

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received AUG - 1 1983
date entered

1. Name

historic Harrison Loring Houseand/or common same

2. Location

street & number 789 E. Broadway St.N/A not for publicationcity, town Boston (South Boston) N/A vicinity ofstate Massachusettscode 025county Suffolkcode 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
	☐ being considered	☐ yes: unrestricted	☐ industrial ☐ transportation
		☐ no	☐ military ☐ other:

4. Owner of Property

name John D. Diloratistreet & number 918 East Seventhcity, town Boston (South Boston) N/A vicinity ofstate Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Registry of Deedsstreet & number Pemberton Squarecity, town Bostonstate Massachusetts

6. Representation in Existing Surveys

title Inventory of the Assets of the Commonwealth has this property been determined eligible? ☐ yes ☒ nodate Summer 1982 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Massachusetts Historical Commissioncity, town Bostonstate Massachusetts

7. Description Harrison Loring House, 789 E. Broadway, S. Boston

Condition		Check one	Check one	
☒ excellent	☐ deteriorated	☐ unaltered	☒ original site	
☐ good	☐ ruins	☒ altered	☐ moved	date <u>N/A</u>
☐ fair	☐ unexposed			

Describe the present and original (if known) physical appearance

Constructed in 1865, the Harrison Loring House is a three-story French Second Empire style brick mansion. Built in the same year, the two-story carriage house resembles the main house in materials and style.

Situated on East Broadway Street, facing Independence Square, the Harrison Loring House, during the late 1800's, enabled a view of the harbor from an elegant neighborhood. Today, adjacent to 19th century brick and brownstone rowhouses, the house forms a most agreeable ensemble with neighboring buildings.

The basic plan of the main house is that of a square (48' x 34') with a central projecting pavilion in the front facade and an addition (in 1927) in the rear. The square block is topped by a mansard roof with a bell-cast profile. Originally shingled with slate tiles, the roof has been covered with asphalt shingles since about 1949. Rising above the roof is an air vent and skylight in the center and four decorative brick chimneys. Dormer windows, set into the mansard, are symmetrically arranged throughout the plan. In the front (East Broadway side) roof, a pair of pedimented dormers flank a central projection which contains a pair of smaller windows. Underlying the mansard is a white modillioned wood cornice which continues along the facade's central pavilion, outlining its pediment. The front facade's first and second stories contain large rectangular windows, framed with white painted brownstone, with bracketed sills and louvered shutters. Three bays wide, the brick facade is punctuated with a central projecting pavilion. The pavilion contains a large double window on its second story, four (two per story) arched window openings on its sides, and a glass paneled double door enclosed in a portico with white painted brownstone Corinthian entablature and stylized columns.

The Western (M Street) facade, like the front facade, has a central projection and symmetrical fenestration. Pairs of rectangular brownstone-framed windows flank a three-sided center projecting bay which contains similar windows. The bay's roof level is marked in its center by a decorative dormer oculus.

The eastern facade, three bays wide, contains similar brownstone-framed windows. Single windows are in the end bays while the central bay contains a pair of smaller windows on the second story and no opening on the first story.

To the rear (south) of the house is a two-story extension which resembles the main block in design and materials. Originally serving to house the servant quarters and the kitchen, this extension contains a brownstone-framed rear door. Attached to the extension's western facade is a single-story flat-roofed clapboard addition, built in 1927.

The foundation, of granite block, steps down about 15% with the slope of the land in the rear of the building. The lot (13,459 square feet) is fenced in on its East Broadway and M Street perimeters by a robustly profiled cast-iron fence, set in stone.

The interior of the house displays a monumental central staircase and rich details including ornate moldings and hand-carved fireplaces.

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National Park Service**

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

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Continuation sheet Harrison Loring House

Item number 7

Page 1

Linking the main house to the former carriage house is an enclosed passageway which was built in 1928 when the carriage house was used as a chapel. The carriage house is a brick two-story building, square in plan and capped by a mansard roof and cupola. Asphalt shingles cover the roof's upper slope whereas original slate ones cover the lower slope. Regularly spaced arched wood-frame windows are recessed into the roof. A cornice, similar to that on the main house, underlies the roof on all sides as well as the cupola. The M Street facade differs from the others in that the line of the mansard is broken by a central gable. Outlined by the cornice, the gable contains a brownstone oculus beneath which is a square window with brownstone lintel and sill.

8. Significance Harrison Loring House, 789 E. Broadway, S. Boston

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 1865 Builder/Architect unknown

Statement of Significance (in one paragraph)

The Harrison Loring House retains its integrity of location, design, setting, materials and workmanship. It is significant for its architectural excellence, for its associations with prominent families and for its location and contribution to the character of South Boston. Built in 1865, the building is a fine example of a 19th century French Second Empire Style mansion; its materials, proportions and details expressive of this form of architecture. The imposing house contains a mansard roof, central projecting pavilion, rich classical moldings and details, and symmetrical arrangement of bays. The carriage house, also built in 1865, resembles the main house in materials and style. The building thus meets criteria B and C of the National Register of Historic Places.

The development of Independence Square, which the Harrison Loring House faces, began in 1822 when the City of Boston purchased a 60-acre tract in the vicinity formerly known as Brush Tree Hill, that contained several institutions including the House of Industry, the House of Reformation, and a hospital for the insane. By the late 1850's the institutions had been dismantled, the city lands divided in a grid and gradually sold to private investors, and in 1855 Independence Square laid out. At the close of the 1860's, Independence Square and the stretch of East Broadway between L and M Street began to assume appearance of a fashionable residential quarter. During the mid-60's, several elaborate French Mansard mansions were built for local well-to-do manufacturers often on corner lots.

The predominant building types, however, were brick rowhouses in Mansard, late Italianate and High Victorian Gothic. Telegraph Hill and East Broadway towards City Point became areas where small clusters of free-standing mansions were set back on large city lots. The south side of Telegraph Hill, with its panoramic views of the bay, provided locations, during the '60's and '70's, for substantial residences of rather individualistic design including the Second Empire and Mansard/Stick Style examples.

In Boston's dense urban neighborhoods the detached brick Victorian mansion on a large lot is rather rare as a type. South Boston has the city's most notable concentration of them and one of the best known, the Harrison Loring House, was designated a Boston Landmark in 1981.

The architect of the Loring House is unknown. Believed to have been constructed by skilled shipyard carpenters, the house's interior reflects the use of some naval building techniques. The air circulation system within the walls of the house, the structural joining details (i.e. dovetail joining), marine varnishes, and cabinets with counterswinging doors were all influenced by naval design.

9. Major Bibliographical References

Suffolk Deeds

Boston Landmarks Commission, Harrison Loring Estate, Boston, 1981.

10. Geographical Data

Acreage of nominated property sq. ft. = 13,458

Quadrangle name Boston South

Quadrangle scale 1:25,000

UTM References

A

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3	3	2	4	7	10
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4	16	8	18	8	10	10
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B

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C

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H

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Verbal boundary description and justification

See attached deed description and assessor's map.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Candace Jenkins, Preservation Planning Dir. By: Boston Landmarks Commission

organization Massachusetts Historical Commission date May, 1983

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ 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 Patricia L. Weslowski

title State Historic Preservation Officer
Massachusetts Historical Commission

date 7/20/83

For NPS use only

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

Entered in the
National Register

date 9/1/83

for Melora Byers
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**

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received

date entered

Continuation sheet Harrison Loring House Item number 8

Page 1

The Harrison Loring House is mainly associated with Harrison Loring, for whom it was built and named. Although Loring once owned and operated one of the first South Boston shipyards which manufactured iron steamships and their machinery, his house is now the only property associated with him.

Of Puritan stock, as direct descendant of John Alden, Loring was born in Duxbury in 1822. His early introduction to engine manufacturing came in 1839 when he was apprenticed to Jabez Coney, a millwright and steam engine builder in South Boston. After seven years as an apprentice, Loring opened his own machine and boiler shop on West First Street which he operated from 1847 to 1857. In that shop, Loring built the machinery of the steamer "John Hancock" and built the first rotary printing press. With plans to expand his business, he bought from the city, for \$35,000, a large tract of land (approximately seven acres) containing some stone buildings at City Point. This waterfront lot, located on East First Street between L and M Streets, was to be the new site of Loring's manufacturing yard. By 1860 the plant, called "City Point Works", was building iron steamships, their engines, boilers and vessels, mill machinery and various types of ironwork. Having bought out a chain manufacturing plant (Cotton, Hill and Co.), Loring incorporated his new "Boston Chain Works" into the City Point Works. Loring's yard, by 1879, had constructed such iron steamships as the "Sestas", "Sontest", "South Carolina", "Massachusetts", "Mississippi" and "Merrimack" and the iron clad batteries "Nahant" and "Canonicus". City Point Works continued to prosper in the following years and was sold by Loring for \$75,000 in 1894. They were replaced within twenty years by the monumental Boston Edison plant.

In the years following his purchase of the City Point Works land in 1857, Loring had bought several smaller lots in South Boston, including the site of his own home at 789 East Broadway. Loring purchased the lot at 789 East Broadway from the City of Boston for \$6,104 in the early 1860's. By 1865, the land contained a stable (probably the same one which stands today) which housed several horses, carriages, and machinery. During that year, the main house was built and Loring started living there. Selling the house to Abby J. Walker of New York in 1878 for \$15,000, Loring continued to live in it (probably as a boarder) until 1895 when he repossessed the property from Walker. Loring, having paid Walker's mortgage, resold the property to Joseph D. Fallon for that amount. Fallon owned the house until 1913 when he sold it to the Roman Catholic Archbishop for the \$12,000 balance on the mortgage.

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National Park Service**

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

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Continuation sheet Harrison Loring House

Item number 8

Page 2

Under the ownership of the Catholic Church, the main house was used as a convent, the carriage house used as a chapel, and an enclosed passageway was built connecting the two. The property was sold to its present owner, John D. Dilorati, in 1967.

After selling the property at 789 East Broadway in 1894, Loring lived as a tenant of another house at 883 East Broadway. He moved to Dorchester in 1896 and to Duxbury in 1898. He died on December 26, 1907 in the home of his sisters-in-law, at 2 Cleveland Street in Roxbury.

United States Department of the Interior
National Park Service

**National Register of Historic Places
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date entered

Continuation sheet Harrison Loring House Item number 10

Page 1

The nominated property includes only the lot on which the building stands; it is described in Boston Assessor's Records as parcel #3925 of ward 6. Its boundary is as follows:

Beginning at the northwesterly corner of the premises, at the southeasterly corner of Broadway and "M" Street;

thence running eastwardly bounded by Broadway, one hundred and seven and 67/100 (107.67) feet;

thence southwardly parallel with "M" Street, one hundred and twenty-five (125) feet;

thence westwardly parallel with Broadway, one hundred and seven and 67/100 (107.67) feet;

and thence northwardly by "M" Street, one hundred and twenty-five (125) feet to the point of the beginning.

Containing thirteen thousand four hundred and fifty-eight and 75/100 (13,458.75) square feet more or less.

(Suffolk Deeds L1360 f1113, January 18, 1876)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Harrison, Loring, House
Suffolk County
MASSACHUSETTS

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

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

Reviewer's comments:

Working No. AUG 1 1983
Fed. Reg. Date: 2-7-84
Date Due: 9/1/83 - 9/15/83
Action: ☒ ACCEPT 9/1/83
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in the
National Register

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 Public Acquisition	Status Accessible	Present Use
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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		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

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: _____

Comments for any item may be continued on an attached sheet



PHOTO # 1 of 5

Harrison Loring House
Boston (South Boston)
Suffolk County, Massachusetts

Photo Credit: Diana Filios
Negative: Boston Landmarks Commission
Date: September 3, 1980

Identification: View from north



Harrison Loring House
Boston (South Boston)
Suffolk County, Massachusetts

Photo Credit: Diana Filios
Negative: Boston Landmarks Commission
Date: September 3, 1980
Identification: View from west
(with rear addition)

PHOTO # 2 of 5



PHOTO #3 of 5

Harrison Loring House
Boston (South Boston)
Suffolk County, Massachusetts

Photo Credit: Diana Filios
Negative: Boston Landmarks Commission
Date: September 3, 1980

Identification: View from west (rear
addition and carriage house)



PHOTO #4 of 5

Harrison Loring House
Boston (South Boston)
Suffolk County, Massachusetts

Photo Credit: Diana Filios
Negative: Boston Landmarks Commission
Date: September 3, 1980

Identification: Carriage house from north



PHOTO #5 of 5

Harrison Loring House
Boston (South Boston)
Suffolk County, Massachusetts

Photo Credit: Diana Filios

Negative: Boston Landmarks Commission

Date: September 3, 1980

Identification: View from east

Harrison Loring House
789 East Broadway
South Boston, Massachusetts

1" = 25,000'
UTM References:
19/332470/468800



CONVERSION
SCALES

Feet Meters



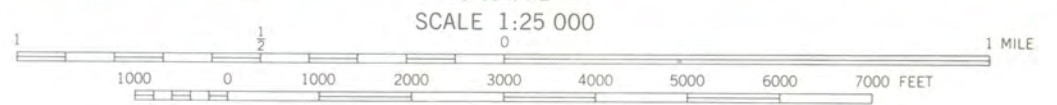
Feet Meters

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 0.3048
To convert meters to feet
multiply by 3.2808

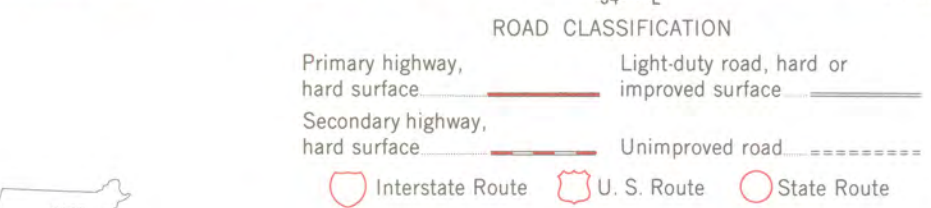


Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970.
Selected hydrographic data compiled from USC&GS Charts 246
and 248 (1971). This information 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



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



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

QUADRANGLE LOCATION
BOSTON SOUTH, MASS.
N4215—W7100/7.5
1970
PHOTOREVISED 1979
AMS 6768 I SE—SERIES V814



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

July 20, 1983

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
18th and C Streets, N.W.
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Boston - Charles Street African Methodist Episcopal Church (local)

Boston - Harrison Loring House (local)

Chicopee - Valentine School (local)

Gardner - Heywood-Wakefield Complex (local)

Greenfield - Garden Theater Block (local)

Monterey - Rock Ridge (local)

Pittsfield - Allen Hotel (local)

Williamstown - Col. Benjamin Simond House (local)

All 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,

Candace Jenkins

Candace Jenkins
Registration Director
Massachusetts Historical Commission

CJ/hi
Enclosure

rec'd

AUG - 1 1983