

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

JUN 25 1986

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sears' Crescent and Sears' Block

and/or common same

2. Location

street & number 38-68 and 70-72 Cornhill

N/A not for publication

city, town Boston N/A vicinity of

state Massachusetts code 025 county Suffolk code 025

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☒ N/A being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name 36-68 Cornhill: N.V. Bromasio 70-72 Cornhill: Sharafs Inc. Mass. Corp.

Indo Suez Bank
street & number 1270 Ave. of the Americas 63 Court Street

city, town NY, NY N/A vicinity of state Boston, Mass. 02108

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Registry of Deeds

street & number Pemberton Square

city, town Boston state Massachusetts

6. Representation in Existing Surveys

title inventory of Historic Assets of
the Commonwealth of Massachusetts has this property been determined eligible? ☐ yes ☒ nodate 1980 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston state Massachusetts

7. Description

Sears' Crescent and Sears' Block, Boston, Mass.

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Sears Block (1848) and Sears Crescent (1816) buildings together define the southwestern corner of Boston's large, modern City Hall Plaza and remain as reminders of the original path of Cornhill Street. Boston's changing commercial architecture from the early to mid-nineteenth century is revealed in their designs, which exhibit Federal, Boston Granite, and Italianate stylistic features. The buildings are largely intact, although there are some alterations, such as the addition of new commercial storefronts on the first floor.

Sears' Crescent building, located at 38-72 Cornhill, was originally a row of Federal style red brick and granite commercial buildings, designed with a single unified curving brick facade of 24 bays. Alterations dating from circa 1850-60 include the application of Italianate detailing in the decorative window hoods. The first floor was originally of granite post and lintel construction, now intact at the rear but on the front largely rebuilt in concrete.

Facing City Hall Plaza, the principal facade includes a central section six stories in height containing 6 bays, flanked by five story sections of five bays. The central portion features semi-circular hooded lintels at floors 2 and 3, and segmental pediments at 4 and 5. A mansard-like story at level 6 has brick wall surfaces and simple rectangular brownstone lintels. Crowning the fifth story of the central portion and the fourth story of the side sections are paired brackets above arched brick corbel courses. Between the fourth and fifth stories, "SEARS CRESCENT" is carved in an inset brownstone panel.

Rectangular window openings pierce the 5-story portions of the structure, embellished at level 2 by flat projecting bracketed hoods, at the third story by bracketed cornice heads, and at the fourth story by bracketed hoods, at the third story by bracketed cornice heads, and the fourth story by bracketed lintels. The top story is a mansard like design, wooden on the front, featuring arched window openings.

The rear facade of the building is largely Flemish bond brick with either splayed or rectangular stone lintels, and features intact original trabeated granite post and lintel storefronts. At the west in the rear, Sears' Crescent joins 25 Court St., the 1967 City Bank and Trust Building. Nineteen window bays are contained on this facade. Most of those in the western 2 bays are bricked in, while some of those in the central group of 8 are filled with louvers. Remaining openings contain contemporary single-pane metal units.

The east side facade contains 7 bays of rectangular windows with brownstone sills and lintels. The ground floor's 4 openings have all been bricked in. A fire escape is attached near the northern corner.

Original windows have all been replaced with single pane metal frame units.

Continued

8. Significance

Sears' Crescent and Sears' Block, Boston, Mass.

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☒ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☐ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1816, 1848 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Sears Crescent (1816) and Sears Block (1848) are significant historically as the only two 19th century structures to survive along Cornhill Street, once a central location for Boston's book stores, and to be preserved in the 1962 Government Center Urban Renewal Plan, which otherwise cleared the old Scollay Square Area. Sears' Crescent is important architecturally as an early 19th century commercial building altered in mid-century with the addition of fine Italianate detailing. A portion of the rear of the building features the original Federal style splayed lintels and post and granite storefront, an early surviving Boston example of the trabeated granite storefront arrangement which became increasingly popular during the Greek Revival period.

Sears' Block is significant as a rare surviving example of a mid-19th century post and lintel commercial building in the "Boston Granite" tradition. Largely intact, it is one of only four such small-scale commercial buildings remaining in the city's central business district; the others are: 365 and 427-429 Washington Street, and 9-11 Winter Street. Specific architects or builders are not known for these buildings. In the Boston Landmarks Commission's Central Business District Preservation Study (1980) of 809 buildings, The Sear's Block was evaluated to be of "Major Significance" (Group II) to the City, the Commonwealth and the New England Region. The Sears Block and Crescent buildings possesses integrity of design, materials, workmanship, association, and to some degree setting, and as such meets criteria A and C of the National Register of Historic Places.

The irregular parcel of land which defines the Crescent was purchased by the Cornhill Corporation in 1816 as part of a plan to "lay out a new and spacious street" and to construct a group of commercial structures between Court and Cornhill (then called Cheapside). In 1816 the Cornhill Corp. sold the property to Uriah Cotting, a merchant, who in turn sold it the same year to David Sears, the prominent merchant for whom the building is named. The "Condition of Sale" to both Cotting and Sears states, "the whole front of said land on Cheapside shall be covered with a block of Brick stores, the front walls whereof shall be built of the same materials and correspond in the manner of finishing, as near as may be with the front of the stores already erected on Cheapside" (Suffolk County deed records; book 253, p. 167: Condition of sale and plot map; Jan. 1816).

Cornhill St. was traditionally one of the major book centers in the United States. In 1825 Thomas Marshall Burnham founded a bookstore there which, under varying names and owners, continued at this location until the

Continued

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Boston South

Quadrangle scale 1:25,000

UTM References

A

1	9
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3	3	0	3	9	0
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4	6	9	1	5	2	0
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B

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C

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H

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Verbal boundary description and justification

Nominated property conforms to
Assessors' parcel numbers 2895 and 2897. See attached Assessor's Map.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Carol Kennedy
Boston Landmarks Commission

organization Massachusetts Historical Commission date May 1986

street & number 80 Boyston Street telephone (617) 727-8470

city or town Boston state Massachusetts 02116

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

— national X state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie A. Talmage

title Executive Director, Massachusetts Historical Commission date 6/12/86
State Historic Preservation Officer

For NPS use only

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

Entered in the
National Register

date 8/9/86

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Sears' Crescent and Sears' Block, Boston, Mass.

For NPS Use only

received

date entered

Continuation sheet

Item number

8

Page

1

Government Center Urban Renewal plan forced its removal in the 1960s. (It was known as the Brattle Book Shop at that time, "the oldest continuously active bookshop in the U.S.," and is now located on West St.). Nineteenth century authors frequented the Cornhill area, among them Nathaniel Hawthorne and Ralph Waldo Emerson. In the mid 1900s the Christian Freeman, a noted abolitionist journal, had its office in the Sears Crescent. In 1858 the Boston Almanac lists 8 tenants: 4 booksellers, a bookbinder, a paper dealer, and a seller of bookbinding supplies, as well as one furniture dealer. The 1865 Almanac lists 3 booksellers, a paper dealer, bookbinders' supplies, and the New England branch of the American Tract Society. John Whiting's A Schedule of the Buildings and Their Occupancy (1877) lists 2 bookstores, 2 dealers in bookbinding or bookbinders' supplies, a large furniture store (Lawrence, Wilde and Co.), a dealer in artists materials, and an engraver.

Owners of the row in 1848 were the Fifty Associates. One of the lessees, John Lilley, an umbrella manufacturer, obtained permission from the Associates to construct a new building, the granite building adjacent to the row (now #70-72 Cornhill) at the corner site. A drawing that accompanies the request in the deed records includes the "Sears' Block" name on the building. However, Sears' specific relationship to the building has not yet been discovered. Lilley's business operations continued here as late as 1877. Other concerns here at that time were offices, a cloth cap manufacturer, and photographer. Present use of the Sears Crescent includes a restaurant, retail shops, service shops, and office space.

David Sears was an entrepreneur and philanthropist who was responsible for many developments in both Boston and Brookline. In 1820-21 his pecuniary interest in the Back Bay flats induced his purchase of a large tract of land on the adjacent confines of Brookline. A principal portion of this land was developed at Sears' expense and became the Longwood section of Brookline. The Cottage Farms area was another significant Sears development.

According to members of his family, David Sears had acquired great areas of undeveloped tidal flats, on the southern shores of the Back Bay, from families of Revolutionary War Veterans whose services had been recompensed by the Commonwealth with grants of land. Since some of the land was subject to tidal flow, and worthless for agricultural purposes, Sears bought it for very little.

Continued

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

**National Register of Historic Places
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date entered

Sears' Crescent and Sears' Block, Boston, Mass

Continuation sheet

Item number 8

Page 2

In 1850, anxious to have Back Bay filling operations speeded. Sears prepared and printed a plan for partially filling in that area and connecting it with Longwood and Brookline by avenues that bordered upon Silver Lake, an ornamental sheet of water. Sears offered to deed the Commonwealth thirty seven and one-half acres of his land in the Back Bay, provided that the legislature set aside an equal area for Silver Lake. The axis that projected through the lake is the first hint of what would be Commonwealth Avenue. Other than the lake, the plan had little merit. Sears had failed to address the problem of the two railroad tracks that cut through the Back Bay in a great X.

Sears' granite mansion at 42 Beacon Street in Boston was designed by Alexander Parris and is now the Somerset Club (built 1819; listed in the National Register). Sears was also responsible for the 1850 construction of the Liberty Tree Building (628-636 Washington St./1-9 Essex St.; listed in National Register and designated a Boston Landmark).

Rehabilitation work was undertaken on the Sears Block in 1969 by Stahl/Bennet; a coffee shop is now located here. The large gold tea kettle above the entry originally was the trademark for the Oriental Tea Company, Boston's largest tea store, and hung over its door nearby at Scollay Square. A contest was held in 1874 to guess the number of gallons the kettle held. Guesses were submitted by 1300 persons, eight of whom shared the prize of 40 lbs of tea. The correct amount was 227 gallons, 2 quarts, 1 pint, and 3 gills.

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

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Sears' Crescent and Sears' Block, Boston, Mass.

Continuation sheet

Item number 10

Page 1

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Harrell and Smith, Ed. Victorian Boston Today. 1975.

Suffolk County Courthouse, book 253, p. 167. Condition of sale and plat map. (Jan. 1816).

Suffolk County Deeds. Book 594, end. Elevation, floor plan, request to build.

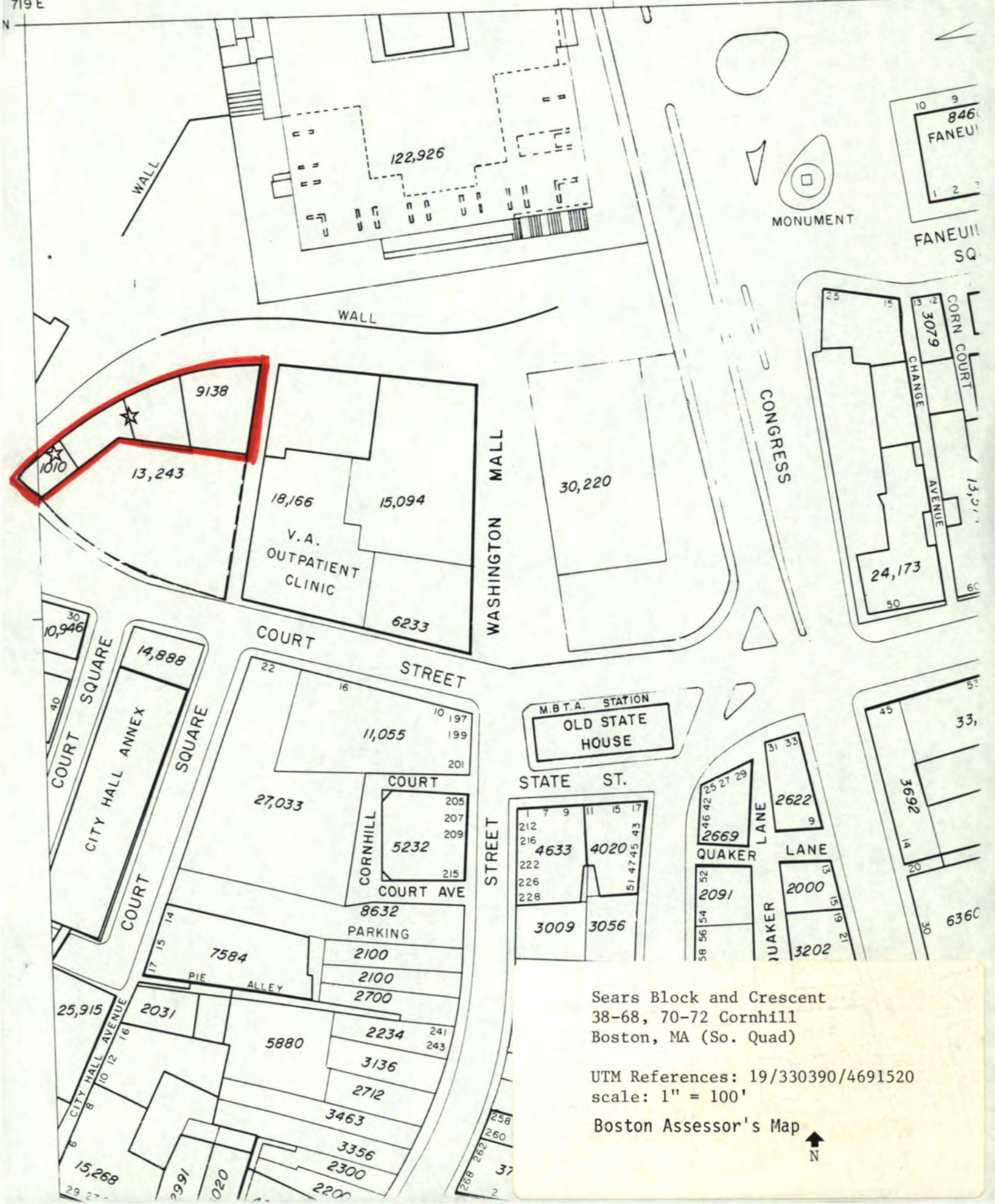
Thwing, Annie. The Crooked and Narrow Streets of the Town of Boston. 1920.

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719 E

N



Sears Block and Crescent
38-68, 70-72 Cornhill
Boston, MA (So. Quad)

UTM References: 19/330390/4691520
scale: 1" = 100'

Boston Assessor's Map



86001486

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Sears's Crescent and Sears' Block
Suffolk County
MASSACHUSETTS

JUN 25 1986

Working No. _____
Fed. Reg. Date: 2/3/87
Date Due: 8/13 8/9/86
Action: ☒ ACCEPT 8/9/86
 ☐ RETURN
 ☐ REJECT
Federal Agency: _____

Entered in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
 _____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Sears' Block and Crescent
70-72 Cornhill
Boston, Massachusetts

Pamela Fox, 1980
Negative filed at Boston Landmarks
Commission

Photograph number 1 of 2
Western oblique view of Sears' Block;
camera facing east



Sears' Block and Crescent
36-68 Cornhill
Boston, Massachusetts

Pamela Fox, 1980
Negative filed at Boston Landmarks
Commission

Photograph number 2 of 2
Northwest elevation of Sears' Crescent;
camera facing southeast

Sears Block and Crescent
38-68, 70-72 Cornhill
Boston, MA (So. Quad)

UTM References: 19/330390/4691520
scale: 1" = 25,000'

CONVERSION
SCALES

Feet Meters

15000 4500

14000 4000

13000 3500

12000 3000

11000 2500

10000 2000

9000 1500

8000 1000

7000 900

6000 800

5000 700

4000 600

3000 500

2000 400

1000 300

0 200

0 100

0 0

Feet Meters

1 3048

2 6096

3 9144

4 12192

5 15240

6 18288

7 21336

8 24384

9 27432

10 30480

To convert feet to meters
multiply by 3.048

To convert meters to feet
multiply by 3.281

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970

Selected hydrographic data compiled from USC&GS Charts 246
and 248 (1971). This information is not intended for navigational
purposes

Polyconic projection. 1927 North American datum

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

1,000-meter Universal Transverse Mercator grid,
zone 19

Boundaries in tidewater areas from information supplied
by Massachusetts Department of Public Works

Red tint indicates areas in which only landmark buildings are shown



SCALE 1:25 000

1 2000 4000 6000 8000 10000 12000 14000 16000 18000 20000 22000 24000 26000 28000 30000 32000 34000 36000 38000 40000 42000 44000 46000 48000 50000 52000 54000 56000 58000 60000 62000 64000 66000 68000 70000 72000 74000 76000 78000 80000 82000 84000 86000 88000 90000 92000 94000 96000 98000 100000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE ON MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road

Interstate Route
U. S. Route
State Route

BOSTON SOUTH, MASS.

N4215—W7100/7.5

1970
PHOTOREVISED 1979
AMS 6768 1 SE—SERIES V814

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979

RECEIVED

JUN 11 1986

ROPES & GRAY
225 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110

MASS. HIST. COMM.

TELEX NUMBER 940519 ROPGRALOR BSN

(617) 423-6100

TELEX NUMBER 951973 ROPES GRAY BSN

TELECOPIERS: (617) 423-2377

(617) 423-7841

INTERNATIONAL: (617) 423-6905

IN WASHINGTON

1001 TWENTY-SECOND STREET, N.W.

WASHINGTON, D.C. 20037

(202) 429-1600

TELECOPIER: (202) 429-1629

June 11, 1986

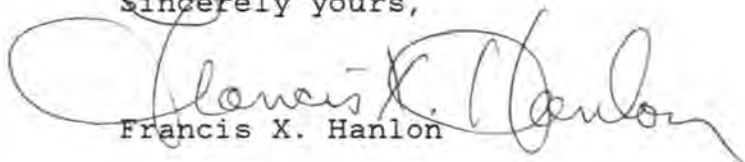
Valerie A. Talmage, Executive Director
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

Dear Ms. Talmage:

On behalf of Bromasio, N.V. I enclose herewith the notice of objection to the listing of the Sears Crescent Building on the National Register of Historic Places.

Would you kindly acknowledge receipt of this letter by acknowledgement on the enclosed letter. Thank you very much.

Sincerely yours,



Francis X. Hanlon

FXH/dmw
Enclosure

✓SZ
BF
file NR

RECEIVED
JUN 11 1986
MASS. HIST. COMM.

BROMASIO, N.V.

RECEIVED

JUN 11 1986

MASS. HIST. COMM.

June 5, 1986

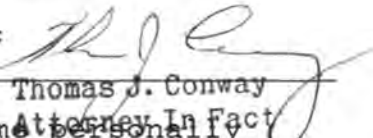
Valerie A. Talmage, Executive Director
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

Gentlemen:

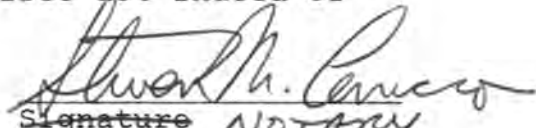
The undersigned, a duly authorized representative of Bromasio, N.V., a corporation organized under the laws of the Netherlands Antilles, hereby certifies that Bromasio, N.V. is the sole owner of the property known as the Sears Crescent Building located at 38-66 Cornhill Street, Boston, Massachusetts and that Bromasio, N.V. objects to the listing of said property on the National Register of Historic Places.

Executed as of this 10th day of June, 1986.

Bromasio, N.V.

By: 
Thomas J. Conway
Attorney In Fact

On this the 10th day of June, 1986 before me personally appeared ~~Tom Conway~~ acknowledged to be the ~~ATTY IN FACT~~ Bromasio, N.V., a Netherlands Antilles corporation, and that, as such officer, being authorized so to do, he executed the foregoing instrument for the purposes therein contained and acknowledged said instrument to be the free act indeed of said Bromasio, N.V.


Signature NOTARY

STEVEN M. CANCRO
Notary Public, State of New York
No. 60-4757930
Qualified in Westchester County
Certificate filed in New York County
Commission Expires April 30, 1988



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

June 12, 1986

Carol Shull
Chief of Registration
National Register of Historic Places
Dept. of Interior, NPS
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed you will find fifteen nomination forms for properties in Boston and Richmond, Massachusetts. Eleven of the Boston properties are being submitted for Determinations of Eligibility due to owner objection. The remaining properties are being submitted for nomination to the National Register.

Owner objections have been received for the Appleton, Auchmuty, Federal Reserve, 20-30 Bromfield, Hemenway, National Shawmut Bank, Parker House, Phoenix, Richardson, Sears Block and Crescent, and Tremont Temple buildings.

see phone report 7/14/86

All of the properties have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Sarah Zimmerman

Sarah Zimmerman
Director of Preservation Planning

/sjz
enc.

JUN 25 1986

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

7/14/86

TIME OF CALL

AM
PM

1. CALL ☐ TO: ☒ FROM (Name)

2. ADDRESS (Tel. No. if needed)

Gally Zimmerman

STHPD Office MA

3. SUBJECT, PROJECT NO., ETC.

Seam Crescent & Seams Block
Suffolk Co MA

4. DETAILS OF DISCUSSION

Two owners — only one objected —
(not a majority)
treat as pending for listing
not as DOE owner objection.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

ST Byers