the gable end; only 98 Trenton retains its original Doric columns on the porch. The small end house was occasionally constructed in the area in the third and fourth quarters of the nineteenth century, featuring additional massing elements and decorative detailing in the Italianate and later the Queen Anne style. **148, 150 and 152 Trenton Street**, built between 1851 and 1874, are Italianate end houses, each with a square bay window spanning two-thirds of the facade and a pair of windows crossing the cornice line on the end gable. The simple ornament consists of cornice returns and an entry hood supported by scrolled brackets. Built somewhat later, between 1884 and 1892, **154 and 156 Trenton Street** strongly resemble the adjacent trio but with slight variations in the Queen Anne style. The most distinctive difference is a slightly broader facade and polygonal bay windows whose roof is extended over the side entry.

More popular than the one-and-a-half story end house and present in greater numbers throughout the area are the larger two-story and two-and-a-half story end houses. The taller facade is typically augmented by a two-story polygonal bay that provides additional space and light to the front rooms at each story. A single window or pair of windows are centered above the cornice line in the gable end in the two-story examples.

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In the larger two-and-a-half story examples, the narrow three-bay facade becomes even more attenuated with the addition of an extra half story; a single window or pair of windows cross the cornice line on the gable end providing light to the attic. The greatest number are in the Italianate style and generally date to the third quarter of the nineteenth century. Characteristic decorative detailing includes corner boards, cornice returns, and bracketed cornices. The examples are distinguished by two types of entry detailing. The most common type is a flat or hip-roofed entry hood supported by scrolled brackets that shield the side entry. A second, more elaborate, and less common type in the area is an entry porch supported by square posts under a bracketed cornice.

77 Eutaw Street is well-preserved with especially elaborate ornament built between 1851 and 1874. Detailing includes molded Tuscan corner pilasters, denticular and modillion block cornices, and an entry porch with a roof extending to the cornice of the polygonal bay at the first story. At the second story the bay is expanded to cover the right two-thirds of the facade. On the recently-restored **Dalton House at 106 White Street**, built in 1876, a balconied entry porch supported by bracketed and molded square posts screens the side entry. Built about the same time, **17 White Street** is a well-preserved example on a larger than usual lot that allows for a polygonal bay window on the right side elevation. Built between 1851 and 1874 in the Italianate style, **28 White Street** is a well-preserved two-and-a-half story example. Its restored facade includes a full complement of period details, including a paired-bracket cornice, two-story, paneled polygonal bay windows, and a recessed entry covered with a hood supported by richly carved consoles.

Considerably fewer examples of two-story end houses in the Queen Anne style were constructed in the Eagle Hill area. By the last two decades of the nineteenth century during the height of that style the area was extensively developed, and any new construction tended to be for multi-family housing. Consequently the few Queen Anne-styled end houses in the area mostly date to the brief period 1884-1892. Distinguishing ornament from the earlier Italianate style is typically concentrated around the entry porch and most commonly includes turned posts and a pedimented entry porch with a spindle frieze. **59 Monmouth Street** is a simple example of this style. Although rare in Eagle Hill, the common addition of corner towers on Queen Anne examples can be seen in the hipped-roof house at **430 Meridian Street**.

The greatest number of end houses in the Eagle Hill area feature the replacement of the gable roof with a mansard roof. Identified as mansard end houses, they retain the narrow, three-bay facade, side-hall plan, while the roof form produced a blockier building and accommodated a full top story. This feature, known at the time as the French roof, was particularly important in increasingly populated, densely developed urban areas such as Eagle Hill. Many examples are present, constructed during the height of the area's development in the late 1860s and 1870s. Especially popular was the three-story version, although two-story versions were also built. Their massing and decorative detailing resemble the Italianate end houses constructed at the same time. This includes polygonal bay windows or polygonal bays, bracketed cornices, corner pilasters, and entry hoods or entry porches. A few of the late examples of this form exhibit Queen Anne ornament on the entry porch, characterized by turned posts, spindle frieze, and cut woodwork on the porch's pediment.

Well-preserved examples of the smaller two-story mansard end houses are scattered throughout the area. One of the earlier examples built between 1851 and 1874 of these is the simply ornamented **390 Meridian**

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Street with pedimented window hoods at the second story. The slightly later **Lapham House, 104 White Street**, built in 1881, is an elaborately ornamented example. Decorative detailing includes patterned-slate roof shingles, a bracketed cornice, and entry hood supported by scrolled brackets, and broken pedimented window hoods at the second story. More modestly ornamented is the **Albee House at 73 Eutaw Street**, built in 1877. A broad polygonal bay window spans the right two-thirds of the facade and corner pilasters frame the facade. The adjacent pair at **53-55 Monmouth Street**, the **Hall House** and the **Day House**, built in 1877 and 1872 respectively, are two more well-preserved examples of this type.

The single most common house form in this district, however, is the three-story mansard end house, also dating roughly to the 1860s and 70s. Massing and ornamental detail resemble those on the smaller two-story examples except the additional story allows for a two-story polygonal bay on the three-bay facade. The clapboarded **394 Meridian Street** is a well preserved and characteristic example, built between 1851 and 1874, with a denticular and modillion block cornice and a hip-roofed entry porch supported by square posts. Another well-preserved example is the **McPherson House at 51 Monmouth Street** built in 1873. The third-story windows have decorative pediments supported by brackets and an entablature supported by paired brackets is on the second-story window above the entry. Additional characteristic Italianate detailing includes the paired bracketed cornice, molded corner pilasters, and an entry hood supported by scrolled brackets. The **Burnham House at 75 Eutaw Street (1877)**, one of the later examples in the area of this type, retains original Italianate detailing including scrolled brackets supporting the hip-roofed entry hood, a pedimented window hood at the second story, and bracketed cornices.

The area also contains a few examples of free-standing, mansard end houses with Queen Anne ornament. This transitional phase, combining decorative elements of two popular styles, reflects the growing popularity of design books and the availability of machine-made ornament. Although additional massing features resemble the earlier form, the overall massing tends to be more vertical, with a narrower and taller facade. The **Sturtevant House at 417 Meridian Street** is a well-preserved two-story example. Built in 1886, the left-side entry porch is supported by square posts atop pedestals under a spindle frieze. The larger, adjacent three-story example at **419 Meridian Street**, built between 1884 and 1892, has two distinctive features. The width is much narrower than earlier three-story mansard-roofed end houses and it has a Queen Anne entry porch, with turned posts, broken pediment with sun-burst patters, spindle frieze, and turned balustered side railing characteristic of the style.

The last two large end houses built in the area both date to the late 1880s or the early 1890s. Very similar in form, both are blocky, two-and-a-half story hip-roofed houses in the Colonial Revival or Georgian Revival style with a side-hall plan. Each has particularly distinctive and elaborate classically-derived ornament and employs the large picture windows first seen in Queen Anne houses. Built between 1888 and 1892, **198 Trenton Street** has a double tier of recessed porches with multiple columns atop pedestals that articulate the otherwise flat facade and screen the recessed left-side entry. Other distinctive detailing includes the triple window under a fanlight to the right of the entry and the modillion block cornice above the wide unornamented frieze. The **Guerney House at 196 Trenton Street**, built in 1895, exhibits several Colonial Revival details including an entablature supported by Ionic columns at the entry, a Palladian window above the entry, and a modillion block and denticular cornice.

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Duplexes and Rows

Like many of New England's dense residential neighborhoods, Eagle Hill always included a significant portion of multi-family houses, most commonly consisting of pairs of rows of housing units similar in plan and size to the free standing single-family houses which surrounded them. The most common and earliest multi-family house type is the duplex or semi-detached house, and the Eagle Hill area contains a number of well-preserved examples constructed in both wood and brick. In these houses two living units within a single building are usually arranged side-by-side. Duplexes are seldom wider than a single room and entry bay but plans of three rooms in depth and with kitchen ells are common. In most examples the entries are paired at the center of a six-bay facade, but examples are present in the area with entries located at the outer bays. Increasingly dense development in the second or third quarters of the nineteenth century made this housing form, with its narrow facade for each unit, particularly suitable for the Eagle Hill area. Constructed in two to three stories, most examples in the area are in the Greek Revival or Italianate style. On the gable-roofed examples the third story is usually expanded by a gabled dormer.

Among the earliest and best preserved examples are the pair of adjacent brick duplexes at **8-10 and 12-14 Monmouth Street**, constructed prior to 1851. In these Greek Revival duplexes the restrained decorative detailing includes contrasting stone lintels and sills and a brick cornice that gently breaks the flat facade plane. An unusually large, elaborate, and well-preserved example is **396-398 Meridian Street** which also dates to before 1851. Like high-end row housing of this period in Boston, bowed bays span the outer sections of the facade. Characteristic Greek Revival detailing includes Doric pilasters and entablature around the paired recessed entries and a brick cornice. A smaller-scaled brick duplex with a gable roof is **38-40 Monmouth Street**, built between 1851 and 1874 in the Italianate style. The brick cornice is somewhat more three-dimensional than in the earlier Greek Revival style. The attic stories are expanded by full-width shed-roofed dormers and a bowed bay augments the left-hand unit. An elaborately ornamented brick duplex is **27-29 Eutaw Street** in the Queen Anne style, which appears to date to the last quarter of the nineteenth century. Located on the site of an earlier duplex, the facade is ornamented with a profusion of brick patterns, contrasting stone lintels and sills, and a corbelled cornice on the right unit. The left unit has been altered by the addition of a third story. Although the gable-roofed duplex was popular in wood frame construction also, few unaltered examples remain in the district.

Later duplexes, built mostly in the third quarter of the nineteenth century, tend to be large, elaborately ornamented examples with mansard roofs and Italianate ornament. The **Lord Duplex at 90-92 White Street** is a fashionable example built in the 1860s or 1870s. The facade of this three story brick duplex is elaborated by bowed bays at the outer bays that become polygonal bay windows at the third story. The paired center entries are screened by entry porches supported by square posts between springing arches. The elaborate Italianate detailing includes contrasting stone labels, brick cornice, and modillion blocks under the broad eaves. An equally elaborate wood-frame example is the **Fitch Duplex at 108-110 White Street**, built in 1878. The outer bays are polygonal and rise into the third story. Though the cornice is less elaborate, molded pilasters frame the corners. A slightly larger example, built between 1874 and 1884, is **414-416 Meridian Street**. The entry porch ornament is especially elaborate, with a bracketed and

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denticular cornice supported by square posts capped by capitals. Polygonal bays augment the front and side elevations.

Row housing closely resembles the duplex in form, scale and style, but three or more units are arranged side by side. As with the duplex form, the dense development beginning in the 1850s in the area made row housing with its narrow three-bay facade, connected units, and no set back attractive to Eagle Hill builders and residents. Constructed in wood or brick, of two to three stories, examples in the area are in the Greek Revival or Italianate styles. The majority of later examples constructed during the building boom of the 1870s employ a mansard roof, allowing for a full top story. On the gable-roofed examples the third story is usually expanded with a gabled dormer. The row housing in Eagle Hill is the most significantly altered house type in the area, the result of changing housing needs and demographics after the turn of the century.

One of the best preserved, earliest, and most substantial examples of row housing is a group of four units at **379-385 Meridian Street**, built in brick by 1851. A bowed bay spans two-thirds of each facade on this group of three-story row houses. Each house is set at an angle to the street, resulting in a staggered progression of facades. The well-preserved Greek Revival features include a granite foundation, brownstone pilasters and entablature at each entry, and an articulated brick frieze, all characteristic of high-style row housing of this period in Boston. Contemporaneous with this group, but more simply massed and detailed, is the brick Greek Revival trio at **70-74 Lexington Street**, also built by 1851. On 74 Lexington Street retains the original form of a two-and-a-half story unit under a gable roof, with a gable dormer. A storefront, however, has been added at the first story. Characteristic of brick Greek Revival examples, the lintels and stones are of contrasting stone.

Several smaller-scaled, wood-frame rows were also constructed in the area in the middle decades of the nineteenth century. An early and somewhat unusual example for the area is the trio at 52-56 Eutaw Street, constructed by 1851. Originally a group of four, **54-56 Eutaw Street** are the best preserved in the group, displaying Greek Revival ornamentation and Gothic Revival massing. A steeply-pitched facade gable overhangs the first story, supported by square posts to form a recessed porch screening the side entry. A full second story and a polygonal bay window augment the interior space at 52 Eutaw Street. **75-79 Marion Street**, built by 1851 in the Greek Revival style, are the surviving trio of an original row of six. The well-preserved pair, 77 and 79, exhibit Doric pilasters and entablatures at the recessed entry porches at the outer bays of this pair. Typical Greek Revival stylistic features include the flat facade plane and simple ornament concentrated at the entry and cornice. 75 Marion has been significantly altered. The group of five, wood-frame row houses at **130-138 Trenton Street** are late examples on the Greek Revival style, built between 1851 and 1874. Now all three-story, flat-roofed flats, they were originally two-and-one-half stories under a gable roof with a high foundation and Greek Revival ornament around the former recessed entries. Only 134 Trenton retains its original wide Tuscan pilasters and entablature at the entry.

The majority of row housing in the area dates to the third quarter of the nineteenth century, during the height of the area's building boom. During the mid-nineteenth century Eagle Hill became a densely-settled urban neighborhood, with closely-set or connected housing units. The collection of Italianate row housing in the area from these decades clearly illustrates this transformation of the landscape. As with the earlier row house examples in the Greek Revival style, the brick groups tend to be better preserved than the wood-

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frame units. The brick group at **42-48 Monmouth Street** is a well-preserved row of four two-and-one-half story houses in the Italianate style with flat-front facades and large, double-window gabled dormers at the attic story. Built between 1851 and 1874, the restrained ornament is confined to the brick cornice that is somewhat more three-dimensional than in the earlier Greek Revival style. 48 Monmouth Street had a brick polygonal bay sensitively added to the facade sometime after 1900. The brick row at **19-27 White Street**, also built between 1851 and 1874, clearly displays Italianate ornament. 19 and 21 White Street are the best preserved examples of these two-and-a-half story gable-roofed units. The specifically Italianate features include entries flush with the facade, shielded by a hood supported by over-scaled scrolled brackets, and a more three-dimensional cornice. Several of the houses in this row have altered the original double-window gabled dormer, including the addition of a third story at 23 White Street.

As with the end house form, the use of a mansard roof was also popular for Eagle Hill row housing in the third quarter of the nineteenth century. Examples were constructed in brick and wood frame. Characteristic of the Italianate style of the 1860s and 1870s, the facades of the wood frame examples tend to be elaborated with square or polygonal bays. The brick examples, however, tend to retain a flat facade plane, except for the corbelled cornice, and no additional massing. A well-preserved brick example is the row at **29-35 White Street**, a group of four three-story houses with corbelled cornices and entry hoods supported by pendant and scrolled brackets. 33 White Street, however, has lost its mansard roof. Several sizable groups of wood frame construction were built in the 1870s. The largest of these is the **Hargrave Row at 114-128 Trenton Street**, a group of eight in the Italianate style with paired entries, built in 1872. All were originally three-story, mansard-roofed row houses with two story square bays and flat-roofed entry hoods supported by modest scrolled brackets. One of the better preserved examples is 122 Trenton Street, which retains its paired bracketed cornice and arched window lintels on the bay. One street away, two adjacent groups of Italianate mansard-roofed row houses were constructed in the 1860s or early 1870s. **129-137 Eutaw Street** are distinguished by left-side entries and square bays on the facade. All have been altered with the addition of a full third story and all have been resided. 131, 133, and 137 Eutaw retain their original entry hoods supported by over-scaled scrolled brackets. The similarly altered adjacent Italianate row at **119-127 Eutaw Street** have polygonal bay windows but otherwise resemble the former group. The least altered examples are 121 and 129 Eutaw, which retain their original mansard roofs. At 119 Eutaw Street the polygonal bay and entry bay are slightly wider than on their neighbors, suggesting it may not have been constructed as a part of the row.

Three-deckers and Apartment Blocks

In the last two decades of the nineteenth century two new types of multi-family housing appeared on the New England landscape. One, known as the three-decker, retained the narrow facade and vertical emphasis of the majority of housing in the Eagle Hill area. The distinguishing characteristic from earlier house types, however, was the division of the residential units horizontally into flats. Especially popular in new, densely developing residential Massachusetts neighborhoods, scattered examples are evident in the Eagle Hill area. The most common form for a three-decker is a three-story building under a nearly flat

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roof. The front elevation is divided between the entry and stair bays to one side and the projecting window bays on the other. The deep interior plans are normally two rooms wide and extend to three or more rooms from front to back. In other parts of urban New England the three-decker is epitomized by tiers of porches on the front and rear elevations but the former do not appear in the Eagle Hill district.

Because the Eagle Hill area was largely developed by the end of the 1880s, comparatively fewer three-deckers were constructed in relation to other building forms. A early, well-preserved three-decker is **388 Meridian Street**. Built between 1892 and 1900, it is distinguished by effusive decorative detailing in the Queen Anne style. This includes a bracketed cornice above a garlanded frieze and dentils and brackets at each story on the towered polygonal bay. The pedimented entry porch is supported by turned posts under a spindle frieze, and a carved owl decorates the pediment. This owl figure is also used on the pedimented entry porch at **432 Meridian Street**, a more simply ornamented three-decker built between 1888 and 1900 in the Queen Anne style.

The basic form of the three-decker could also be doubled so the paired center entries are bounded by polygonal bay windows on the facade, allowing for two units on each floor running front to rear. Even fewer examples of this form are present in the Eagle Hill area. The Cameron-Graham House at 370-372 Meridian Street is an unusually elaborate double three-decker in the Colonial Revival style built in 1894. The profusion of classically-derived ornamentation emphasizes window and door openings. Palladian windows are used on the upper stories of the polygonal bays and at the second story above the entry porches. The facade is further elaborated with a broad oriel at the third story, pilasters on the upper stories on either side of the polygonal bays, and denticular and modillion block cornices. A wide first-story frieze that extends across the entry porches is festooned with garlands and floral applied ornament. The balconied entry porches are supported by pairs of Ionic columns. A slightly earlier, more simply ornamented example in the Queen Anne style is located at 13-15 Monmouth Street. Built between 1888 and 1892, towered polygonal oriels augment the facade's upper stories. The paired entries are screened by hip-roofed entry hoods supported by scrolled brackets.

Concurrent with the appearance of the three-decker beginning in the 1890s was the construction of a second new multi-family housing form, the apartment block. The few examples in the area are typically three stories under a flat roof with aggregates of three-bay units corresponding to the width of interior plans. On the exterior they suggest row housing, but inside the structures are divided horizontally into flats. The exact configuration for the units can vary greatly between buildings. As with the three-decker, only a few examples of this form were constructed in the area, sometimes replacing pre-existing dwellings. A early example, built between 1888 and 1892, is the well-preserved large apartment block at **334-342 Meridian Street**. The exterior suggests row housing with paired entries, towered two-story pressed-metal oriels, and a continuous corbelled cornice. In the interior, however, all five connected buildings are divided horizontally into flats. A late, more simply detailed and massed example is **23-25 Eutaw Street**, built between 1900 and 1912 in the Classical style. The three-story, yellow-brick building suggests a double three-decker with restrained decorative detailing including contrasting stone lintels and sills, stone round-headed labels above the paired center entries, and an ornamented, corbelled wood cornice. A second, slightly earlier but similar example is **21-23 Monmouth Street**, built between 1892 and 1900.

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One of the largest and later examples is **404 Meridian Street**, built between 1900 and 192 in the Classical style. This deep three-story, yellow-brick faced apartment block is distinguished by polygonal bays on either side of the centered entry, contrasting stone pedimented frontispiece, molded lintels, and a robust wood modillion block and denticular cornice.

A variation of the apartment block was the combined commercial and residential block of which a small number were constructed in the area in the decades at the turn of the century. Typically sited on a corner lot, such a building accommodates commercial establishments on the first floor, with apartments on the upper stories. One example is **19 Monmouth Street**, a three-story block in the Queen Anne style, built between 1884 and 1892, with a turret on the corner and polygonal oriels on the front and side elevations.

Outbuildings

The fully developed, deep but narrow lots precluded the construction of outbuildings such as carriage houses and then garages for the most part. A few of the early, free-standing houses based on the rural villa model had carriage houses located on the lot most commonly towards the rear of the property. The largest surviving example are the series of altered, connected buildings at 80 White Street, mostly one-and-one half stories under a gable roof that are located to the right of and behind the house. Two examples of two-story, mansard roofed carriage houses converted to houses are located in the area, 73 Putnam Street and 75 **Trenton Street**, both converted between 1888 and 1900. Nearly twenty other properties scattered throughout the area have small, one-to-three bay garages, usually concrete block with a shed roof and parapet. Several examples are clustered on **Marion Place**, some belonging to houses lining that short street, and others belonging to houses fronting on Eutaw or Marion Streets.

Alterations

In the early decades of the twentieth century, with changing demographics, increased housing needs, and the appearance of new multi-family house types regionally, the residents of Eagle Hill chose to re-model and alter existing structures rather than replace them. Here as elsewhere in New England flats and apartments were rising in popularity among members of the middle class. This led some home owners and landlords to convert single-family houses into multi-family units, commonly with one unit per floor, to meet the increased housing needs of the changing local population. The large number of mansard end houses, duplexes, and especially mansard row houses were particularly suited for this alteration process. Consequently many examples in the area had the original mansard roof replaced with a full-height third story under a flat roof, suggestive of the three-decker. This method of alteration preserved the area's original scale and the narrow, three-bay buildings.

These changes, all made after 1900, occurred primarily to duplexes and row housing, including many of the previously described examples. This transformation process is clearly illustrated on several former mansard row houses. In the **Hargrave Row**, at **114-128 Trenton Street**, many of the original eight houses

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now have full-height third stories and a bracketed cornice. At 129-137 Eutaw Street all but one of the original mansard roofs have been replaced. In the adjacent row at 119-127 Eutaw Street, three of the five houses have altered with the addition of a full third story. 130-138 Trenton Street were originally two-and-one-half story gabled row houses in the Greek Revival style. The alteration with the addition of third stories under flat roofs included the transformation of each house into flats. In many examples, half of a duplex or only some of the units in a row will have undergone this alteration. 58-60 Eutaw Street was originally a two-and-one-half story brick duplex built in 1851 in the Greek Revival style. 60 Eutaw Street now is a full three stories under a flat roof. Two of the three units at 70-74 Lexington Street were sensitively altered in the early twentieth century. 70 and 72 Lexington Street are now a full three stories with a flat roof and a Classical cornice.

During the period of East Boston's population decline, some maintenance was deferred, but the survival rate within the district has been exceptional. Houses were rarely demolished, perhaps in part because of their conversion to flats which allowed owner-occupants to live in while providing small units and low rents to a working-class neighborhood. More recently, the buildings in the district have been covered in synthetic siding, allowing their owners to avoid the frequent expense of painting. The district is exceptional for the method in which this siding has been applied. Frequently siding has simply covered the buildings' wall covers and ornamental trim, rather than stripping the buildings. This has been particularly obvious and useful when owners have later attempted to remove alterations and rehabilitate the structures. Because so much of this critical fabric has survived, the exterior appearance of these buildings can be faithfully restored to their 19th century appearance. As the Eagle Hill neighborhood has developed a greater interest in its historic buildings and as more home owners have become interested in preserving and restoring their property, these features have made their efforts particularly successful and appropriate.

Archaeological Description

The physical characteristics of the district exhibit the grading of Eagle Hill that occurred in the early 1830s, as well as the filling of the marshlands located along East Boston's waterfront. Originally the parcel had been a well-drained portion of a drumlin located at the confluence of the Mystic River and Chelsea Creek. Although no known prehistoric sites are recorded within the district, a number are located within one mile. It is possible that prehistoric sites are present in areas that were filled and thus protected, or in areas that were not graded. However because of industrial, commercial, transportation related and residential development, the potential for the recovery of significant prehistoric remains is low.

A high potential exists for the recovery of historical archaeological resources in the district. Many structures, original to the development of the community by the East Boston Company during the second quarter of the 19th century, are extant in the district. These, clustered near the intersection of Meridian and Eutaw Streets, include mostly residential homes and some boarding houses. A high potential for archaeological survivals related to the planned East Boston Company community exists. These survivals, associated with and located in the backlots of residential homes and boardinghouses, might be trashpits, privies, landscape or garden remains, or subterranean features. Archaeological evidence from these survivals could reveal significant information about ethnicity, foodways, and leisure-time activities of the

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residents or boarders who lived in the structures. City directories from the second quarter of the 19th century reflect the occupational make-up of the male population of these working and middle class neighborhoods. Many of the listed occupations relate to shipbuilding or seafaring activities: fishermen, shipwrights, jappanners, and traders. Other occupations include blacksmiths, shoemakers, cordwainers, painters, housewrights and clerks. Archaeological survivals related to the shipbuilding and maritime industries, including associated hardware and evidence from artisans and craftspersons, might also be located in backlots.

Other archaeological survivals might be found in original structures that do not have basements. An example of this is a subterranean brick, water cistern, recently uncovered during construction in the basement of 357-363 Meridian Street. The cistern, oriented on an east-west axis, measures 10 feet by 20 feet, and is 8 feet deep from the apex of the vaulted ceiling to its base. Interestingly, the mortar finish on the interior of the cistern is inscribed with the names of a number of men, possibly the builders or finishers of this cistern, along with a name of a port city, and a year. The dated inscription year read 1835. Cartographic evidence, as well as title searches, shows this boardinghouse located at the corner of Eutaw and Meridian Streets as early as 1833.

Four schools are located within the defined district. With the exception of East Boston High School, all of the schools are completely surrounded by asphalt yards. The high school is built upon the remains of a reservoir which served the East Boston population in emergency situations from 1850-1920. The reservoir was located on a parcel totaling five acres: top water mark dimensions measured 345 feet by 150 feet and bottom dimensions were 325 feet by 60 feet with a depth of 30 feet. The reservoir was abandoned, cut down 25 feet and made into a playground. In 1923 it was graded further to its present elevation and the school was built. Archaeological survivals include construction and technological related evidence such as the original berm of the reservoir, as well as landscaping remains like wrought-iron fencing and cut granite blocks.

Three churches are located within the designated district. The church yards, adjacent to the standing structures, have a moderate potential for containing archaeological survivals. These survivals would relate to the uses of the churches yard lots as social, religious or educational activity areas for the church members.

Few industrial buildings are extant in the district. The limits of the district include the parcel located on the southwest corner of Meridian and Eutaw Streets. Cartographic evidence revealed the Malleable Iron Company in 1833.

Only one park, Putnam Square, exists within the designated district. This parcel has never been developed, and could possibly contain artifactual or landscape remains that could relate to the use of open-space within this planned community.

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Eagle Hill Historic District
Name of Property

Suffolk, Massachusetts
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)

Architecture

Maritime History

Community Planning and Development

Social History

Period of Significance

1833-1947

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☒ Local government Library, Town Hall
- ☒ University
- ☒ Other

Name of repository:

Boston Landmarks Commission
Eagle Hill Civic Association

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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Boston (Suffolk County), MassachusettsSection number 8 Page 1**8. SIGNIFICANCE**

The Eagle Hill Historic District is a large, primarily residential neighborhood located within the East Boston section of Boston, Massachusetts. Originally comprised of five islands located in Boston Harbor, East Boston was sparsely occupied during the colonial period, but dramatic expansion of Boston during the first half of the nineteenth century made it attractive to development. Under the aegis of the East Boston Company, settlement planning began in 1833 when a series of orderly subdivisions made this one of the region's earliest and largest planned communities. Conceived as a residential suburb, Eagle Hill began as an elite residential neighborhood, developed in the second wave of building in East Boston during the third quarter of the nineteenth century. Members of the rising middle class built ample homes in increasingly urban forms, tall and narrow units in single-family, duplex, and row forms, set into a dense configuration of lots. As East Boston became accessible by mass transit with direct access to downtown Boston by means of a subway tunnel, it was transformed into a zone of emergence within the metropolitan area, part of a ring surrounding the city to which successful immigrants fled from the tenement districts of the inner city. By the beginning of the twentieth century pressures on the housing market made flat-dwelling a popular alternative, and three deckers and apartment blocks made their appearance even as single-family units were being subdivided. Maintaining its distinctive character through continued maintenance and sensitive rehabilitation, Eagle Hill is an important survival of a nineteenth century landscape.

The Eagle Hill Historic District is therefore eligible for the National Register of Historic Places under criteria A and C at the local level. It is significant under criteria A because of its history as a 19th century middle-class neighborhood, built during the transformation of East Boston from a ship-building enclave to a thriving, independent community with its own class structure and institutions. Eagle Hill meets criteria C because of the intact survival of buildings in a landscape constructed for and by the emerging middle class, in a carefully planned configuration of exceptional age and integrity, employing types and style of residences characteristic of this group. The Eagle Hill Historic District retains integrity of location, workmanship, design, materials, feeling setting and association.

Noddle's Island in Boston Harbor: 1622-1833

East Boston was originally a group of five islands in Boston Harbor, distinguished historically by the many peninsulas and islands which extended and protected the coastline at the convergence of the Charles and Mystic rivers, on the birth side of the harbor. These islands were surrounded by extensive flats, located to the east of the Charlestown peninsula and north of the Shawmut peninsula that comprises downtown Boston. The deep harbor is located on the south and southwest side of the islands, directly across from Boston's North End. The two largest islands, Noddle's and Hog (or Breed's), were located just offshore from the northern mainland, known historically as Winnissimmet and now as the cities of Chelsea and Revere; the three smaller ones were located further off shore and to the east of Winthrop. Filling has

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connected these to one another and to the mainland as a peninsula connected to Revere by an isthmus which was originally shallow water, lowlands, and marshes. The extensive flats to the east on these larger islands included three rises which formed the three smaller islands, Bird, Apple, and Governor's. The filling which connected these islands to the peninsula was later in date, fully achieved with the construction and expansion of Logan Airport during the mid-twentieth century.

For much of the seventeenth century Noddle's Island was exchanged by wealthy individuals, many of whom never came to Massachusetts Bay, let alone to the island. The island is said to have been named for William Noddle, believed to have been an early settler. In 1633 the General Court of Massachusetts asserted its control over all land in the area and granted the island to Samuel Maverick. Maverick is best known as a Royalist, communicating regularly to England his charges against the Puritan magistrates as a staunch member of the Church of England, and as an early slave owner. During the 1650s and 1660s the property changed hands regularly and was the subject of frequent lawsuits before being cleared of its complex title in 1682 and held in fee simple by Col. Samuel Shrimpton (1641-1697), whose descendants would hold the island for 150 years.

The sequence of inheritance in the Shrimpton family is a complex one. Premature deaths and small family size meant that the ownership of this property followed a circuitous path from generation to generation, eventually coming under control of David S. Greenough (1752-) who oversaw the property from his Jamaica Plain (MA) estate, continuing to rent out the island to a farmer and thereby generating a small but reliable income for himself and his cousins David Hyslop and Elizabeth Hyslop Sumner. (Sumner 1858, *passim*).

The island seems to have been leased to prominent Boston merchants, and throughout this period it was used largely as pasture for the grazing of domestic animals, and as a source of timber for fuel and housing. Beginning in the mid-eighteenth century, the island was leased to Robert Temple, who built a large brick mansion house. Temple was followed by a number of tenants. Henry Howell Williams (1736-1802) and his large family resided on the island late in the 18th century and operated the Winnissimmet ferry between Chelsea and Boston, making an intermediate stop on Noddle's Island. Williams pastured animals for Boston owners and supplied ship with livestock as well as hay, which he pressed into compact bundles. The island's herd provided milk to residents of the North End of Boston, brought across the ferry daily. There was an ample mansion on the island, as well as three smaller tenant houses, six barns, a store house and a stable. All of these were burned by patriot forces before the battle of Bunker Hill. Also burned was the British naval ship *Diana*, May 26, 1775, at the armed engagement at Chelsea Creek, the first skirmish to take place after Lexington and Concord. By 1800 Williams had moved to Chelsea, passing the tenancy onto his son Thomas who continued to occupy the island until the early 1830s.

As Boston grew in population, the critical location of Noddle's Island became more apparent. In the late 1790s it was considered for the route of the Salem Turnpike, a path that would have been shorter than the selected route across Charlestown and was to have terminated in a bridge to the north battery in Boston.

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Within a few years the island was considered as the location of the new Navy Yard, with proponents stressing its excellent deep harbor. But it was rejected, based on what its proponents felt was an inaccurate description of the island submitted to the selection committee, as it failed to accurately describe its virtues, in particular the extent of the flats, the firmness of the bottom, and the prevailing winds. The Navy yard was eventually located in Charlestown, and the construction of large warships there prevented a bridge being built further to the east. As proposed projects like these brought the island before the public, it was only a matter of time before its proximity to the expanding port would lead to a transformation of its hills and marshes into the new community dreamed of by Shrimpton descendent William Hyslop Sumner.

The East Boston Company: Planning a New City, 1833-1860

William Hyslop Sumner (1780-1861) had been laying plans for Noddle's Island since he was a young boy visiting with his family for the ritual annual review of their tenant's accounts. After his father's death in 1801, he assisted in the management of the family estate and nurtured his plans "of connecting Noddle Island with the city proper, and making of it a valuable addition to the metropolis of New England." (Sumner 1858: p. 421) He hoped to make the island an integral part of Boston, looking out for opportunities like those outlined above and pressing his kinsmen to undertake an ambitious development scheme. Although he had no interest in the property, he did manage his sisters' share in it and hoped to unite all of the shares in a plan for improvement that would bring mutual benefit. In 1830 Greenough died and his heirs soon were interested in selling their share of the island, presenting an excellent opportunity for Sumner, who had been involved in land speculation before and had already invested in development projects in Boston as well as at Paulus Hook in New Jersey. He therefore knew the importance of investors with significant capital and set out to enlist some to his plan. In March of 1833 the East Boston Company was incorporated. It included thirty-three investors, holding shares ranging in number from Sumner's 1320 to twelve held by one Thos. H. Stevens.

When Sumner's plans for East Boston emerged, Boston had nearly covered its small peninsula and continued through landfill to extend its territory into its surrounding waterfront. To the gradual process of wharfing out that characterized the colonial period, the rapid growth of the early 19th century brought more extensive land filling projects. The neck connecting Boston to Roxbury was expanded and divided into lots in 1801, the filling of Mill Pond began within the same decade, while smaller projects transformed the Town Cove, South Cove and Broad Street. The development of neighboring Dorchester Heights beginning in 1801 led to the town's first major annexation, when this area became part of Boston in 1804. Planned residential neighborhoods became increasingly popular, beginning on Beacon Hill in 1795 and continuing in smaller sections of the city, including Fort Hill and Pemberton Square. By the 1830s, developers were filling these dense neighborhoods with brick row houses with narrow three-bay facades, occasionally enriched with bowed or polygonal bays, and three, four, or five stories in height, sized to accommodate middling families as well as larger houses of the elite.

At the same time it expanded its own area, Boston was also improving its communication with the hinterland. Beginning with the construction of the Charles River Bridge to Charlestown in 1786, the

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peninsula was connected across its surrounding rivers to its neighboring communities, a process that Sumner likened to the opening of a hand and the spreading of its fingers. Freed from ferries or the long overland trip down the Neck, pedestrian and commercial traffic both benefited, binding those towns more closely to the city. Charlestown, Somerville, Cambridge and Dorchester were all recast during this period, exchanging their earlier small-town autonomy for a closer relationship to the city they surrounded. Early transportation improvements made these communities more accessible and the larger tracts of land found there were ripe for development with fringe manufacturing activities as well as housing. Here developers could plat more generous lots, providing ample space for yards and gardens, and builders could employ the free-standing, single-family house form that epitomized the ideal of the moral home. (Binford *passim*)

The East Boston Company set s their primary goal the development of Noddle's Island as an important part of Boston, contributing to the civic ideal of assisting in the orderly growth of the city, and benefiting its investors with profits from real estate speculation. To facilitate this speculative goal, the company created the needed infrastructure, barring no expenses to lay out an overall plan with wide straight streets, level terrain, and filled marshy areas. Much of this work was done by new steam engines. Key to the plans for East Boston were its transportation connections to Boston, Charlestown and Chelsea. While a bridge to Boston proved unfeasible, the long-standing ferry remained important, and competing ferries operated for some time. A bridge soon crossed Chelsea Creek following the path of Meridian Street, a primary route within East Boston. Of particular interest was a railroad terminus, as the developers continued to recognize the role played by new transportation modes to the increased value of their area and the parcels within it. The Eastern Railroad was secured in 1838, a line that would extend north from East Boston to Salem and deliver travelers and freight to Boston over the connecting ferry; this subsequently became a section of the Boston & Maine Railroad. In the early 1840s the Cunard Line selected East Boston for its American east coast port, bringing immigrants directly into the new neighborhood and anticipating the area's future prominence as a distribution center. Soon the Grand Junction Railroad connected the waterfront to the wide network of the Boston & Albany Railroad. Firmly connected to its neighbors, the region and the nation, East Boston entered a period of rapid growth.

Sumner was keenly aware of the potential of the area because of its excellent harbor, and perhaps the most important development in East Boston was its attraction of key shipbuilders during the height of the clipper ship production. The East Boston Company established a related company to bring timber from the Niagara frontier, and this regular and convenient supply may have been critical to the choice of important ship builders to relocate here. The island's established infrastructure, deep harbor, housing accommodations and transportation systems made it a prime candidate for builders of clipper ships. These grand vessels, the last of the great sailing ships, had a relatively short history. But in the period 1848 to the late 1850s, they met the specific needs of the gold rush craze which require fast ships with large carrying capacity to be able to transport people and goods to the West Coast. Along the inner harbor western shore of East Boston, Samuel Hall and Donald McKay established two of the most respected yards in the nation. Among the earliest land purchasers from the company were manufacturing firms which established themselves along the northern Chelsea Creek coastline, where manufacturing added to the economic diversity of the area. (PAL Industrial Survey of East Boston)

The far larger portion of the island was dedicated to the development of a residential neighborhood,

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however. The plan of roads, public spaces, and parcels was divided into five neighborhoods by the company. The southernmost oval lobe became section one, laid out in a grid running diagonally from northwest to southeast. The more westerly lobe and the marsh above it, section two, was laid out along an extension of that grid, an area of small lots at the base of the rectangle, with larger-lot sections extending to the northeast as a long triangle. A single primary thoroughfare cut across section two, running diagonally across the grid in a north-south direction and connecting that section to the largest section to the north, section three. That thoroughfare was planned in anticipation of the construction of a bridge to Chelsea, and "as a line for a basis of angles and directions" became Meridian Street. This was the main street of the new neighborhood and its commercial corridor, also forming the western border of the large triangular section three. The northern border paralleled Chelsea Creek, with the opposite sides formed by the Eastern Railroad right-of-way and the long Bennington Street. The area was also gridded, but into two separate sections, each with their long streets set at a different angle. Section four was the northeastern section of the island, set in a grid that extended the largest part established in section three, with a small section on the northwest set on the diagonal. Section five included the small lobes of Noddle's Island known as Wood Island and was not immediately laid out. Each section was complemented with an open public park, Belmont Square in section one, Hotel Square in section two, Central Square between sections two and three, a cemetery in section four, with the largest, the Public Garden, planned but never executed as a large lot in section three. The size of the lots varied on the company plan, ranging from very large ones on Border Street at the north end of section three and particularly small lots in the western part of section one and the southern part of section two.

The Company continually adjusted this plan during the period 1830-1860 as development proceeded generally section-by-section as lots were auctioned off and shareholders sold land. The Maverick House hotel was constructed with the idea of making Noddle's Island a resort destination and much of the early development occurred in its vicinity. In that area East Boston's first public buildings also clustered, as the East Boston Company provided for schools, churches, and stores. Surrounding these were the new residential neighborhoods constructed in sections one and two. Many of the 1500 residences which had been constructed in East Boston by 1851 were built on the small lots the company laid out in these areas. Development spread from the west and south sections of the island gradually to the north and the east. Among the largest changes to the plan's amenities was the removal of the thirteen acre Public Garden planned for section three, to have run below Lexington Street; the area was subdivided and developed in the 1840s. Perhaps to replace it another large block of section three was dedicated to a reservoir for the Cochituate Reservoir system. On a five acre lot running above White Street at the top of Eagle Hill, the five million-gallon reservoir was constructed in 1850, securing a significant open parcel within the neighborhood. The basin itself was located significantly above the grade of white Street at the top of a high mound which was later leveled.

As development of houses crept to the north, along the western waterfront and Meridian Street, section three developed in earnest. Eagle Hill occupied the island's highest elevation, and consequently during the height of its development it attracted some of the island's most prominent residents. This group included Donald McKay, who built his house at 80 White Street in 1844. Eagle Hill's earliest significance is tied to these men and their dramatic success as the builders of the speedy and sleek clipper ships. During this first wave of building, house types reflected the preference for free-standing single-family residences common

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in early suburbs. Large houses following the country villa model favored by elite builders were constructed on the top of the hill and on Meridian Street. Among the earliest surviving buildings in this district is the 1847 house of Noah Sturtevant (better known as Trinity House) at 406 Meridian Street, a freestanding house of the Greek Revival style.

Although isolated buildings were constructed in the decades of the 1840s, only about fifty survive from this early phase of development. Reflecting the direction of growth, a school was added in this area at 61 Eutaw Street in 1850. The Chapman School gave its name to the school district in this area for many years. The strong artisan character of early East Boston meant that small houses were constructed in this period as well, with the end house being constructed in the small one-and-one-half story forms, which survive on Trenton and Eutaw Streets. But the urban forms which had been established as the ideals of many other city neighborhoods were also being constructed, almost from the beginning. Sturtevant was also responsible for the brick row at 19-35 White Street built in 1853, and other early duplexes and rows were constructed at 31-33, 52-56 and 58-60 Eutaw Street, 5-6 Marion Place, 77-79 Marion Street, 379-385 Meridian Street, 8-10 and 12-14 Monmouth Street, and 64-66, 68-70, 76-78, 80-82, 86-88, and 123-125 Trenton Street. Built in great numbers during the neighborhood's period of rapid expansion later in the 19th century, these forms established Eagle Hill's distinctive character.

Eagle Hill: Home for a Rising Middle Class, 1860-1900

After three decades of rapid expansion, growth slowed in East Boston during the decades of the 1860s, 1870s and 1880s. Its population had reached 18,000 (in 2000 houses) by 1860, but shortly thereafter the combined effects of the Civil War and the passing of the clipper ship era brought the boom period to a close. By 1885, East Boston had only added 7,000 to its population, reaching 25,000 by that date. Shipbuilding shifted to steel-hulled ships, an industry segment East Boston never fully embraced, but many of the yards remained open and shifted to ship repair/ While most general histories of the area claim that native artisans left with the shipbuilding industry's demise, the continued dominance of skilled work made the neighborhood "a great working-class section" (Woods, p. 152), with well-paid skilled male workers and women still focusing on homemaking. A more diversified manufacturing base replaced shipbuilding, but one which continued to employ primarily skilled workers. The area became more ethnically diverse at this time, with significant numbers of Canadians and Irish in residence. As the settlement area expanded, sections within it became more distinctive, and Eagle Hill was developed to serve the growing elite and middle-class population. During this period the vast majority of buildings within Eagle Hill were constructed, creating a homogeneous landscape of houses of similar form and content.

Although after the peak of the clipper ship era, East Boston continued to grow and thrive because of the establishment and evolving success of ship repair and the several industries related to shipbuilding which continued to thrive in the neighborhood. Certainly the most important of these firms was the Atlantic Works, which was formed in 1853 and grew to be the area's largest employer late in the 19th century. The company moved several times during its history but always provided convenient work to the late 19th century sections of East Boston. Focusing on the repair and overhauling of all varieties of ships, the firm had a large plant which included foundries, boilermaking and machine shops and an array of other work

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sites. And the Atlantic Works was not alone. East Boston's waterfront continued to develop as a concentration of industrial sites within the neighborhood, both on Boston Harbor and Chelsea Creek. Woodworking and the fabrication of ship components remained important, with outstanding firms including the Condor Iron Foundry and the Boston and Lockport Block Company. New businesses in the community included a large number of petroleum and chemical storage and distribution firms and the Citizens Electric Light Company. (PAL Industrial Survey of East Boston, 1997, *passim*)

Maritime industries diminished in their overall importance in East Boston, but the continued growth of the residential sector of East Boston brought a multiplier effect which gradually created a more diversified and complex economy. This pattern repeats that of other communities in the ring surrounding Boston, as industries formerly occupying the fringe and suited to its characteristics of ample open space in proximity to the city gave way to priorities of larger residential districts with need of their own retail, manufacturing, and service industries. To the social structure that was at first dominated by shipbuilding artisans were added members of both lower and upper social groups: laborers who supported these artisan trades, successful owners of the shipbuilding businesses and related operations, and clerks, shopkeeper, and small-business owners that made up the expanding group between them.

The development of a more fully integrated economy was of particular importance to the growth at Eagle Hill, because of the expansion of the middle sector of the social structure. With a range of businesses and industries not just related to the waterfront industry and manufacturing, the independent community needed its own retail establishments, banks and financial institutions, building trades, and service sector. In addition to the wealthy owners of large businesses, these smaller businessmen and the clerks they employed created a new social and economic group, adding a white-collar component to the former "middling sort" of the artisan group. Historian Stuart Blumin has chronicled the creation of this new class in the early 19th century, and the experiences of Eagle Hill residents illustrate the process. Often hailing from maritime towns to the south, but also from New Hampshire and Maine farming and coastal communities as well, many Eagle Hill residents began as traditional artisan apprentices but ended their careers as the heads of businesses that were larger and more complex than a traditional craft shop. In case after case, these men learned a craft, joined a small firm, and eventually struck out on their own, most commonly with a single partner. While many remained associated with maritime crafts and yards, other established businesses for allied crafts and small-scale manufacturing, and became increasingly absorbed in the office side of their businesses, taking on more employees, expanding marketing and retail operations, and gradually exchanging the smock for the suit, the bench for the desk.

Some of Eagle Hill and East Boston's best known citizens followed this path. Shipbuilder Paul Curtis came to East Boston after apprenticeships in Scituate and Medford, and his shipyard was one of the largest, producing over one hundred ships; his house at 402 Meridian Street is among the district's finest. Several of Curtis' employees eventually set out on their own, including William McKie, a Prince Edward Island native and resident at 72 Eutaw Street, and Sylvanus Smith of 36 White Street. Others successful in ship-related businesses include Abram Pigeon, mast and spar maker of 58 White Street; Benjamin Albee, carpenter and shipbuilder of 73 Eutaw Street; and Emery Deighton of 63 Monmouth Street, who began his career as a sailor, became an apprentice caulker, formed a partnership with T.A. Foster to conduct ship repairs, invested his profits in shipping and served on the Boston Common Council. James Frame came

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from Nova Scotia to work as a carpenter, eventually partnering with Frank M. Patten, and soon diversified from general house building to the manufacture of elevator cars and special interior carving, including mantels, in a firm that employed twenty-five people; he was a later owner of the McKay House at 80 White Street. Other business successes include William J. Waters, a coppersmith and plumber at 82 White Street, and Charles Witt, who came to the Boston area from Maine and worked in the dairy and grocery trades before shifting to banking and politics in the state legislature from his home at 52 White Street.

And it was these successful shipbuilders and manufacturers and these office and store workers who build Eagle Hill. The high rise of the hill overlooking the harbor and rising up behind the earlier settled sections, seemed poised for the type of development these groups desired. Growth continued to move from the southwest to northeast and reached and overran Eagle Hill in the middle decades of the nineteenth century. Transportation to these areas was provided by trolleys up Meridian Street and across Chelsea Creek, bringing the area into more immediate access to the commercial and manufacturing centers in the southwest at Maverick and Central Squares. While some owners and builders continued to favor the free-standing house that characterized earlier building on Eagle Hill, denser and denser settlement resulted in popularity to house forms that expanded up and to the rear, fully occupying their narrow lots. Where the developers of the East Boston Company had initially platted this area with large lots, 100 feet across the frontage and 100 feet in depth, these were soon subdivided for denser, and more lucrative, development. One common pattern was the division of each of these large lots into four narrow lots, twenty five feet across. These easily accommodated the narrow single-family end houses that were so popular in urban residential neighborhoods. Occasionally still narrower lots were divided with a twenty foot frontage. These were more likely to be developed with duplexes or row housing.

Well over half of the housing stock within the district dates to this narrow forty-year period of the 1860s through the end of the century, bringing to the area its uniform appearance as the building preferences of this period set the standard for the somewhat slower growth at the beginning of the 1900s. Following the pattern well established on Boston's crowded peninsula, residential construction took on a distinctly urban cast within this decidedly urban plan. Whether as duplexes and rows or as single-family houses filling their street frontage, houses more frequently presented a narrow frontage to the street, with little or no space between the buildings on their long walls. They commonly measured three bays across, extended three or four tiers of rooms from front to rear, and reached two, three, or four stories in height, with many sharing a common cornice line. Early examples favored the gable roof, but the mansard was exceptionally popular, providing a fashionable feature that also added significant living space to a residence. Elite neighborhoods in Boston might be required to build in brick, the high cost of land led them to favor rows, and their more complex households with staff led them to choose taller houses. But neighborhoods of more modest means could build houses of fewer stories in wood, and in smaller number of units, and achieve many of the same effects of uniformity and order that was the common goal. This pattern dominated building in Boston and its inner suburbs during the middle of the nineteenth century, and some of the city's best known neighborhoods were constructed in these forms, including the lost buildings of Pemberton Square or the surviving South End and Bay Village, and in several of East Boston's developing neighborhoods.

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While the rest of East Boston entered a period of slowed growth, Eagle Hill experienced its greatest building and development during the decades of the 1860s, 1870s and 1890s. Here a combination of individual builders and speculators would create a neighborhood of moderate-sized houses, narrow and high in form, set close to one another on narrow and deep lots, in a configuration which characterized these expanding early suburbs as they were more fully integrated into the city. Within the historic district area alone over 200 new buildings were added, including over 300 living units constructed because of the preference for duplexes and rows. Indeed growth in Eagle Hill may have absorbed a significant proportion of the entire neighborhood's overall growth, perhaps a third of the total. The many examples that survive on Eagle Hill constitute a particular sub-group within this larger pattern. While the scale of individual and speculator investment seems to have precluded the construction of large expanses of row housing like some Boston neighborhoods, small numbers of rows in combination with duplexes and narrow single-family houses transformed the settlement pattern and reflecting developer and owner shift to this emergent model. On these lots builders chose forms that were similar but generally smaller than the better-known examples, and employing simpler ornament than their more fashion-conscious neighbors. Boston Proper's examples were commonly built of brick while the examples common to the changing suburbs, like East Boston, Cambridge or Charlestown, continued to favor frame building in greater proportions. Also typical of those neighborhoods and Eagle Hill was the preference for two and three-story heights, significantly smaller than the four, five, or even six story examples of the urban elite. Their size reflects their design to serve a middle-class household, providing for many of the amenities of respectable design, front paired parlors and service space toward the rear of the first floor, two generous floors for bedrooms, and servant accommodations with storage in the mansard story.

The number of houses of this type is very large but some clusters can be identified as exceptionally well preserved or typical of the Eagle Hill landscape. Here, houses were most commonly ornamented in the Italianate style, the most common ornamental vocabulary of the third quarter of the 19th century, followed by the Queen Anne later in the century. In contrast to the more fashionable neighborhoods, these homes were simpler and more similar to one another. Walls were plain brick or clapboard, roofs of slate. Their ornament was focused at the cornices and opening, with hoods or porches on their recessed entries and occasionally adding polygonal bays to their facades. Italianate ornament emphasized corbelled brick or brackets at cornices, scrolled hoods or square chamfered posts on porches. Queen Anne design was more eclectic, taking features from the Medieval and Colonial Revival repertoire and adding more turned balusters, spindles and pictorial features to the elements of the Renaissance. Among the Eagle Hill houses that share the characteristics of contemporary Shawmut examples of two bow-fronted duplexes are 90-92 White Street and 396-398 Meridian Street. Smaller but still brick houses are found in the rows at 19-27 White Street and 29-35 White Street. Representative of the frame mansard-roofed rows is 119-127 Eutaw Street, also representative of the types of alterations these houses underwent early in the 20th century. Among the best preserved of the smaller, two-story mansard-roofed end houses are 73 Eutaw Street and 104 White Street. Examples of the quintessential two-story end houses are 77 Eutaw Street and 106 White Street, while next door at 108-110 is a fine example of a mansard-roofed duplex.

The expansion of Eagle Hill as a residential neighborhood prompted institutional development to become more elaborate. Schools and churches, as well as commercial development had been clustered in the

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Central Square and Maverick Square areas during the first decades of development. After a start in a building which served as a school and place of worship, East Boston's institutional structure grew rapidly, paralleling the growth in population. A full complement of Protestant denominations established congregations here, including Congregationalists, Universalists, Methodists, Baptists, Unitarians and Presbyterians, and several Catholic parishes, beginning with the Church of St. Nicholas (later Most Holy Redeemer). The Roman Catholic parish which served Eagle Hill, Sacred Heart, was established in 1873 with the construction of a church just to the south of the district boundaries. Baptists were the first group to construct a church within the district, Trinity Baptist Church on Trenton Street in 1878. The Universalist Church of All Souls was built in 1891 near the top of the hill at 70 White Street, and the Episcopalians built St. John's Church on Lexington Street in 1897. Other social institutions found their way to Eagle Hill as well. The winter clubhouse for the Jeffries Yacht Club was located on Meridian Street, and the various groups of Masons joined together to build a large hall on the same street. The number and size of schools increased over time in East Boston, and a second elementary school was added to the district on Lexington Street. At the end of the nineteenth century, Eagle Hill was a thriving middle-class neighborhood that survives intact today.

A Zone of Emergence: 1900-1950

Although its growth slowed significantly in the early twentieth century, Eagle Hill continued to play a key role in the familiar sequence of native and immigrant groups moving through a series of neighborhoods as their situations improved. At the beginning of the century East Boston was a component of metropolitan Boston's "zone of emergence," those sections populated by the city's working and middle classes, including Charlestown, Cambridge, Roxbury, Dorchester and South Boston, which formed a ring around the business and urban core. The term was applied to these areas by Robert J. Woods and Albert J. Kennedy, members of the South End House, a settlement house best known for its series of studies on urban poverty. This zone constituted the region between the old city and the new suburbs, distinctly more attractive and habitable than the slums which had been the subject of earlier studies. Into the communities of the zone of emergence came the successive waves of newcomers, who left the inner-city behind and were able and willing to establish ethnic communities that were stable, healthy, and attractive. East Boston was a key component in this ring, with a number of neighborhoods which served a variety of income levels and ethnic groups, creating a distinctive landscape of autonomous working- and middle-class communities. Eagle Hill, with its comparatively new and ample housing stock, remained at the top of the neighborhood pyramid.

During this period population growth returned to East Boston after the mid-century hiatus. The area more than doubled in size between 1885 and 1910, and reached an all-time high of 64,069 in 1925. Within this expanding group, the filling out of the social pyramid can be traced in the distribution of occupational categories. Of the 16,000 male employments reported for East Boston in 1912, the largest numbers are reported in the categories of unskilled work and skilled maritime work, with 6200 men reported in these two categories. "Unskilled" workers included longshoremen, freight workers, and construction workers. The former two were dominated by Provincials, Irish, Swedes, and Portuguese while Italians dominated the later. The skilled workers in maritime occupations included fishermen, mariners, repairers of ships,

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engineers, officers and those in the mechanical trades. A far smaller group, 1200, were employed in the better-paid and more highly-valued crafts, including boilermakers, iron workers, machinists, patternmakers, woodworkers, and builders. The influence of the rising middle-class can be seen in the 2900 men reporting employment as clerks, a group which included bookkeepers and salesmen, and joined by a far smaller number of professionals or business owners.

East Boston grew and matured because it retained an important array of industries that provided employment for its residents, and because the larger community continued to require more of the service and commercial enterprises of an independent community. The Atlantic Works remained a large employer, as did the other maritime and manufacturing plants. A large new enterprise was the Maverick Cotton Mill, a new and different component of the economy. After two generations as an artisan community, some observers were anxious because of the new businesses being added in East Boston, fearful of the lower wages and the employment of women and teenagers that would come in the wake of new shoe, cotton, and garment factories. An added concern might have been the construction of a rapid transit tunnel between East Boston and downtown Boston, bringing immediate and frequent access by first trolley car, and subsequently subway train, in addition to the traditional ferry crossing. But for the most part these fears were unrealized and the area remained a comfortable and healthful environment.

"The great Irish belt of the city" was how settlement workers described East Boston (Woods and Kennedy 1920/62:36), supported by great parishes, large and beautiful churches, schools, and clubs. These reformers spoke eloquently of the importance of independent communities like this one, isolated from the city and its evils, where hard-working individuals could develop "spirit," as well as their own banks, own stores, own places of entertainment. With the stability which accompanied well-paying jobs, workers and employees, clients and patrons, long-standing businesses grew to know and trust one another. The first Irish community in East Boston began on Maverick Street and established their first parish as St. Nicholas in 1844. Rev. James Fitton (1805-1881) is credited with much of the work to establish the community and its institutions, arriving in East Boston in 1855 and within 25 years adding three churches to the original. As in so many other sections of the northeast, the Irish had preceded other settlers to East Boston because they were employed in much infrastructure work for the East Boston Company. With a head start prior to the Irish famine, by 1855 they were the "ranking national group on the island" (p. 159) with 23% of the population. The Irish are said to have followed native-born New Englanders into the neighborhoods of East Boston which they had abandoned, beginning in the first section, then the second and third sections, as they established their own middle class. The settlement workers noted that "perhaps even more than in other Boston districts, the Irish Catholics of the island have developed a life of their own, parallel or more or less apart from that of the rest of the community...a singularly complete community life of their own." (p. 162)

The reformers placed the Irish in the most laudable position, but found evidence of these important community structures among other groups as well. The Provincials could be found in the building trades, forming Protestant evangelical churches, and residing in the third section. The Jewish community took root as early as 1872, forming a synagogue in 1892, and working as tailors, industrial workers, and small shopkeepers, living in the poorer neighborhoods but taking a heightened interest in education. Italians were second only to the Irish in the positive image provided by the reformers. Their greatest progress

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could be traced on Cottage, Sumner, Havre and Decatur Streets, with another colony on growing Orient Heights, and small clusters on Lexington and Princeton Streets. They chose "very sightly locations," near parks, particularly Wood Island, building richly ornamented masonry houses of three or six units. While their descriptions are riddled with stereotypes, the discovery of the role played by these neighborhoods was an important one, for these ethnically-oriented communities proved more successful in the work of preparing future citizens than the "Americanization" programs more frequently endorsed. The common traditions and loyalties shared with these communities encouraged the development of institutional life, which in turn nurtured leadership and kept moral traditions and standards high. With light traffic, wide streets, clean air, cool summer breezes, expansive water views, and "the romance of the maritime employment," East Boston was a model community.

To accommodate the rapidly expanding population, East Boston was fortunate to have undeveloped parcels within some of the older areas as well as additional open areas to expand into at the turn of the century. On Eagle Hill, small sections were available for new construction while some rebuilding took place as well. But the drop in new construction was considerable as the area reached saturation, and only about thirty new buildings were added within the district. Builders in Eagle Hill continued many of the patterns they had established during the mid-century boom, continuing to build small numbers of free-standing houses at the top of Eagle Hill and along Meridian Street, while adding smaller-scaled housing in other areas. Rows, duplexes, and narrow single-family houses remained popular, favoring Queen Anne and Colonial Revival ornament rather than Italianate, but in many ways closely resembling their predecessors. The addition of these buildings was at a far slower pace than the previous three decades, in part because of the small number of lots remaining, but in part because of the shift to new patterns of construction.

During this period, for East Boston, as in many other growing New England communities, one of the ways increased population was accommodated in housing was the adoption of flat or apartment living. While architectural historians have long noted the Boston birth of elite "French flats" in the construction of the Hotel Pelham in 1857, the acceptance of this single-floor living among other wealth groups and the development of small-scaled models within the local building community remains unexamined. But the shift in popularity in neighborhoods of all kinds was wide-spread and swift. In Boston the mid-century model of the high and narrow house, singly, in duplexes, or in rows, was abandoned late in the 19th century, dropping significantly in popularity within the new construction market. Replacing these houses were the two-family or the three-decker in working-class neighborhoods and a return to free-standing housing in middle-class and elite neighborhoods. Neighborhoods like East Boston seem to have begun this shift late in the 19th century, as formerly single-family forms were retro-fitted or reconceived by designers for flats.

Perhaps beginning with the conversions of the end house to the two-flat and the mansard end house to the three decker, this pattern can be clearly identified in East Boston's new construction and its remodeling of existing housing at the turn of the century. The shift to the flat form occurred at all investment levels in the area, with new construction including ample masonry buildings as well as cheaper frame examples, and more modest remodelings. On Meridian Street a group of lavish Victorian Gothic apartments were constructed between 1884 and 1892, and three apartment houses of buff brick Classical design were added as well on or near Meridian Street. Frame three-decker construction quickly equaled the numbers of any other house type in the neighborhood, and more units were built in three-decker form than all other types

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combined, with three decker units numbering nearly a hundred. To this new construction must be added the neighborhood preference for converting mansard-roofed houses into three-deckers. Often quite sensitively, the walls of the upper story were shifted to continue the line of the walls below, expanding the space available on the third floor. With carefully coordinated new trim, these alterations fit nearly seamlessly into the existing landscape of Eagle Hill.

Of particular interest to the settlement workers was the better quality of the housing in this zone. Consisting in the main of three-family houses and cottages, each type had the advantage of a free-standing situation which allowed light into each of the dwellings and all of the rooms. In this position these reformers differed from the many who deplored the three decker and eventually made their construction illegal. Comparing them to the tenements of the inner city, these reformers saw their advantages, and bringing a positive outlook to their context, might also have observed their utility in encouraging home ownership and in the provision of large but inexpensive housing in an expanding market. The proportion of homes occupied by their owners in zones like East Boston was significantly higher than in the inner city, averaging 65%, an index of "striving and accomplishment." (Woods and Kennedy, p. 35) Again Eagle Hill was selected for particular attention, with its housing stock specifically distinguished from that in other sections of East Boston. Here housing was specifically not tenements, and units rented for twice that in other neighborhoods, and included as many as seven rooms, twice the number as elsewhere.

It is not therefore entirely surprising that the city made significant investments to improve Eagle Hill during this period. On top of the hill the reservoir was removed and replaced by an ambitious Olmsted-designed park, complete with a playground director and assistant, tennis and squash courts, and a baseball diamond. Another ambitious plan involved the rebuilding of public structures. The Chapman School was rebuilt in 1900, while the Lexington Street school was relocated to the opposite side of its block and rebuilt as the O'Donnell School in 1931. A new large school, the Sheridan School, was added on Prescott Square in 1914. Of particular importance was the building of the new East Boston High School at the top of the hill in 1926. A fourth church was added to the neighborhood in 1902, the Unitarian Church of Our Father, and the neighborhood fire station was rebuilt in 1919. Purpose-built stores became more common, with corner lots rebuilt with large buildings combining flats with first floor stores. Large single-family homes were often converted to new uses, in particular the conversion of the Sturtevant House into the Episcopalian Trinity settlement house and the Bates House into Strong Hospital. Eagle Hill entered the post World War II era with sound housing and a new and ample infrastructure.

East Boston's population peaked in 1925 and thereafter entered a period of slow but significant decline, although the neighborhood became even more closely tied to Boston by means of the Sumner (vehicular) Tunnel after 1934 and its twin Callahan Tunnel in 1961. However many of these travelers passed through East Boston as automobile commuting allowed for a greater distance between suburban homes and downtown jobs. The addition of the Boston Municipal Airport at Wood Island in the 1920s would set the direction of development in the area as the expansion of air travel meant that the renamed Logan Airport would become a huge and intrusive feature in the neighborhood. Ironically, the proximity of the airport to downtown Boston, while regarded as a benefit to the city at large, would continually subject East Boston residents to a steady diet of noise pollution, increased traffic problems, and a continual growth of airport related commerce such as freight facilities, car rental agencies, and parking lots. A declining population

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was probably an important factor in the preservation of the Eagle Hill neighborhood at a distance from the tunnels and airport, with ample room for expansion of small and inexpensive housing units with the large three-story houses. Much of the fabric was of sufficiently recent construction or remodeling that little has been in need of demolition. Housing in Eagle Hill has been well-preserved in terms of mass and form and many of the details of ornament have been preserved even when houses have been sided or have been simply covered by those siding efforts.

The well-preserved character of Eagle Hill has made it the focus of many of East Boston's preservation efforts. Its housing has attracted homeowners with an interest in restoring many of the district's houses, work which continues today. Nearby is the area's Architectural Conservation District at 39-41 Princeton Street, within it are the two landmarks, the McKay House at 80 White Street and Trinity House at 406 Meridian Street. The neighborhood was surveyed in 1989 and portions were surveyed for the Third Harbor Tunnel Project. In 1987 the neighborhood formed the Eagle Hill Civic Association to promote the recognition of architectural, aesthetic, and historic value of the neighborhood. Their activities have done much to encourage interest in the neighborhood and its important historic landscape.

Archaeological Significance

The grading of Eagle Hill in the 19th century would have destroyed any prehistoric sites. Prehistoric sites that existed on Eagle Hill would have provided significant information on coastal subsistence and island-use patterns and how these patterns changed over time with the sea level rise. Prehistoric sites may exist in areas that were filled, such as tidelands or marsh areas.

The historical archaeological remains described in the previous section have the potential to contribute significant information on the cultural, social, and economic patterns that characterized East Boston from the early 19th century, through the 20th century. East Boston has grown from a small, planned, oceanside community to one of the busiest, commercial parts of the city. These changes can be documented in the archaeological record.

The opening and the closing of the shipbuilding, shipping, and other commercial industries greatly influenced the Eagle Hill community. How did these events affect the community? How did these impacts influence demographic changes? How did ethnic groups affect neighborhood development? What would the daily lives of the Eagle Hill residents been like?

The Eagle Hill Historic District, the first and most significant neighborhood in East Boston, continues to play a vital role in the community. Archaeological evidence could contribute to a more complete understanding of the cultural, social, and economic development of this district, and its affect on the emergence of East Boston as a diverse, successful, urban community.

(end)

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9. BIBLIOGRAPHY

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(end)

Eagle Hill Historic District
Name of Property

Suffolk County, Massachusetts
County and State

10. Geographical Data

Acreage of Property ca. 40 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19	332040	4692700			
Zone	Easting	Northing	Zone	Easting	Northing
Zone	Easting	Northing	Zone	Easting	Northing

X 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 Claire W. Dempsey and Laura B. Driemeyer, consultants, with Betsy Friedberg, MHC, National Register Director

organization Massachusetts Historical Commission date January 1998

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

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name multiple

street & number _____ telephone _____

city or town Boston state MA zip code 02128

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 Reduction Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
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Boston (Suffolk County), Massachusetts**Section number 10 Page 1**10. GEOGRAPHIC DESCRIPTION (continued)****UTMs continued**

B	332780	4692820
C	332760	4692940
D	332340	4692940
E	332340	4692840
F	332040	4692900

Boundary Description

The boundaries of the Eagle Hill Historic District are drawn on the attached Boston Redevelopment Authority Topographic and Planimetric Survey map. They correspond primarily to the property lines of the nominated properties with a large triangular area outlined by Meridian, White, and Trenton Streets.

Boundary Justification

The above described boundaries have been drawn to include the crest of Eagle Hill and the surrounding areas of well-preserved residential development in the East Boston section of the City of Boston. The boundaries of the area include the properties facing onto White Street running across the crest and Meridian Street along the lower western border, as well as the grid of parallel streets which run diagonally between them, including Monmouth, Eutaw and Trenton Streets, and Marion, Brooks and Putnam Streets which cross them.

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PHOTOGRAPHS

Taken by Claire Dempsey, April, 1997, November 1996 *, July 1997**
Negatives with photographer

1. 35-29 White Street (odd numbers)
2. 27-19 White Street (odd numbers)
3. 148-156 Trenton Street (even numbers)
4. 104, 106, 108-110 White Street (even numbers)*
5. 77-73 Eutaw Street (odd numbers)

6. 394-398 Meridian Street (even numbers)*
7. 90-92 White Street (even numbers)*
8. Church of All Souls, 70 White Street
9. Donald McKay House, 80 White Street*
10. 64 Marion Street, former fire station
11. 406-408 Meridian Street (even numbers)*
12. East Boston High School, 86 White Street*
13. 334-342 Meridian Street (even numbers)**
14. 196-198 Trenton Street*
15. 370-372, 388 Meridian Street (even numbers)*
16. St. John's Episcopal Church, 80-84 Lexington Street
17. Church of Our Father (Unitarian), 83 Marion Street*
18. O'Donnell School, 33 Trenton Street*
19. Chapman School, 61 Eutaw Street
20. 127-119 Eutaw Street (odd numbers)

(end)

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
2844-2842	Row	166-170 Brooks Street	1851-1874	Greek Revival	row gable block	B	3 C
3067-3068	Hargrave Duplex	169-171 Brooks Street	1851-1874	Italianate	mansard duplex	B	2 C
3069	Row	173-179 Brooks Street	1922-1951	N/A	garages/apts brick	B	3 C
2841-2839	Row	174-178 Brooks Street	1851-1874	Italianate	mansard row *	B	3 C
2796	House	188 Brooks Street	1884-1892	altered	end house 1.5	B	1 C
2795	House	190 Brooks Street	1884-1892	altered	end house	B	1 C
2794-2790	Row	192-200 Brooks Street	1851-1874	Italianate	mansard row *	B	5 C
3127-3128	Duplex	193-195 Brooks Street	1851-1874	Italianate	mansard duplex	B	2 C
2636-2637	Duplex	19-21 Eutaw Street	1851-1874	Italianate	mansard duplex *	B	2 NC
2638-2639	Apartments	23-25 Eutaw Street	1900-1912	Classical	apartment block brick	B	2 C
2702-2701	Duplex	24-26 Eutaw Street	1851-1874	Italianate	mansard duplex *	B	2 C
2640-2641	Duplex	27-29 Eutaw Street	by 1851?	Queen Anne	duplex gable block brick *	B	2 C
2640-2641	Garage	27-29 Eutaw Street	ca. 1920s		one-bay	B	1 C
2700	House	28 Eutaw Street	1851-1874	Italianate	mansard end house	B	1 C
2700	Garage	28 Eutaw Street	1851-1874		end gable	B	1 C
2699-2697	Row	30-34 Eutaw Street	by 1851?	Italianate	mansard row	B	3 C
2699-2697	Garage	30-34 Eutaw Street	1922-1951		two-bay	B	1 C
2642-2643	Duplex	31-33 Eutaw Street	by 1851	Italianate	duplex gable block brick	B	2 C
2644-2645	Duplex	35-37 Eutaw Street	1874-1884	Italianate	mansard duplex *	B	2 C
2696	House	36-38 Eutaw Street	1912-1922	altered	gable block	B	1 C
2695	House	40-42 Eutaw Street	by 1851	altered	gable block	B	1 C
2694	Apartments	44 Eutaw Street	1851-1874	Queen Anne	apartment block	B	1 C
2694	Garage	44 Eutaw Street	1922-1951		four-bay	B	1 C
2764	House	46 Eutaw Street	1874-1884	altered	block brick	B	1 NC
2820	House	48 Eutaw Street	1874-1884	Italianate	mansard end house 2.0	B	1 NC
2827	Three-decker	49 Eutaw Street	1851-1874	altered	3-decker	B	1 C
2818	House	50 Eutaw Street	1892-1912	Italianate	mansard end house	B	1 C
2828	House	51 Eutaw Street	1851-1874	Italianate	end house	B	1 C
2817-2815	Row	52-56 Eutaw Street	by 1851	Greek/Gothic Revival	row gable block	B	3 C
2817-2815	Garage	52 Eutaw Street	ca. 1920s		one-bay	B	1 C
2814-2813	Duplex	58-60 Eutaw Street	by 1851	Greek Revival	duplex gable block brick *	B	2 C
2829	Chapman School	61 Eutaw Street	1900	2d Renais Revival	II-plan	B	1 C
2812	Three-decker	62 Eutaw Street	1884-1892	Colonial Revival	3-decker	B	1 C
2811	Two-decker	64 Eutaw Street	1851-1874	altered	2-decker	B	1 NC
2810	House	66 Eutaw Street	by 1851	Greek Revival	half house brick	B	1 C
2809	House	68 Eutaw Street	by 1851	Greek Revival	end house 1.5	B	1 C
2808	House	70 Eutaw Street	1874-1884	Italianate	mansard end house 2.0	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
2830	House	71 Eutaw Street	1874-1884	Italianate	mansard end house 2.0	B	1 C
2807-2806	Duplex	72-74 Eutaw Street	1874-1884	Italianate	mansard duplex	B	2 C
2831	Albee House	73 Eutaw Street	1877	Italianate	mansard end house 2.0	B	1 C
2832	Burnham House	75 Eutaw Street	1877	Italianate	mansard end house	B	1 C
2805	House	76 Eutaw Street	1874-1884	altered	mansard end house *	B	1 NC
2833	Jack House	77 Eutaw Street	1869	Italianate	end house	B	1 C
2834	House	79 Eutaw Street	1874-1884	altered	mansard end house	B	1 NC
2804	House	80 Eutaw Street	1851-1874	altered	end house	B	1 C
2835-2836	Duplex	81-83 Eutaw Street	1851-1874	Italianate	mansard duplex	B	2 C
2803	House	82 Eutaw Street	1851-1874	altered	end house 1.5	B	1 C
2802-2801	Duplex	84-86 Eutaw Street	1851-1874	Italianate	mansard duplex *	B	2 C
2837-2838	Duplex	85-87 Eutaw Street	1851-1874	Greek Revival	duplex gable block	B	2 C
2800	House	88 Eutaw Street	1851-1874	Greek Revival	end house	B	1 C
2799	Three-decker	90 Eutaw Street	1892-1912	altered	3-decker	B	1 NC
2798	House	92 Eutaw Street	1851-1874	altered	end house 1.5	B	1 NC
2797	House	96 Eutaw Street	1851-1874	altered	end house	B	1 NC
3147-3146	Duplex	104-106 Eutaw Street	1851-1874	altered	duplex end gable	B	2 C
3070-3071	Duplex	105-107 Eutaw Street	1874-1884	Classical	mansard duplex *	B	2 C
3070-3071	Garage	105-107 Eutaw Street	ca. 1920s		multi-bay	B	1 C
3145	House	108 Eutaw Street	1851-1874	Italianate	end house 1.5	B	1 C
3072	House	109 Eutaw Street	1874-1884	Italianate	mansard end house	B	1 C
3144	House	110 Eutaw Street	1851-1874	Italianate	end house	B	1 NC
3073-3074	Duplex	111-113 Eutaw Street	1851-1874	Italianate	mansard duplex *	B	2 C
3143	House	112 Eutaw Street	1892-1912	Italianate	end house	B	1 C
3075	House	115 Eutaw Street	1851-1874	Italianate	mansard end house	B	1 NC
3142	House	116 Eutaw Street	1851-1874	Italianate	mansard end house 2.0	B	1 C
3076	House	117 Eutaw Street	1851-1874	Italianate	mansard end house *	B	1 C
3141	House	118 Eutaw Street	1851-1874	Greek Revival	end house 1.5	B	1 C
3077-3081	Row	119-127 Eutaw Street	1851-1874	Italianate	mansard row *	B	5 C
3140	House	120 Eutaw Street	1874-1884	Italianate	mansard end house	B	1 C
3139	House	122 Eutaw Street	1851-1874	Italianate	end house	B	1 C
3082-3086	Row	129-137 Eutaw Street	1851-1874	Italianate	mansard row *	B	5 C
3087	House	139 Eutaw Street	1851-1874	Italianate	end house 1.5	B	1 C
3088	House	141 Eutaw Street	by 1851	altered	end house 1.5	B	1 NC
3088	Garage	141 Eutaw Street	ca. 1920s		two-bay	B	1 C
3089	Two-decker	143 Eutaw Street	by 1851	altered	2-decker	B	1 NC
3090	House	145 Eutaw Street	by 1851	Italianate	end house 1.5	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
3090	Garage	145R Eulaw Street	ca. 1920s		garage/dwelling	B	1 C
2614-2612	Row	70-74 Lexington Street	by 1851	Greek Revival	row gable block brick *	B	3 C
2868	Three-decker	78 Lexington Street	1884-1892	altered	3-decker	B	1 NC
2868	Garage	78 Lexington	ca. 1920s		two-bay	B	1 C
2909	St. John's Episc Church	80-84 Lexington Street	1897	Gothic Revival	nave/corner porch	B	1 C
2685	House	1 Marion Place	by 1851	altered	end house 1.5	B	2 C
2685	Garage	1 Marion Place	1922-1951		one-bay	B	1 C
2693	House	2 Marion Place	1851-1874	altered	end house	B	2 C
2687	Three-decker	3 Marion Place	1884-1892	Classical	3-decker	B	1 C
2688	House	4 Marion Place	1874-1884	altered	end house 1.5	B	1 C
2689-2690	Duplex	5-6 Marion Place	by 1851	altered	duplex gable block	B	2 C
2691	House	7 Marion Place	1851-1874	Italianate	mansard end house	B	3 C
2692	House	8 Marion Place	1874-1884	Italianate	mansard end house 2.0	B	3 C
2714	House	1-3 Marion Street	by 1851	altered	altered	B	2 NC
2716	House	5 Marion Street	1851-1874	altered	block flat roof	B	1 C
2717	House	9 Marion Street	1851-1874	altered	2-story flat roof	B	1 NC
2734	Apartments	10-14 Marion Street	1851-1874	altered	apartment block	B	1 C
2718	Three-decker	11-13 Marion Street	1892-1912	altered	3-decker	B	1 C
2719	House	15 Marion Street	1851-1874	Italianate	end house	B	1 C
2733	House	16 Marion Street	1884-1892	Italianate	mansard end house 2.0	B	1 C
2720	House	17 Marion Street	1851-1874	Italianate	mansard end house	B	1 C
2732	House	18 Marion Street	1884-1892	Italianate	mansard end house	B	1 C
2721-2722	House	19-21 Marion Street	1851-1874	Italianate	mansard end house *	B	2 NC
2731	House	20 Marion Street	1884-1892	Italianate	end house	B	1 C
2730	House	22 Marion Street	1884-1892	Italianate	end house	B	1 C
2729	House	24 Marion Street	1884-1888	Italianate	mansard end house	B	1 C
2728	House	26 Marion Street	1851-1874	Italianate	mansard end house 2.0	B	1 C
2684	Row	37-43 Marion Street	1851-1874	altered	row gable block	B	4 NC
2768-2765	Row	40-52 Marion Street	1851-1874	altered	mansard row *	B	4 C
2764	Duplex	52a Marion Street	1884-1892	altered	mansard duplex	B	1 C
2826-2824	Row	54-58 Marion Street	1851-1874	altered	row gable block	B	3 C
2649-2650	Duplex	59-61 Marion Street	1874-1884	Italianate	mansard duplex *	B	2 C
2823	House	60 Marion Street	1922-1951	altered	half house	B	1 C
2651-2655	Row	63-71 Marion Street	1851-1874	Italianate	mansard row *	B	5 C
2822	Fire Engine No. 5	64 Marion Street	1919	Tudor Revival	fire station	B	1 C
2608-2610	Row	75-79 Marion Street	by 1851	Greek Revival	row gable block *	B	3 C
2870-2869	Duplex	80-82 Marion Street	1851-1874	Italianate	mansard duplex *	B	2 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
2611	Unit Church of Our Savio	63 Marion Street	1902	Gothic Revival	nave/corner tower	B	1 C
3648	Apartments	334-342 Meridian Street	1888-1892	Queen Anne	apartment block brick	B	5 C
3647	Masonic Hall	344-352 Meridian Street	1884-1892	Classical	block brick *	B	1 C
2634-2635	Three-decker	349-353 Meridian Street	1884-1892	Classical	double 3-decker/store	B	2 C
2671	Three-decker	357-363 Meridian Street	by 1851?	Queen Anne	triple 3-decker	B	3 C
3630	Three-decker	358 Meridian Street	1884-1892	Queen Anne	3-decker	B	1 C
3629	Jeffries Winter Club	360 Meridian Street	1888	Italianate	mansard block	B	1 C
3628	Three-decker	362 Meridian Street	1892-1912	altered	3-decker	B	1 NC
3627	Three-decker	364 Meridian Street	1892-1912	Classical	3-decker	B	1 C
2672	Three-decker	365 Meridian Street	1892-1912	Colonial Revival	3-decker	B	1 C
3626	Three-decker	366 Meridian Street	1884-1892	Queen Anne	3-decker	B	1 C
3625	Three-decker	368 Meridian Street	1884-1892	Queen Anne	3-decker	B	1 C
2673-2674	Duplex	369-371 Meridian Street	by 1851	altered	duplex gable block *	B	2 C
3624-3623	Cameron-Graham House	370-372 Meridian Street	1894	Colonial Revival	double 3-decker	B	2 C
2703-2706	Row	379-385 Meridian Street	by 1851	Greek Revival	row bowed-bay brick	B	4 C
2707	House	387 Meridian Street	1851-1874	altered	mansard end house *	B	1 C
3622	Three-decker	388 Meridian Street	1892-1900	Queen Anne	3-decker	B	1 C
2708	Three-decker	389 Meridian Street	1892-1912	altered	3-decker	B	1 C
3621	House	390 Meridian Street	1851-1874	Italianate	mansard end house 2.0	B	1 C
2709	Three-decker	391 Meridian Street	1892-1912	Classical	3-decker	B	1 C
2710-2711	Duplex	393-395 Meridian Street	by 1851	altered	duplex gable block *	B	2 NC
3620	House	394 Meridian Street	1851-1874	Italianate	mansard end house	B	1 C
3619-3618	Duplex	396-398 Meridian Street	by 1851	Greek Revival	duplex bowed bays brick	B	2 C
2712	House	401 Meridian Street	1851-1874	Italianate	mansard end house	B	1 C
3617	Paul Curtis House	402 Meridian Street	1851-1874	Italianate	gable block	B	1 C
2713	House	403 Meridian Street	1851-1874	altered	end house	B	1 NC
3616	Apartments	404 Meridian Street	1900-1912	Classical	apartment block brick	B	1 C
3616	Garage	404 Meridian Street	after 1951		multi-bay	B	1 C
2714	House	405-407 Meridian Street	by 1851	altered	gable block	B	1 NC
3615	Trinity House	406 Meridian Street	1847	Greek Revival	hipped end house brick	B	1 C
3614	McClean House	408 Meridian Street	1878	Victorian Gothic	gable block brick	B	1 C
3611-3610	Duplex	414-416 Meridian Street	1874-1884	Italianate	mansard duplex	B	2 C
3435	Sturtevant House	417 Meridian Street	1886	Queen Anne	mansard end house 2.0	B	1 C
3609	House	418 Meridian Street	1884-1892	Queen Anne	mansard end house	B	1 C
3436	House	419 Meridian Street	1884-1892	Queen Anne	mansard end house	B	1 C
3437	James L. Walsh House	421 Meridian Street	1884-1892	Queen Anne	hipped end house	B	1 C
3608	Crane Music School	422 Meridian Street	1885	Italianate	mansard end house	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
3438	Three-decker	423 Meridian Street	1884-1892	altered	3-decker	B	1 NC
3607	House	424 Meridian Street	1884-1892	Queen Anne	hipped block	B	1 C
3439	House	425 Meridian Street	1884-1892	Queen Anne	mansard end house	B	1 C
3606	House	426 Meridian Street	1874-1884	Italianate	mansard end house	B	1 C
3605	Three-decker	428 Meridian Street	1892-1912	Queen Anne	3-decker	B	1 C
3592	House	430 Meridian Street	1888-1900	Queen Anne	hipped end house	B	1 C
3604	Three-decker	432 Meridian Street	1888-1900	Queen Anne	3-decker	B	1 C
	Monmouth Square	Monmouth Squar	ca. 1860s	N/A	asphalt square	Si	1 NC
2749	Stevens House	1 Monmouth Squar	1851-1874	Italianate	hipped block	B	1 C
2675	Three-decker	1 Monmouth Street	1892-1912	Queen Anne	3-decker	B	1 C
2676-2677	Duplex	3-5 Monmouth Street	1851-1874	Italianate	mansard duplex	B	2 C
2678	Two-decker	7 Monmouth Street by 1851?		Italianate	2-decker	B	1 C
2726-2725	Duplex	8-10 Monmouth Street by 1851		Italianate	duplex gable block brick	B	2 C
2679	House	9 Monmouth Street	1874-1884	Italianate	mansard end house	B	1 C
2680	Three-decker	11 Monmouth Street	1892-1912	Colonial Revival	3-decker	B	1 C
2724-2723	Duplex	12-14 Monmouth Street by 1851		Italianate	duplex gable block brick	B	2 C
2681-2682	Three-decker	13-15 Monmouth Street	1888-1892	Queen Anne	Double 3-decker	B	2 C
2683	Apartments	19 Monmouth Street	1884-1892	Queen Anne	apartment block/store	B	1 C
2769-2770	Apartments	21-23 Monmouth Street	1892-1900	Classical	apartment block brick	B	2 C
2727	House	22 Monmouth Street	1851-1874	altered	end house	B	1 C
2771	House	25 Monmouth Street by 1851?		altered	gable block	B	1 C
2763-2762	Duplex	26-28 Monmouth Street	1874-1884	Italianate	mansard duplex	B	2 C
2772	House	27 Monmouth Street by 1851?		altered	end house	B	1 C
2773	House	29 Monmouth Street	1851-1874	Italianate	end house	B	1 C
2761	Three-decker	30 Monmouth Street	1892-1912	Colonial Revival	3-decker	B	1 C
2774	House	31 Monmouth Street	1851-1874	altered	end house	B	1 C
2760	House	32 Monmouth Street	1851-1874	altered	end house	B	1 C
2775	House	33 Monmouth Street by 1851?		altered	end house	B	1 C
2759	House	34 Monmouth Street	1851-1874	altered	end house	B	1 C
2758	House	36 Monmouth Street	1851-1874	Italianate	mansard end house	B	1 C
2776	House	37 Monmouth Street	1851-1874	Italianate	mansard end house	B	1 C
2757-2756	Duplex	38-40 Monmouth Street	1851-1874	Italianate	duplex gable block brick	B	2 C
2757	House	38R Monmouth Street	1888-1900	altered	gable block	B	1 NC
2777-2778	Duplex	39-41 Monmouth Street	1874-1884	Italianate	mansard duplex	B	2 C
2755-2752	Row	42-48 Monmouth Street	1851-1874	Italianate	row gable block brick	B	4 C
2779	House	43 Monmouth Street	1851-1874	Italianate	mansard end house	B	1 C
2780	House	45 Monmouth Street	1874-1884?	Italianate	end house	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
2781	House	47 Monmouth Street	1874-1884?	Italianate	end house	B	1 C
2782	House	49 Monmouth Street	1851-1874	altered	gable block	B	1 NC
2751	House	50 Monmouth Street	1884-1892	Italianate	end house	B	1 C
2783	McPherson House	51 Monmouth Street	1873	Italianate	mansard end house	B	1 C
2750	House	52 Monmouth Street	1884-1892	Queen Anne	hipped block	B	1 C
2784	Hall House	53 Monmouth Street	1877	Italianate	mansard end house 2.0	B	1 C
2785	Day House	55 Monmouth Street	1872	Italianate	mansard end house 2.0	B	1 C
2786	House	57 Monmouth Street	1851-1874	Italianate	mansard end house	B	1 C
2787	House	59 Monmouth Street	1888-1892	Queen Anne	end house	B	1 C
2788	Foster House	61 Monmouth Street	1869	Italianate	mansard end house *	B	1 C
2788	Garage	61 Monmouth Street	ca. 1920s		two-bay end gable	B	1 C
2789	Leighton House	63 Monmouth Street	1884-1892	altered	3-decker	B	1 C
3201	Sheridan Elem School	1 Prescott Street	1914	2d Renais Revival	L-plan	B	1 C
	Putnam Square	Putnam Square	ca. 1860s	N/A	fenced triangular park	Si	1 C
3379	Row	47-53 Putnam Street	1874-1884	Italianate	row flat roof	B	5 C
3379-3380	Duplex	61-63 Putnam Street	1874-1884	Italianate	mansard duplex brick	B	2 C
3094-3095	Duplex	65-67 Putnam Street	1874-1884	Italianate	mansard duplex	B	2 C
3096	House	69 Putnam Street	1874-1884	Italianate	mansard end house	B	1 C
3097	House	71 Putnam Street	1851-1874	Italianate	mansard end house	B	1 C
3098	Carriage House	73 Putnam Street	1851-1874	Italianate	mansard end gable	B	1 C
3099	House	75 Putnam Street	1851-1874	Italianate	mansard end house/store	B	1 C
3199-3198	McLaren/McKay Duplex	86-88 Putnam Street	1872	Italianate	mansard duplex	B	2 C
2660-2659	Duplex	28-30 Trenton Street	1874-1884	Italianate	mansard duplex *	B	2 C
2658-2657	Duplex	32-34 Trenton Street	1874-1884	Italianate	mansard duplex *	B	2 C
2615	O'Donnell School	33 Trenton Street	1931	Beaux Arts Classical	block	B	1 C
2656	House	36 Trenton Street	1874-1884	Italianate	mansard end house	B	1 C
2608	Store	45 Trenton Street	1884-1892	Classical	commercial block 1-story	B	1 C
2821	Apartments	56 Trenton Street	1851-1874	altered	apartment block/store	B	1 C
2871	House	57 Trenton Street	1851-1874	Italianate	hipped block	B	1 C
2871	Garage	57 Trenton Street	1922-1951		one-bay	B	1 C
2867-2866	Duplex	58-60 Trenton Street	1851-1874	Italianate	mansard duplex brick	B	2 C
2872	House	61 Trenton Street	1851-1874	Italianate	end house	B	1 C
2872	Garage	61 Trenton Street	1922-1951		two-bay	B	1 C
2865	House	62 Trenton Street	1851-1874	altered	mansard end house *	B	1 C
2864-2863	Duplex	64-66 Trenton Street	by 1851	Greek Revival	duplex gable block brick *	B	2 C
2873	Trinity Baptist Church	65 Trenton Street	1878	Romanesque Revival	nave/lower/altered	B	1 C
2862-2861	Duplex	68-70 Trenton Street	by 1851	Greek Revival	duplex gable block brick *	B	2 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
2874	Commercial garage?	71-73 Trenton Street	1912-1922	Classical	commercial block 1 story b	B	1 C
2860	House	72 Trenton Street	1851-1874	altered	end house *	B	1 NC
2859	House	74 Trenton Street	1851-1874	Italianate	mansard end house *	B	1 C
2875	Carriage House	75 Trenton Street	1851-1874	Italianate	mansard block 2.0	B	1 C
2858-2857	Duplex	76-78 Trenton Street	by 1851	Italianate	duplex gable block	B	2 C
2875	House	77 Trenton Street	1884-1892	Italianate	mansard end house	B	1 C
2856-2855	Duplex	80-82 Trenton Street	by 1851	altered	duplex gable block *	B	2 C
2876	House	81 Trenton Street	1884-1892	Italianate	end house	B	1 C
2876	Pool House	81 Trenton Street	1922-1951		two-bay	B	1 C
2877	Duplex	85 Trenton Street	1884-1892	Shingle	two-family gambrel blk	B	1 C
2854-2853	Duplex	86-88 Trenton Street	by 1851	altered	duplex gable block *	B	2 C
2878	House	87 Trenton Street	1851-1874	Italianate	end house	B	1 C
2879	House	89 Trenton Street	1874-1884	Italianate	mansard end house	B	1 C
2852	House	90 Trenton Street	1851-1874	altered	end house 1.5	B	1 C
2880	House	91- Trenton Street	1874-1884	Classical	mansard end house *	B	1 C
2851	House	92 Trenton Street	1851-1874	altered	end house 1.5	B	1 C
2881	House	93 Trenton Street	1874-1884	Italianate	end house	B	1 NC
2850	Three-decker	94 Trenton Street	1892-1912?	Classical	end house *	B	1 C
2882	House	95 Trenton Street	1874-1884	altered	end house	B	1 NC
2849	House	96 Trenton Street	1874-1884	Italianate	end house	B	1 C
2883	House	97 Trenton Street	1851-1874	altered	end house	B	1 C
2848	House	98 Trenton Street	by 1851	Greek Revival	end house 1.5	B	1 C
2884	House	99 Trenton Street	1851-1874	Greek Revival	end house	B	1 C
2847	House	100 Trenton Street	by 1851	Greek Revival	end house 1.5	B	1 C
2885-2886	Duplex	101-103 Trenton Street	1851-1874	altered	duplex gable block *	B	2 C
2846	House	102 Trenton Street	by 1851	Greek Revival	end house 1.5	B	1 C
2845	Stores	104-106 Trenton Street	ca. 1920s	Classical	commercial block 1-story	B	1 C
3066/3122	Hargrave Duplex	108-112 Trenton Street	1872	Italianate	mansard duplex *	B	2 C
3121-3114	Hargrave Row	114-128 Trenton Street	1872	Italianate	mansard row *	B	8 C
3021	Three-decker	117 Trenton Street	1892-1912	Classical	3-decker	B	1 C
3022	Three-decker	119 Trenton Street	1892-1912	Queen Anne	3-decker	B	1 C
3023	Three-decker	121 Trenton Street	1892-1912	Queen Anne	3-decker	B	1 C
3024-3025	Duplex	123-125 Trenton Street	by 1851	Greek Revival	duplex gable block	B	2 C
3024-3025	Garage	123-125 Trenton Street	1922-1951		three-bay	B	1 C
3026-3027	Duplex	129-131 Trenton Street	1851-1874	Italianate	mansard duplex *	B	2 C
3113-3109	Row	130-138 Trenton Street	1851-1874	Greek Revival	row gable block *	B	5 C
3029	House	139 Trenton Street	1884-1892	Queen Anne	end house	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
3029	Garage	139 Trenton Street	1922-1951		Three-bay	B	1 C
3108	House	140 Trenton Street	1851-1874	Italianate	mansard end house *	B	1 C
3030	House	141 Trenton Street	1851-1874	Italianate	mansard end house	B	1 C
3107	House	142 Trenton Street	1851-1874	Italianate	mansard end house	B	1 C
3031	House	143 Trenton Street	1851-1874	Italianate	mansard end house *	B	1 C
3106	House	144 Trenton Street	1851-1874	Italianate	mansard end house	B	1 C
3032	Three-decker	145 Trenton Street	1892-1912	altered	3-decker	B	1 C
3105	House	146 Trenton Street	1851-1874	Italianate	mansard end house	B	1 C
3033	Three-decker	147-147 Trenton Street	1892-1912	altered	3-decker	B	1 C
3104	House	148 Trenton Street	1851-1874	Italianate	end house 1.5	B	1 C
3034	House	149 Trenton Street	by 1851	Greek Revival/Queen A	end house 1.5	B	1 NC
3103	House	150 Trenton Street	1851-1874	Italianate	end house 1.5	B	1 C
3035	Three-decker	151 Trenton Street	1892-1912	Queen Anne	3-decker	B	1 C
3102	House	152 Trenton Street	1851-1874	Italianate	end house 1.5	B	1 C
3036	Three-decker	153 Trenton Street	1893-1912	Queen Anne	3-decker	B	1 C
3101	House	154 Trenton Street	1888-1892	Queen Anne	end house 1.5	B	1 C
3037	House	155 Trenton Street	1884-1888?	altered	mansard end house *	B	1 C
3100	House	156 Trenton Street	1884-1892	Queen Anne	end house 1.5	B	1 C
3038	Apartments	157 Trenton Street	1884-1892	Queen Anne	apartment block/store	B	1 C
3149-3150	McLaren/McKay Duplex	159-161 Trenton Street	1872	Italianate	mansard duplex	B	2 C
3151	House	163 Trenton Street	1874-1884?	altered	mansard end house *	B	1 NC
3152	House	165 Trenton Street	1874-1884	Italianate	mansard end house	B	1 C
3153	House	167 Trenton Street	1851-1874	altered	mansard end house *	B	1 C
3154	House	169 Trenton Street	1892-1912	Queen Anne	pyramid block	B	1 C
3155	House	171 Trenton Street	1874-1884	Italianate	mansard end house	B	1 C
3156	House	173 Trenton Street	1874-1884	Italianate	mansard end house	B	1 C
3157	House	175 Trenton Street	1884-1892	Italianate	mansard end house	B	1 NC
3158	House	179 Trenton Street	1884-1892	altered	mansard end house *	B	1 C
3160	House	189 Trenton Street	1851-1874	altered	mansard block *	B	2 C
3160	Garage	189 Trenton Street	ca. 1920s		two-bay	B	1 C
3161	House	191 Trenton Street	1892-1912	Queen Anne	end house	B	1 C
3162	House	193 Trenton Street	1874-1884	Slick	end house	B	1 C
3163-3164	Duplex	195-197 Trenton Street	1874-1884	Italianate	mansard duplex *	B	2 C
3163-3164	Garage	195-197 Trenton Street	ca. 1920s		two-bay	B	1 C
3203	Guerney House	196 Trenton Street	1895	Colonial Revival	hipped end house	B	1 C
3202	House	198 Trenton Street	1888-1892	Colonial Revival	hipped end house	B	1 C
3165	House	199 Trenton Street	1874-1884	Italianate	mansard end house *	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
3166-3169	Row	207-215 Trenton Street	1874-1884	Italianate	mansard row/store	B	4 C
2735	House	17 White Street	1874-1884	Italianate	end house	B	1 C
2736-2740	Row	19-27 White Street	1851-1874	Italianate	row gable block brick	B	5 C
3434	House	24 White Street	1874-1884	Italianate	mansard end house brick 2	B	1 C
3429	House	26 White Street	1874-1884	altered	end house	B	1 NC
3428	House	28 White Street	1851-1874	Italianate	end house	B	1 C
2741-2744	Row	29-35 White Street	1851-1874	Italianate	mansard row brick	B	4 C
3427	Apartments	32-34 White Street	1851-1874	altered	apartment block	B	2 C
3426-3425	Duplex	36-38 White Street	1851-1874	Italianate	mansard duplex	B	2 C
2745	House	37 White Street	1851-1874	Italianate	mansard end house 2.0	B	1 C
2746	House	39 White Street	1851-1874	Italianate	mansard end house	B	1 C
2747	House	41 White Street	1851-1874	Italianate	end house	B	1 C
3419	House	42 White Street	1851-1874	Italianate	mansard end house	B	1 C
2748	House	43 White Street	1874-1884	Queen Anne	hipped end house	B	1 C
3418	House	44 White Street	1851-1874	Italianate	mansard end house	B	1 C
3417	Three-decker	46-48 White Street	1888-1892	altered	double 3-decker	B	2 NC
3416	House	52 White Street	1884-1892	Queen Anne	hipped end house	B	1 C
3129	Duplex	53-55 White Street	1874-1884	altered	mansard duplex *	B	2 NC
3130	House	57 White Street	1851-1874	altered	gable block	B	1 C
3415-3414	Duplex	58-60 White Street	1851-1874	altered	duplex gable block	B	2 C
3131	House	59 White Street	1851-1874	altered	end house	B	1 C
3132	House	61 White Street	1851-1874	altered	gable block	B	1 NC
3133	House	63 White Street	1851-1874	altered	end house	B	1 C
3413	House	68 White Street	1884-1892	Italianate	mansard end house	B	1 C
3412	Church of All Souls	70 White Street	1891	Gothic Revival	nave/corner towers	B	1 C
3134	House	75 White Street	1851-1874	altered	gable block	B	1 NC
3411	Duplex	76 White Street	1851-1874	Italianate	mansard duplex	B	2 NC
3135	House	77 White Street	1851-1874	altered	end house	B	1 C
3136-3137	Duplex	79-81 White Street	1851-1874	altered	duplex gable block	B	2 C
3410	McKay House	80 White Street	1844	Greek/Italianate	end gable	B	1 C
3410	Carriage House	80 White Street	ca. 1840s		end gable & two-bay	B	1 C
3409	Waters House	82 White Street	1886	Queen Anne	hipped block	B	1 C
3138	House	85 White Street	1851-1874	altered	end house	B	1 C
3384	East Boston High School	86 White Street	1926	Tudor Revival	h-plan	B	1 C
3091	House	87 White Street	by 1851	altered	end house 1.5	B	1 C
3383	House	88 White Street	1851-1874	Italianate	gable block 1.5	B	1 C
3383	House	88R White Street	1851-1874	Italianate	mansard block 2.0	B	1 C

PARCEL	NAME	ADDRESS	DATE	STYLE	FORM	TYPE	NO. & STATUS
3092-3093	Duplex	89-91 White Street	1874-1884	altered	duplex flat roof 2.0	B	2 C
3382-3381	Lord Duplex	90-92 White Street	1851-1874	Italianate	mansard duplex brick	B	2 C
3213	House	100 White Street	1851-1874	altered	end house 1.5	B	1 C
3212	Lapham House	104 White Street	1881	Italianate	mansard end house 2.0	B	1 C
3211	Dalton House	106 White Street	1876	Italianate	end house	B	1 C
3210-3209	Fitch Duplex	108-110 White Street	1878	Italianate	mansard duplex	B	2 C
3208	Duplex	112 White Street	1884-1892	altered	mansard duplex *	B	2 NC
3207-3206	Duplex	114-116 White Street	1884-1892	Italianate	mansard duplex *	B	2 C
3205	House	118-120 White Street	1888-1892	Queen Anne	cross gable block	B	1 C

items

Totals 488

B Building

Si Site

C Contributing

NC Non-contributing

* Roof raised/converted to flats

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Eagle Hill Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 1/30/98 DATE OF PENDING LIST: 2/09/98
DATE OF 16TH DAY: 2/25/98 DATE OF 45TH DAY: 3/16/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000149

NOMINATOR: STATE

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 2/26/98 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



35.29 White Street (odd)
East Boston, Boston MA
Eagle Hill Historic District

Photo #1
April 1997 LBD



27.19 White Street (odd)
East Boston, Boston MA
Eagle Hill Historic District

PHOTO 2

April 1997 LBD



148-156 Trenton Street (even)
East Boston, Boston MA
Eagle Hill Historic District

PHOTO 3

April 1997 LBD



104, 106, 108-110 White Street
East Boston, Boston MA
Eagle Hill Historic District

PHOTO 4

November 1996 CWD



77, 75, 73 Eutaw Street
East Boston, Boston MA
Eagle Hill Historic District

PHOTO 5

April 1997 LBD



394, 396-98 Meridian Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 6

November 1996 CWD



90-92 White Street, Putnam Square
East Boston, Boston MA
Eagle Hill Historic District

PHOTO 7

November 1996 CWD



Church of All Souls
70 White Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 8

April 1997 LBD



80 White Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 9

November 1996 CWP



64 Marion Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 10
April 1997 LUSD



406, 408 Meridian Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 11
November 1996 CWD



East Boston High School
86 White Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 12
November 1996 CWD



334. 342. Meridian Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 13

July 1997 LBD



196, 198 Trenton Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 14

November 1996 CWD



370.72, 388 Meridian Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 15

November 1996 CWD



St. John's Episcopal Church
80.84 Lexington Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 16

April 1997 LBD



Unitarian Church of Our Father
83 Marion Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 17

November 1996 CWP



O'Donnell School.
33 Trenton Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 18

November 1996 CWD



Chapman School.
61 Eltaw Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 19
April 1997 LBD



127-119 Eutaw Street, East Boston, Boston MA
Eagle Hill Historic District

PHOTO 20

April 1997 LBD

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY



Prepared under the direction of the Boston Redevelopment Authority
Control by U. S. C. & G. S. and the Mass. Geodetic Survey
Mapped by Fairchild Aerial Surveys
Photography by Fairchild Aerial Surveys, April 1961
North American Datum 1927
Control and Property Lines by
New England Survey Service Inc.

Warning:
This map does not meet national map accuracy standards and can not be used for engineering purposes.

SCALE 1:1200

0 100 200 300 400 500 FT.

500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

BOSTON
MASSACHUSETTS
1962
1.0.

SHEET NO.29N-14E

EAGLE HILL HD
BOSTON (SUFFOLK CO) MA

map 1 of 2

NOTES:
1. This map is a reproduction of the original map as filed in the office of the City Engineer of Boston, Massachusetts, and is not a new survey.
2. The map is a reproduction of the original map as filed in the office of the City Engineer of Boston, Massachusetts, and is not a new survey.
3. The map is a reproduction of the original map as filed in the office of the City Engineer of Boston, Massachusetts, and is not a new survey.

THE CITY OF BOSTON
OFFICE OF THE CITY ENGINEER
100 STATE STREET
BOSTON, MASSACHUSETTS

SHEET NO. 524-143

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CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY



Prepared under the direction of the Boston Redevelopment Authority
Control by U.S.C. & G.S. and the Mass. Geodetic Survey
Mapped by Fairchild Aerial Surveys
Photography by Fairchild Aerial Surveys, April 1961
North American Datum 1927
Control and Property Lines by
New England Survey Service Inc.

Warning
This map does not meet national map accuracy
standards and can not be used for engineering
purposes

SCALE 1:1200
0 100 200 300 400 500 FT.

500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

BOSTON
MASSACHUSETTS
1962

SHEET NO.29N-15E

EAGLE HILL RD
BOSTON (SUFFOLK CO) MA
Map 2 of 2

map 2 of 2



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 12, 1998

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 for:

Eagle Hill Historic District, Boston (East Boston) (Suffolk Co.), 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 property in the Certified Local Government city of Boston were notified of pending State Review Board consideration 60-120 days before the meeting. Two notarized objections to the District's listing have been received.

Sincerely,

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

Betsy Friedberg, National Register Director
Massachusetts Historical Commission

enclosure

cc: Alan Schwartz, Chair, Boston Landmarks Commission
Maura Fitzpatrick, Boston Landmarks Commission
Hon. Thomas Menino, Mayor, City of Boston
Claire Dempsey, Preservation Consultant



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

98- 149

February 17, 1998

Ms. Alexis Abernathy
National Register of Historic Places
National Park Service, Cultural Resources
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Alexis:

Please add the two enclosed letters of objection to the file for the Eagle Hill Historic District, Boston (Suffolk Co.), MA already on hand at the National Register office.

Thank you for reminding me about them.

Philip Bergen
National Register Assistant
Massachusetts Historical Commission

enclosures

Oct. 14, 1997 EAGLE HILL

AK file DMT
BF

Mass. Historical Com.
220 Morrissey Blvd.
Boston, MA 02125

RECEIVED

OCT 15 1997

MASS. HIST. COMM

Gentlemen

I Louis C. Alberghini am the sole owner
of the property located at 63 Putnam St.
E. Boston, MA.

I strongly object to my property
being nominated and or listed in the
National Register of Historic Places.

Very truly yours
Louis C. Alberghini

63 Putnam St.
E. Boston, Mass. 02128

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk ss. Oct 14/97 1997

personally appeared before me the above-named

LOUIS C. ALBERGHINI
this date and made oath that the foregoing statement is true.

Commission Expires: 7-20-00

Justice of the Peace/Notary Public

BF file Eagle Hill

RECEIVED

44 Monmouth Street
East Boston, MA 02128

OCT 27 1997

October 15, 1997

MASS. HIST. COMM

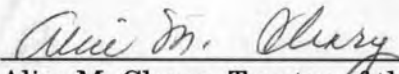
Ms. Judith B. McDonough
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

**RE: 44 Monmouth Street, East Boston, Massachusetts
National Register Historic District Nomination**

Dear Ms. McDonough:

I am in receipt of your letter dated October 7, 1997, stating that the above-referenced property address is located within the boundaries of the proposed Eagle Hill Historic District and will be considered by the Massachusetts Historical Commission for nomination to be listed in the National Register of Historic Places.

In accordance with the National Historic Preservation Act and 36 CFR Part 60, the purpose of this letter is to state my objection, as owner of the above-stated property, to such listing.



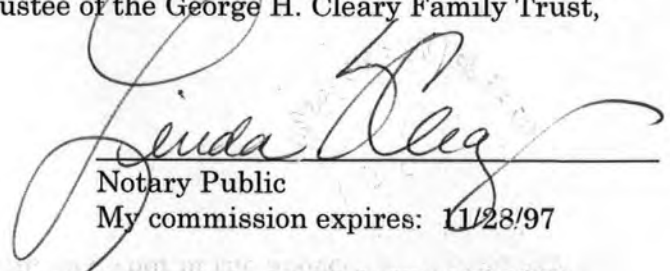
Alice M. Cleary, Trustee of the
George H. Cleary Family Trust

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

October 15, 1997

Then personally appeared the above-named Alice M. Cleary and acknowledged the foregoing to be her free act and deed as Trustee of the George H. Cleary Family Trust, before me,



Notary Public
My commission expires: 11/28/97

LINDA SUSAN CLEARY
NOTARY PUBLIC
My Commission Expires Nov. 28, 1997