



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

December 2, 2004

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:

We would like to submit the following correction to the name of a property listed in the National Register on February 22, 2002. The property, located in Boston (Suffolk County), is incorrectly named the Francis and Isabella Apartment Buildings. The correct name is the Frances and Isabella Apartment Buildings. Thank you for changing the "i" to an "e" in "Frances." The property is incorrectly named on both the cover form submitted to you, and in the National Register Information System (in the latter, there is also a typo in the word "and" in the address line, as in "430-432 and 434-436 Dudley Street.")

Thank you for making these changes.

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Cc: Ellen Lipsey, Executive Director, Boston Landmarks Commission

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Frances and Isabella Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 12/10/04 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/23/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000081

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___DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



OMB No. 1024-0018

IRRADIATED
81

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 Francis and Isabella Apartments

other names/site number _____

2. Location

street & number 430-432 and 434-436 Dudley Street not for publication

city or town Boston (Roxbury) vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02119

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon DSHPO
Signature of certifying official/Title Brona Simon, State Archaeologist
Massachusetts Historical Commission, Deputy State Historic Preservation Officer

10/23/2001
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

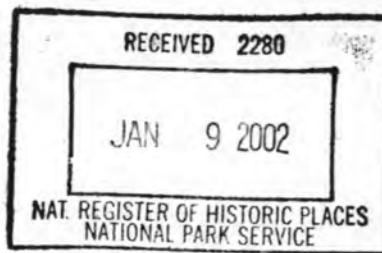
Pattik Andrews

Date of Action

2/22/2002

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



OMB No. 1024-0018

Handwritten: 81

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☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon DSHPO 10/23/2001
Signature of certifying official/Title _____ Date
Massachusetts Historical Commission, Deputy State Historic Preservation Officer

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

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- ☒ 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 Patrick Andrus Date of Action 2/22/2002

Francis & Isabella Apts.
Name of Property

Suffolk, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing

Noncontributing

2 building
____ sites
____ structures
____ objects
2 Total

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

n/a

**Number of contributing resources previously listed
in the National Register**

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation brick
walls brick

roof rubber
other sandstone

Narrative Description

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

Francis & Isabella Apts.

Name of Property

Suffolk, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1887-1951

Significant Dates

1887

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

N/a

Architect/Builder

Goldsmith, Jacob & Co.

Primary location of additional data:

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

Name of repository:

Suffolk, MA
County, State

Acreage of Property less than one acre

(Place additional UTM references on a continuation sheet)

3. Zone	Easting	Northing
---------	---------	----------

4. Zone Easting Northing

See continuation sheet

(Describe the boundaries of the property on a continuation sheet.)

(Explain why the boundaries were selected on a continuation sheet.)

name/title Christine Beard, Tremont Preservation Services with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date October 2001

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

city or town Boston state MA zip code 02125

Submit the following items with the completed form:

Continuation Sheets

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.

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

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

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

name Mark Winkeller / Caritas Communities

street & number 150 Wood Road telephone 781-843-1242

city or town Braintree state MA zip code 02184

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
National Park Service

National Register of Historic Places Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number 7 Page 1

Physical Description

The Frances and Isabella Apartments, at 430-432 and 434-436 Dudley Street, occupy the entire block between Woodward and Clarence Streets in the Roxbury neighborhood of Boston. These two identical brick apartment buildings were designed in the Queen Anne style and dominate the streetscape in an area made up largely of smaller wood-frame, multi-family dwellings. Rising three stories in height, the two apartment buildings are rectangular in plan, with corner towers at the Dudley Street facades and a three-story bow window at each of the side elevations. (photo 2) Each building is enclosed by a slightly pitched roof, covered with rubber membrane roofing. The corner towers have tall conical roofs sheathed with copper (three of the four tower roofs have a crowning finial). The brickwork of each building is highly ornamented with corbelled belt courses, scalloped cornices, and patterned brick panels at the side elevations. First floor window openings have segmental brick arches with brownstone keystones and imposts. Windows above the first floor have simple brownstone lintels, while those at the basement have segmental brick arches with imposts; all windows have brownstone sills. Nearly all window openings contain 1/1 replacement sash, except those at the basement, which are blocked with plywood. (photo 1)

The buildings are divided down the center by a brick party wall and have mirror image plans to either side of the party wall. The main entrance of each building is centered on the Dudley Street elevation. Access to each of these raised entries is by means of a wide stoop with brick side walls and granite steps. Two sets of double doors are recessed from the façade within a broad brick arch, which has a brownstone keystone and label molding with decorative stops. A brick pier separates the entrances, each of which contains the original glazed wood double doors set beneath a transom. The buildings are differentiated by name plaques set in the central brick pier, which read "Frances" (430-432 Dudley St.) and "Isabella" (434-436 Dudley St.).

The building exteriors have been altered very little since they were constructed in 1887. The only significant exterior alterations occurred on the rear elevation of 434-436 Dudley Street where nearly all window openings were infilled with brick and smaller windows installed in some locations. There are two secondary entrances on the rear elevation to each building (one on either side of the party wall). These segmentally arched openings are in the end bays at the first floor. Due to the narrow depth of the rear yard, the rear elevation is not highly visible. (photo 5)

When originally constructed, each building had two apartments per floor. A major renovation was undertaken in 1952, dividing each apartment into two. In 1981 the buildings were converted to lodging houses, with ten bedrooms per building at the first floor and twelve

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number 7/8 Page 2/1

bedrooms per building at each of the upper floors. The current layout more closely reflects the 1952 renovation than it does the original floor plan (see attached 1952 drawings). The corridors seem to have always been in the same location. Finishes within the corridors today are largely a combination of original and 1952 features. Despite the changes, many historic finishes remain throughout the two buildings, including window & door trim, baseboards, and paneled doors. A number of the rooms retain the historic mantelpieces.

The buildings occupy nearly all the lot. There are concrete sidewalks lining the front and sides of the lot and a concrete paved walkway between the two buildings. (photo 4) A stockade fence closes off the south end of the walkway. Chain link fencing encloses a small rear yard. A low wrought-iron fence (apparently an historic fence) set on a granite curbing runs along the front and sides of the lot. (photo 3) A simple modern chain link fence encloses the back yard.

Statement of Significance

The Frances and Isabella Apartments are significant for their architectural value as well-preserved examples of Queen Anne style apartment blocks. They are particularly unusual in this area, which is dominated by smaller wood-frame multi-family dwellings that are not as highly articulated. In addition, the apartments are remarkable as an identical pair and as two of only five known examples of the work of architect Jacob Goldsmith of Goldsmith & Company. These and the three other known examples of his work (all of which are in the Boston area), were all designed within a three-year period between 1887 and 1889. The buildings possess integrity of setting, design, materials, workmanship, feeling, and association. They are of local significance and meet Criteria A and C for listing in the National Register of Historic Places.

Roxbury has always been notably divided geographically. Lower Roxbury is the northern lowlands that lie roughly between Dudley Street and Boston's South End neighborhood. To the south, the steep uplands are known as Roxbury Highlands. Lower Roxbury developed as an area of mixed residential, commercial, and industrial uses, while the Highlands is predominantly residential.

Development in Roxbury, an independent town until 1868, was greatly influenced by its close proximity to Boston. At the end of the 18th century Roxbury was characterized by large expanses of undeveloped land dotted with farmhouses and was joined to Boston by a narrow neck of land (where Roxbury Crossing borders Boston's South End). Following the Revolutionary War, the path that had historically crossed the neck was improved to the status of a road (today's Washington Street), increasing traffic between the two communities.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number 8 Page 2

Beginning in 1804 the neck was further improved and widened, allowing greater transportation opportunities. By 1826 a stagecoach ran hourly between Boston and Roxbury. Between 1830 and 1850 the section of Roxbury closest to Boston filled in rapidly (the area around Tremont and Washington Streets, north of Dudley Street).

At the same time, much of Roxbury remained rural, and thus attractive to prosperous Bostonians looking for relief from urban life. In 1835 the Boston & Providence Railroad opened a station at Roxbury Crossing, making it possible for businessmen to commute to Boston from their "country" homes in Roxbury. By the mid-19th century there were a large number of fine country homes in Roxbury. Farms were gradually subdivided for smaller house lots, and suburban estates, similar to those found in Cambridge, were constructed.

The introduction of the street railway (first horse drawn and later electric) spurred development and resulted in the rapid suburbanization of Roxbury in the second half of the 19th century. Roxbury's first horse-drawn trolley was introduced in 1856 and followed the 17th century route from downtown Boston along Washington Street through the South End and Roxbury Crossing.

Between 1840 and 1870 the area roughly bounded by Dudley, Warren, Dale, and Centre Streets was partly filled with wood and brick townhouses of moderate price. By 1870 most of the lowlands of Roxbury had been subdivided and the three contiguous Boston neighborhoods of Dorchester, Roxbury, and West Roxbury had a combined population of 60,000, with Roxbury being the most densely settled. South of Lower Roxbury, the Highlands were predominantly upper middle class (roughly the area from Washington Street east to Blue Hill Avenue and Dudley Street, east of Warren Street, south to Franklin Park). Middle class businessmen were constructing substantial houses here. This is similar to what was happening in Dorchester and West Roxbury, which were still primarily occupied by the central segment of the middle class into the 1890s.

In the early 19th century Roxbury already had significant industrial development, primarily along the Stony Brook (in the western part of the town) and the harbor (prior to the filling in of Boston's Back Bay and South End). Later, there was a significant industrial concentration in Lower Roxbury between Dudley Street and the Boston border (largely between Tremont and Hampden Streets). Early residents of Roxbury included both Boston commuters and local workers. Similar to Charlestown, East Boston, and parts of East Cambridge, Roxbury was located at the edge of the harbor and had great industrial and mercantile potential (prior to the 19th century land filling). Industries in Roxbury included foundries, textile mills, rope walks, piano works, clockmakers, stone yards, and lumber yards. Workers housing was also built in this vicinity. By the 1870s Lower Roxbury was very much a working class neighborhood and many of its residents were Irish immigrants. The Irish were the most prevalent ethnic group

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number 8 Page 3

living in Roxbury at the time but were later joined by Jewish and Canadian immigrants. By 1890, land in Roxbury was no longer affordable for industrial users and many moved their businesses out into the newer suburbs, leaving large tracts available for additional residential development.

Following a post-war boom of construction between 1865 and 1872, the Depression of 1873 slowed development temporarily. From the mid-1880s through the 1890s there was a second wave of construction during which Roxbury was completely covered with houses. This was due primarily to an expanded transportation system and affordable property. Because the land was cheaper in Lower Roxbury, more affordable housing could be offered. By 1900 the population figure of the three adjacent neighborhoods of Roxbury, Dorchester, and West Roxbury had nearly quadrupled from 60,000 in 1870 to 227,000.

Most of the late 19th century construction in Roxbury was residential, although a significant commercial center had developed at Dudley Square (where Dudley Street crosses Washington Street). Commercial interests eventually spread so that there was secondary commercial development further along Dudley Street and along Washington, Warren, and Tremont Streets.

In terms of residential development, the neighborhood offered less expensive land, making it more attractive to entrepreneurs who had previously focused on Boston's Back Bay and South End sections. There was also a great deal of public construction (schools, libraries, etc.), reflecting Boston's commitment to improving and supporting its neighborhoods. Roxbury, except the Highlands, was primarily lower middle class construction, with a heavy concentration of small rental units and higher rents than found in nearby neighborhoods (fewer rooms per family than in Dorchester or West Roxbury). In contrast to the lower middle class housing stock of Lower Roxbury, Roxbury Highlands continued to be an area of mid-to-high priced construction in the last thirty years of the 19th century. Roxbury Highlands was unique in this way among the three suburban neighborhoods of Roxbury, Dorchester, and West Roxbury because it retained its rural setting longer, due to its topography.

The Frances and Isabella Apartments are located at the northern fringe of what could be considered Roxbury Highlands, very close to the Dorchester border to the east. The history of the site is typical of those in the Highlands (and the adjacent Dudley Triangle neighborhood of Dorchester), although just to the north are streets lined with wood-frame multi-family dwellings that are clearly in keeping with what is typical of Lower Roxbury. The area immediately surrounding the Frances and Isabella Apartments remained largely open and undeveloped into the 1870s. As late as 1873 there was still a significant amount of undeveloped land along this stretch of Dudley Street (east of Hampden Street) and to the south, along either side of Blue Hill Avenue. Although clearly subdivision of land was well under way and a number of houses had already been built, this area was far less densely settled than the western and northern sections of Roxbury.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number 8 Page 4

The vacant land on which the Frances and Isabella were constructed in 1887 were two of nine lots that made up the former Putnam Estate within the block bounded by Dudley, Woodward, Clarence, and Grant (no longer existing) Streets. At the time, the only structure on the block was a large Victorian residence facing Woodward Street, formerly the house of Allen Putnam (still extant). As late as 1874, the house sat on close to an acre of land. Just to the west was the Little Sisters of the Poor Home for the Aged, also on a large open parcel, and then open land up to Hampden Street. The Putnam house sat on the largest of the nine lots (6,146 square feet) while the lots purchased by Nathan each measured 5,637 square feet. The six remaining lots were much smaller, ranging from 2,348 to 2,508 square feet. North of the Putnam estate, along Woodward, Clarence, and Langdon Streets, development had progressed quite a bit more. There were a number of multi-family wood-frame dwellings. By 1890 the streetscapes in this area had changed dramatically. The Frances and Isabella Apartments had been built (1887) and multi-family houses filled the lots around it, leaving only a few undeveloped parcels.

At the time the Frances and Isabella Apartments were constructed the predominant building material for residential construction was wood. Brick and masonry was used to a much lesser extent, primarily for institutional and industrial buildings and clusters of row houses. There were also a number of brick commercial buildings and a few brick livery stables. Most of the multi-family buildings in Roxbury were in the form of duplexes or Triple Deckers, and multi-family row houses. There were only a handful of apartment buildings and those were scattered throughout the area. In the early 20th century a growing number of larger masonry buildings were constructed on the principal commercial streets (Dudley, Washington, Warren, and Tremont Streets).

The Frances and Isabella Apartments are unique among the apartment buildings in Roxbury as an identical pair. While identical row houses were quite common in Roxbury as in other parts of the city, the Frances and Isabella appear to be the only examples of twin apartment buildings in Roxbury.

Land on which the Frances and Isabella Apartments were built was purchased in 1886 by Emanuel Nathan and his wife Fanny from Paul H. Kendrick of Boston. The buildings were named for Nathan's wife (known as Fanny) and his eldest daughter, Isabella. Nathan was a Boston soap maker who lived and worked at 71 Prentiss Street. Nathan hired the firm Goldsmith & Company to design the apartment buildings, which were constructed in 1887. Very little is known of the firm, whose principal, Jacob Goldsmith, designed only three other known buildings in the Boston area (all between 1887 and 1889). Goldsmith does not appear in Boston city directories so he may have had an office elsewhere. When first constructed, each apartment building contained six apartments (two per floor). This arrangement remained unchanged until 1952 when the units were subdivided. It does not appear that the building was

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number 8 Page 5

~~ever owner occupied. The earliest known occupants (from 1930) are Dennis Sughrue (a~~
physician), Mary McQuaid (of Tenney & McQuaid drygoods), Marie DeForest (beauty shop),
Mr. Johanna Brady (widow), and William Kelly (fireman), Leo Donlon (druggist), Richard Dunn
(hat blocker), William Maguire (physician), Daniel Brine, and James Stewart (motorman).

Fanny Nathan died in 1888 and her husband in 1895. Emanuel Nathan's will provided that four
of his five daughters (Isabella, Mary, Caroline, and Theresa), all of whom were married,
received the "use, income, and improvement" of the "Hotel Frances" and "Hotel Isabella" for
the remainder of their lives. Nathan's fifth daughter, Jeannette, received a building at 1441
Tremont Street. His sons John and Jacob Nathan inherited their father's soap making
business and two properties in Roxbury Crossing, the family "estate" (bounded by Prentiss,
Parker and Ward Streets) and a large property on Tremont Street (1386-1400 Tremont Street).
Nathan also had a vacation home on Nantucket that was to be shared by his daughters and his
second wife, Nettie.

The Nathans continued to own and rent out apartments at the Frances and Isabella until 1919
when both buildings were sold to Ursula Ryan. Between 1920 and 1944 the apartment
property was sold a number of times; owners included John and Mary Duke, Edward W. Fuller
of Boston, Leslie and Jennie Brown of Medford, Albert R. Prescott of Worcester, the Prospect
Hill Associates, Peter Chaplik (from whom the property was taken by the City of Boston), David
B. Chaletzky of Lynn, Joseph Zeimis of Boston, Walter and Eva Brazauskas of Boston, Anna
Ventola Sizemore of Somerville. In 1951 Sizemore sold the parcels to William F. Flynn. The
following year Flynn divided each apartment into two. Since then the buildings have been sold
several times but the interior layout remained virtually unchanged until the 1980s when owner
Robert Fuller converted the buildings to lodging houses (34 rooms in each building) and
undertook various minor changes to the floor plans. The buildings are currently being
renovated for lodging house use, using federal investment tax credits for as a Certified
Rehabilitation.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9/10 Page 1

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

BIBLIOGRAPHY

Atlas of the City of Boston (Philadelphia: G.W. Bromley & Co., 1889).

Boston City Directories (various years).

Boston Inspectional Services Department – Building Permit Records

Boston Public Library: Architectural Records & Fine Arts Reference – Architect File.

Combined Atlas of the County of Suffolk, Massachusetts. Vol. 2nd (Philadelphia: G.M. Hopkins, 1873)

Suffolk County Probate Records. Will of Emanuel Nathan (v. 698, p. 49)

Warner, Sam Bass, Jr. Streetcar Suburbs (Cambridge, MA: Harvard University Press, 1962).

(end)

GEOGRAPHIC DATA

Boundary Description

Located on Boston assessor's map 19N – 11E, the nominated property consists of the entire property lots at 430-432 and 434-436 Dudley Street.

Boundary Justification

Area nominated has been historically associated with the apartment block.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Francis & Isabella Apartments
Boston/Roxbury (Suffolk), MA

Section number _____ Page _____

PHOTOGRAPHS

Photos taken by Christine Beard, Tremont Preservation Services

1. Southwest façade along Dudley Street, view facing east
2. Corner of Dudley and Clarence Streets, view facing north
3. Corner of Dudley and Woodward Streets, view facing east
4. Alleyway between buildings, view facing northeast
5. Rear elevation of buildings, view facing southeast



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Francis and Isabella Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 1/09/02 DATE OF PENDING LIST: 1/29/02
DATE OF 16TH DAY: 2/14/02 DATE OF 45TH DAY: 2/24/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000081

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2-22-02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Frances & Isabella Apts.
Boston, MA

Photo 1 of 5

IRRADIATED



Frances & Isabella Apts.

Boston, MA

Photo 2 of 5

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Frances & Isabella Apts.
Boston, MA
Photo 3 of 5

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Photo 4 of 5

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Boston, MA

Photo 5 of 5

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Boston South MASSACHUSETTS

1:25 000-scale metric topographic map



7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works. Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies.

Compiled by photogrammetric methods from aerial photographs taken 1976. Field checked 1979. Map revised 1987. Superimposed Newton and Boston South 1:25,000-scale maps dated 1970.

Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1982). This information is not intended for navigational purposes. Property and 1000-meter grid Universal Transverse Mercator, zone 18. 10,000-foot grid ticks based on Massachusetts coordinate system, midland zone. 1927 North American Datum. To place on the projected North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks. There may be private inholdings within the boundaries of the National or State reservation shown on this map.

CONTOUR INTERVAL: 3 METERS

NATIONAL GEODETIC SURVEY DATUM OF 1929

CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

DEPTH ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

DEPTH CORNERS AND SOUNDINGS IN METERS

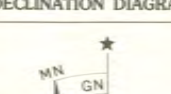
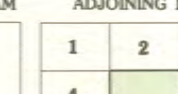
DEPTH IS MEAN LOW WATER

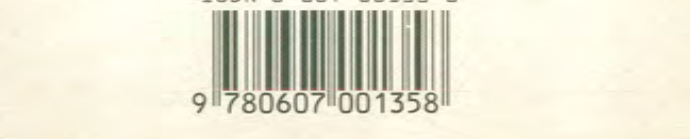
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS			
Meters	Feet		1	2	3	4
1	3.2809		1	2	3	
2	6.5617		4	5	6	7
3	9.8425		7	8	9	10
4	13.1234		10	11	12	13
5	16.4042		13	14	15	16
6	19.6850		16	17	18	19
7	22.9659		19	20	21	22
8	26.2467		22	23	24	25
9	29.5275		25	26	27	28
10	32.8084		28	29	30	31
To convert meters to feet multiply by 3.2809		UTM grid convergence (GCM) and magnetic declination (MD) at center of map. Diagram is approximate.				
To convert feet to meters multiply by 0.3048						



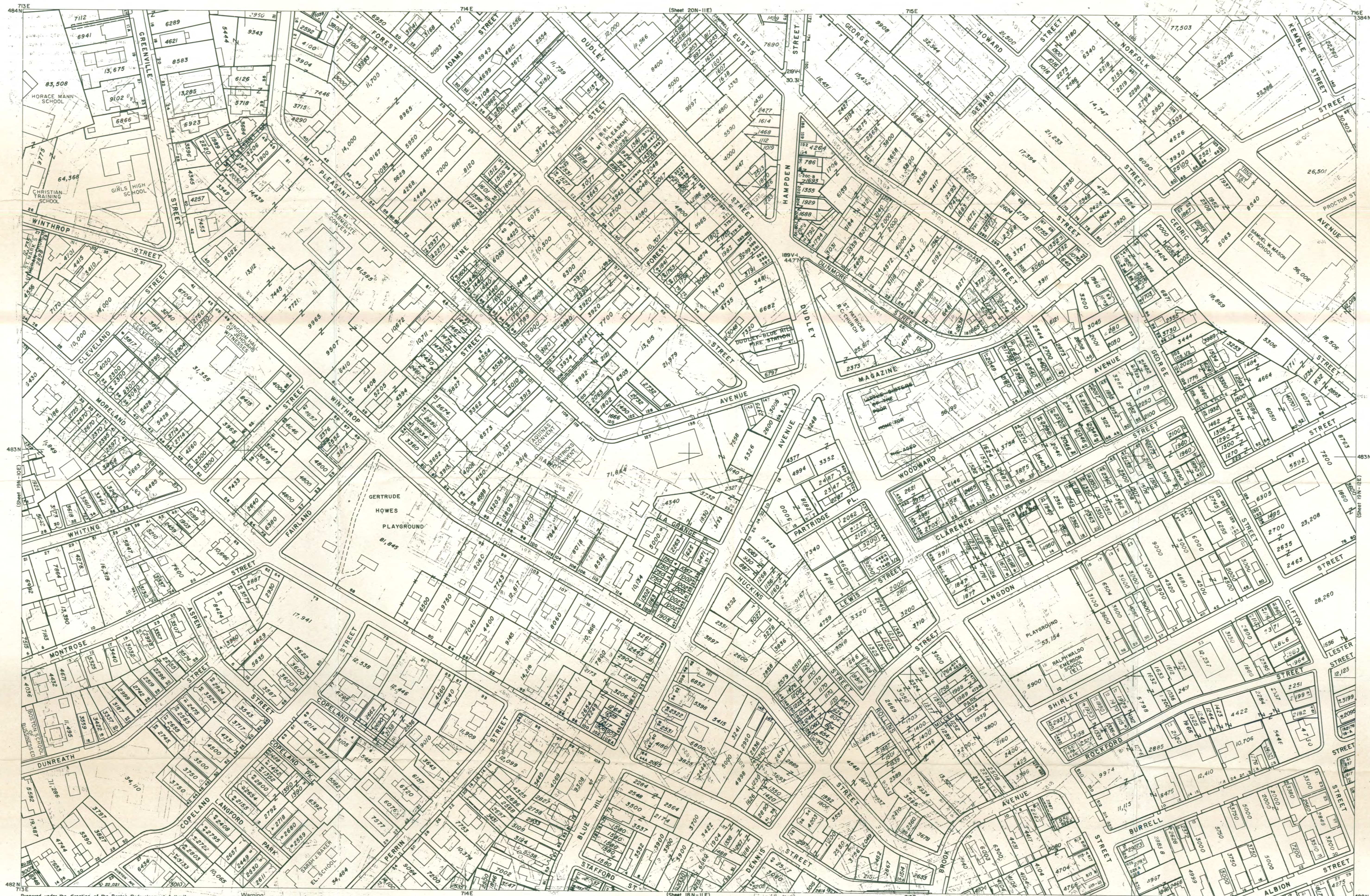
Topographic Map Symbols

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

A pamphlet describing topographic maps is available on request

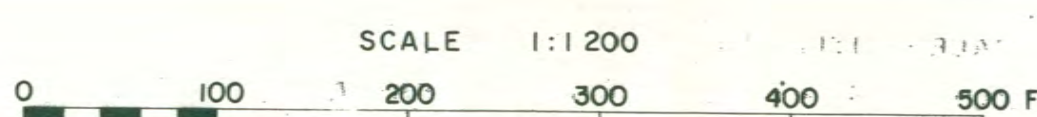
FOR SALE BY U. S. GEOLOGICAL SURVEY DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

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.

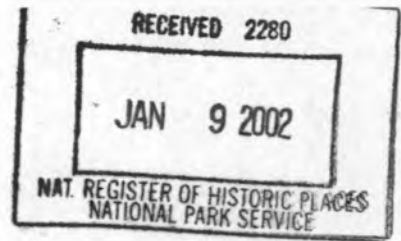


500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

BOSTON
MASSACHUSETTS
1962
SHEET NO. 19N-11E

FRANCES & ISABELLA ARTS
120-122 DUDLEY ST.
BOSTON, MA

IRRADIATED



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

October 23, 2001

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

IRRADIATED

Dear Ms. Shull:

Enclosed please find the following nomination form:

Francis and Isabella Apartments, 430-432 and 434-436 Dudley Street, Boston (Suffolk),
MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Caritas Communities, Inc.
Christine Beard, Tremont Preservation Services
David Payne, Boston CLG coordinator
Thomas Menino, Mayor, City of Boston
John Bowman, Boston Landmarks Commission