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United States Department of the Interior
National Park Service

SEP 22 1989

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mission Hill Triangle Historic District
other names/site number 698-712 Huntington Avenue, 1605-1617 Tremont Street
2-24 & 1-35 Wigglesworth Street; 2-36 & 1-31 Worthington Street

2. Location

street & number _____ N/A not for publication
city, town Boston vicinity
state MA code MA county Suffolk code 025 zip code 02120

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>72</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>72</u>	<u>3</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Valerie A. Talmage Executive Director, Massachusetts Historical Commission, State Historic Preservation Officer Date 9/15/89
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. 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:) _____
Ben J. Savage 11-6-89
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/SINGLE DWELLING, MULTIPLE
DWELLING, HOTEL
COMMERCE-TRADE / SPECIALTY STORE

Current Functions (enter categories from instructions)

DOMESTIC/SINGLE DWELLING
MULTIPLE DWELLING, HOTEL
COMMERCE-TRADE / SPECIALTY STORE

7. Description

Architectural Classification
(enter categories from instructions)

LATE VICTORIAN / SECOND EMPIRE
QUEEN ANNE, ITALIANATE, RENAISSANCE
REVIVAL ROMANESQUE
COLONIAL REVIVAL

Materials (enter categories from instructions)

foundation GRANITE
walls BRICK-BROWNSTONE
SANDSTONE, MARBLE
roof SLATE, TAR AND GRAVEL
other STONE

Describe present and historic physical appearance.

The proposed Mission Hill-Triangle National Register District is a small, visually and geographically cohesive, four-block area dominated by brick residential row houses built during the two decades from 1872 to 1892. The district is bounded by Huntington Avenue, Smith Street, Worthington Street and Tremont Street and includes buildings on Wigglesworth Street. Two structures within the district were constructed after the primary building period in 1910 (major additions to 706 Huntington Avenue) and 1912 (682 Huntington Avenue). Three contemporary structures (built since the 1950's) are also included in the district; these are considered noncontributing. The remaining 72 buildings are contributing.

Of the buildings within the proposed district, 70 were constructed as single-family row houses during the period from 1872 to 1892. Of these, 68 remain completely residential, while two have commercial uses at the ground floors. The buildings from this period range in height from two to four stories, with the majority being two or three stories. The buildings are of brick construction, some with brownstone, sandstone or marble facing. Characteristically, residential row houses in the district were built on small lots ranging in size from 1,330 to 3,077 square feet. In general, the buildings are uniformly set back from the public sidewalk (approximately ten feet) which allows for a small yard in front. A short walkway generally leads to a stone stoop and commonly to an arched entryway. Most of the yards are planted or landscaped and enclosed by a low iron fence or hedge. Shade trees line the concrete sidewalks. Other buildings within the district include ten three-story buildings (built for multiple family use), a four-story apartment building (designed to house six families) and a four-story hotel.

Seventy-two row houses were built between 1872 and 1892. The 70 that remain give the district a remarkable degree of architectural unity achieved through a rhythmic pattern of buildings with projecting round or semi-octagonal bays. The rows feature continuous cornice lines and mansard roofs punctuated with semi-octagonal dormers. Among the 1870s structures, the basic house form is the same: a side-hall plan; 2 stories plus mansard; flat entry bay next to a projecting semi-octagonal bay. Four of the houses constructed in 1872 have round bow fronts and decorative elements vary somewhat between groups.

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George D. Cox, a local builder and real estate speculator, was responsible for dividing the larger undeveloped land parcel and laying out Wigglesworth and Worthington Streets. For the group with the most prominent location, 1605-1617 Tremont Street, Cox chose marble as the facade material, probably intending to add elegance and sophistication to the row. Like most of the other row houses in the district, those on Tremont Street rise two stories to a third story contained beneath a slate mansard roof. Window openings are trimmed with stylized hoods and projecting sills supported on brackets. Window treatment in this block is generally 2/1 or 1/1 sash, except at 1605 Tremont which has 6/6 on the second and third floor. The first floor windows were changed when the commercial storefront was added in the early 20th century. The rooflines are defined by heavy bracketed cornices. A one-story asphalt and wood shingle sided dormer with a bracketed cornice is located at roof level above 1609 Tremont Street. An early 20th century commercial store front has been added to 1605 Tremont Street and 20th century commercial additions have been made to 1605 and 1613 Tremont Street.

Two groups of dwellings (designed by architect John T. Broadhurst for Cox, and built by mason Charles L. Peacock) stand at 1-11 Wigglesworth Street and at 2-12 Worthington Street. Each row comprises six houses, all of which are faced with rusticated brownstone. Each facade features a two-story octagonal bay. Window openings are framed by Gibbs surrounds as are the recessed entrances, several of which retain original double doors. Window treatment is mainly 2/1 and 1/1 in both these blocks. 2-16 Wigglesworth Street and 14-24 Worthington Street are constructed of red brick trimmed with brownstone sills and lintels. The lintels have ornamented incised stylized motifs. These again feature octagonal bays. The rows are tied together by continuous belt courses of angled bricks and dentilled copper cornices. Three additional units originally stood at 18-22 Wigglesworth Street but have since been demolished; the site is now a parking lot. Sandstone facing is seen in the Italianate style townhouses at 13-23 Wigglesworth Street. These are similar to the neighboring houses at 1-11 Wigglesworth Street but are faced with a lighter sandstone. The recessed entrances and window openings are framed by simple pilasters rising to segmental arches decorated with stylized motifs. As is characteristic within the district, these houses have octagonal bays. A continuous row extending from 1-31 Worthington Street, also red brick with brownstone trim, makes up the remaining group of early structures in the district. Comprising sixteen row houses, this block features brownstone entry and sixteen window surrounds decorated with incised stylized motifs; the door surrounds possess panelled pilasters. Window treatment is mainly 2/2 sash. Rectangular transoms exist above existing original double doors.

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Decorative panels with angled brickwork exist between the first and second stories.

By September of 1885 the distinctive, Queen Anne/Renaissance Revival-inspired brick and brownstone "Helvetia" apartment hotel (706-708 Huntington Avenue) was erected. Its symmetrically arranged facade features a two-bay central pavilion crowned by a metal-clad triangular pediment, arcaded first story fenestration, and diagonally projecting metal-clad oriels. Twin ground level arched entrances are ornamented with an inset carved brownstone eagle, while further decorative work is provided by ornamental brick work panels and inset ceramic tiles. The designer of this particularly noteworthy building has not been determined but is believed to have been Albert Geiger, A Swiss born engineer who owned the lot at the time the building was constructed. In 1910, a five-story section was added to the rear of the building to accommodate twenty-five families. This masonry structure is trapazoidal in plan and faced with red pressed brick at its east (primary) elevation. The east elevation has four evenly-spaced bays, each of which contains a set of 1/1 paired windows per story. Window openings have splayed sandstone lintels and rectangular stone sills. A one-story commercial addition (712 Huntington Avenue) was also added at this time to the west side of the original building. Faced entirely with pressed metal, the north elevation is divided into three bays by panelled pilasters. Extending the length of the elevation is a metal frieze and cornice. For the triangular lot northeast of the Helvetia, noted Boston architect J. H. Besarick later designed the picturesque Queen Anne/Romanesque style row group of four units now standing at 698-704 Huntington Avenue, built in 1888 by Bousquet and Pepin, masons. Although built as a row, each of these houses possesses distinctive detailing. All are constructed of red brick trimmed with rusticated brownstone and slate mansard roofs with finials on the tower and bay roofs. The most noteworthy feature is a central entry formed by a wide Romanesque arch; within the entryway is a mosaic tile floor and fine wood panelling. A large three-story tower anchors the northeast end of the row. Firewalls separate each unit with a fire escape along the second and third floors of 698 Huntington Avenue.

Residential row completion within the district occurred in 1891-1892, when additional brick structures were built on vacant northern lots in the area. Numbers 25-29 Wigglesworth Street were designed and built by McGowans and Galvin. This group of three row houses follows the standard facade configuration with a flat entrance bay and an octagonal bay. Constructed of brick, they are trimmed with brownstone and feature pedimented lintels, billet work, decorative brick panels, and corbelled cornices. Also in 1892, 31-35 Wigglesworth Street and 26-28 Worthington Street were begun by

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owner/builder Bartholomew J. Connally, designed by architect Charles A. Halstrom. These two rows are virtually identical, both having a flat entrance bay and bow fronts. Constructed of red brick, the houses are trimmed with simple brownstone sills and lintels. Notable features of these rows include decorative brick panels of billet work, angled brick courses, and brick saw tooth cornices. 30-32 Worthington Street, designed by William Holmes and built by Mulligan & Gorham, were constructed the following year. Although this pair of houses is typical of the other brick rows in the district in its detailing, it is unusual for its flattened bow fronts and wide flat entrance bay. Windows and doors are trimmed with rectangular sandstone sills and lintels, while the facade is decorated by brick belt courses. The building at 34 Worthington Street appears to have been built in this period, as it was Holmes' residence in 1893, but has been substantially altered. These buildings reflect the area's increasing density at the time, as they were designed as three-family units.

After the turn of the century, construction continued although at a much slower rate. In 1912, the apartment hotel "Esther" was constructed at 682 Huntington Avenue/142-148 Smith Street (designed by J. Lawrence Berry). The "Esther" occupies a prominent location within the district and is primarily in the Georgian Revival style. Constructed of red brick, the building rises three stories above a first story commercial floor which is divided into storefronts by cast stone piers. The major corners of the building are dominated by three-story metal oriel windows. Two metal bay windows exist at the north elevation. Heavy quoining and a moulded metal cornice with modillions also decorate the building. The main entrance is framed by a cast stone surround with "Esther" incised in the entablature.

(end)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1872-1912

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

~~JOHN H. BESARICK, JOHN T. BROADHURST,~~

~~J. LAWRENCE BERRY, CHARLES L. PEACOCK,~~

~~C.A. HALSTROM, WM. HOLMES, JAMES J. GALVIN,~~

~~GEORGE D. COX~~

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above

The Mission Hill Triangle District is significant as a substantially intact neighborhood of late nineteenth century masonry row houses which portray a distinct development period in the history of Boston's Mission Hill area. Historically this area has been part of the town of Roxbury which was annexed to Boston in 1868. Through its architecture, the area reflects a change in character during the late nineteenth century from its rural beginnings to an urban/suburban nature as part of the "streetcar suburbs" of Boston. The Mission Hill Triangle Historic District is of local significance and meets Criteria A and C for listing on the National Register. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Among the Puritan immigrants who sailed with John Winthrop from England aboard the "Arabella" in 1630 was William Pynchon, leader of a small group that settled just south of the Shawmut Peninsula. The settlement was called "Rocksbury" or "Rockburie," recalling the uneven, rocky terrain with its brooks, ponds, springs, and wooded hills. Early settlement clustered around the meetinghouse in Roxbury's John Eliot Square, constructed in 1632. The boundaries of the town were defined by a series of legislative acts dating as early as 1636 and as late as 1860. Farming remained the main occupation in Roxbury throughout the colonial period, with industry limited to such farm-related activities as grist mills, fulling mills, and tanneries. Originally part of Norfolk County, Roxbury was incorporated as a city in 1846 and was annexed to Boston in 1868, following West Roxbury's separation as an independent town in 1851. Annexation accelerated expansion of an urban transit system and accompanying residential development.

As the last town on the mainland before crossing the neck to Boston on the Shawmut Peninsula, Roxbury occupied an important economic position. Roads intersected to go down the Neck at the lower Roxbury village, which became a market for produce and goods enroute to Boston. Thus, the only road from Boston passed through Roxbury, dividing at John Eliot Square into the road to Brookline and Cambridge (Roxbury and Tremont Streets) and the road to Dedham (Centre Street). Houses clustered around the town green at Eliot Square and along Dudley and Washington Streets.

See continuation sheet

9. Major Bibliographical References

CHIEFTAIN BOARD
3098 BOYLSTON STREET

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested HPCA # 10787 MA- HELVITIA HOTEL
- 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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

~~MASSACHUSETTS HISTORICAL COMMISSION~~

10. Geographical Data

Acreeage of property 3.2 Acres

UTM References

A

1	9	3	2	6	7	9	0	4	6	8	8	8	5	0
Zone	Easting				Northing									

B

1	9	3	2	6	7	8	0	4	6	8	8	8	1	0
Zone	Easting				Northing									

C

1	9	3	2	6	8	0	0	4	6	8	8	7	9	0
Zone	Easting				Northing									

D

1	9	3	2	6	7	6	0	4	6	8	8	7	1	0
Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundary includes the two adjacent parcels of land which were purchased and developed by George D. Cox in 1871 and Schlesinger and Geiger in 1884. The block from 1621 to 1649 Tremont Street was excluded because of substantial alterations in the buildings and later periods of construction.

See continuation sheet

11. Form Prepared By

name/title Christine Scott Beard (ACT), w/Anne Tait, Acting National Register Director
 organization MHC date 3/20/1987
 street & number 80 Boylston Street telephone (617) 727-8470
 city or town Boston state MA zip code 02116

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The rural character of Roxbury began to change in the first quarter of the nineteenth century, when land was filled in along the tidal marshes of the Neck, and turnpike routes and omnibus services provided access to Roxbury. Proximity to Boston and periodic transportation improvements strongly influenced the evolution of Roxbury and its Parker Hill area during the nineteenth century. The area was early identified by a few large estates that were later broken into smaller estates and further subdivided into various-sized lots.

Tremont Street (known as Washington Street as late as 1867) was dotted in its early days by substantial houses and farms. Introduction, in 1834, of the Boston and Providence railroad and the horse-drawn streetcar in 1856, made the area more accessible to Boston. Eventually, improved transit lines would encourage new housing construction to accommodate the middle class as it moved out of the center city into the "streetcar suburbs". Estates were purchased by real estate speculators and land developers. Grid street patterns were laid out and large parcels subdivided into smaller house lots.

Historian Sam Bass Warner has characterized the section of Roxbury which includes Mission Hill as follows in Streetcar Suburbs:

During the 1870-1900 period lower middle class families moved into the Tremont Street district in two waves. The Irish, then the predominant emergent group of Boston, were the largest element among the newcomers -- especially so since there was an established Irish colony in the area. They constituted 44 to 48 percent of the total population, a concentration 10 to 20 percent greater than in other wards of the three-town suburban area. However, coming with the Irish were lower middle class families of all ethnic backgrounds. A German colony continued for a time, only to be replaced in the 1890's by a wave of Canadians. A mixture of native Americans and minor immigrant groups together comprised the remaining 30 to 40 percent of the population. In the 1890's the beginning Irish settlement on the lowlands around Ruggles Street began to be taken over by the next emergent group, the Jews. Throughout the three last decades of the century the whole area served primarily as a "zone of emergence" for lower middle class immigrant families. Between 70 and 80 percent of its population was first and second generation foreign born.

In the postwar building boom which lasted through 1873, cheap row houses filled the vacant lots on the streets off lower Tremont Street and up the side of Mission Hill. In the next two decades, especially in the 1885-1895 boom, inexpensive housing

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of one kind or another covered most of the outer section from Mission Hill to the West Roxbury line. Two new parishes had to be created to supplement the services of the Redemptorists, while their church became one of the most active and important in all Boston. On the rolling hills to the south of the Centre Street small singles and two families predominated, on the north side of Centre Street the three-deckers marched almost uninterrupted from the bottom of the Stony Brook Valley to the very peak of Parker Hill. [Warner, pp. 95, 97]

Factories located in the Stony Brook Valley northeast of the Wigglesworth Street area in 1873 included the Sewall, Day and Company cordage works, a brewery, floor oil cloth manufactory, and currying works. The Church of Our Lady of Perpetual Help (now commonly known as the Mission Church) on Tremont Street and St. Alphonsus Street was founded by the Catholic Redemptorist Fathers and opened in 1871; a new imposing stone Mission Church replaced the earlier wooden structure in 1878. North and east of the church, detached frame dwellings on lots of 3000-4000 square feet dominated the landscape. Brick bow-front row dwellings had been built on Delle Avenue (average 1500 square foot lots), and Longwood Avenue (1296 square feet lots) near the brewery. Brick rows were located around Bromley, Parker and Heath Streets, and Walden and Heath Places. Some large estates remained in the Mission Hill area in the early 1870s.

Development of the Mission Hill Triangle area began in June of 1871 when local builder George D. Cox purchased a parcel of land on Tremont Street from Edward S. Rand, Jr., Trustee. Previously, it had been owned by Thomas Wigglesworth, a merchant in business with his brother, Edward, at 16 India Wharf. The property included 408,554 square feet and extended from what is now the rear lot lines of the houses on the northwestern side of Wigglesworth Street eastward to the present rear parcel lines of the houses on the southeastern side of Worthington Street, and in the northeast to Longwood Avenue (Huntington Avenue was not laid out until the 1880s). Wigglesworth and Worthington Streets were laid out from Tremont Street to Longwood Avenue. Cox subdivided the property into 190 house lots ranging in size from approximately 1330-3000 square feet each. Soon after, fifty-seven (of which fifty-four now remain) single-family masonry row houses were erected on Tremont, Wigglesworth and Worthington Streets on the lots nearest Tremont Street. Facade materials used include marble, brownstone, sandstone and brick.

Lots on which 13-23 Wigglesworth Street stand were purchased in July, 1871 by architect John T. Broadhurst, subject to deed restrictions that "no building costing less than \$4,000 shall be

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placed or erected on said premises" and all were to be built "of brick, iron, or stone" [Suffolk County Deeds, Lib. 1073, Fol. 286].

Charles L. Peacock, whose business was in East Dedham, was the masonry contractor employed for houses at 1-11 Wigglesworth Street, and 2-12 Worthington Street (completed 1873), both designed by architect John T. Broadhurst.

Carpenter James McPhail of Boston was another early lot owner in the area, having purchased nine lots at 5-21 Worthington Street in September, 1871, paying George D. Cox \$18,000 for the whole. McPhail was in business that year at Albion Street and in 1872 at Longwood Avenue.

Developer Cox became bankrupt in April, 1873 and before 1874, fifty-six of his vacant lots had been sold, with one individual generally owning a group of several lots. Evidently, Cox's financial problems were related to the 1873 financial crisis. (*Suffolk Deeds Lib. 1203, Fol. 76). Information from Cox's 1896 obituary indicates he came to Boston from Maine at age 20 in 1856, and in 1861 entered the Third Massachusetts Cavalry as Sargeant. Subsequently, he established an office at 209 Washington Street. Working as a builder/developer, Cox is credited with construction of numerous houses, mostly in Roxbury, the Hotel Howland (218 Columbus Avenue), and the Cox Building (John Eliot Square, Roxbury, 1870, Boston Landmark, 1979). Cox moved to Los Angeles after his Boston decline, returned to the Boston area two years later, and re-entered the real estate business, working chiefly in Newton and Dorchester.

In 1882, the extension of Huntington Avenue through the area (from Parker Street to Tremont Street bisecting Wigglesworth and Worthington Streets), and the subsequent extension of the electric streetcar route resulted in housing development along the length of the new thoroughfare. A triangularly shaped piece of property which included 39,091 square feet at Tremont Street and Huntington Avenue was sold from the Ebenezer Francis estate in May of 1884 and acquired by Sebastian B. Schlesinger and Albert Geiger in April of 1885. Schlesinger and Geiger purchased the property as trustees for the Louis Francois de Pourtales estate, and by September of 1885 the brick and brownstone "Helvetia" (706-708 Huntington Avenue) was erected, along with three frame multi-family buildings on Tremont Street, the "Neufchatel", "Geneva", and "Lucerne". Deed restrictions stipulated that buildings to be constructed could not be "used or occupied for the purpose of carrying on any mechanical, mercantile or manufacturing business or for a public stable or public garden...", but that "stores for the sale of provisions, family groceries, books and stationery, dry goods or any similar unobnoxious traffic" were acceptable, but no "spiritous or malt

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liquors be sold therein to be drunk in the premises" (*Suffolk County Deeds, Lib. 1637, Fol. 553). The "Neufchatel", "Geneva", and "Lucerne" were constructed adjacent to the "Helvetia" along Tremont Street. Today, only two of the three remain, both of which have been substantially altered; alterations include covering the facades with modern siding, changing window openings and sash, removal of original roof details.

The northeastern section of the triangular parcel remained undeveloped until 1888, when the trustees hired noted Boston architect J. H. Besarick to design the picturesque Queen Anne/Romanesque Revival row now standing at 698-704 Huntington Avenue (built by Bousquet and Pepin, masons).

Land across Huntington Avenue (bought by Cox in 1871) was eventually acquired by Harvard College for the site of Harvard Dental and part of the Harvard Medical School. A corner portion at Longwood Avenue was developed in the 1880's, chiefly with brick apartment blocks.

Remaining lots from George D. Cox's original 1871 purchase on Wigglesworth and Tremont Streets, south of Huntington Avenue were vacant until 1890, when 31-35 Wigglesworth Street and 26-28 Worthington Street were constructed for owner/builder Bartholomew J. Connally, (designed by architect Charles A. Halstrom). These Panel Brick style buildings reflect the area's increasing density at the time, as they were constructed as three-family units. Three more Panel Brick style three-family row houses were erected the same year (25-29 Wigglesworth Street) by architect/builders McGowan & Galvin.

After the turn of the century, the corner/commercial apartment building, "The Esther", at 142-148 Smith Street/682 Huntington Avenue (1912; J. Lawrence Berry; architect, G. A. Cahill, builder), was constructed for Mrs. Esther Brickett.

The area north of Huntington Avenue has, in the twentieth century, become a principal location for medical and educational institutions. Harvard Medical School opened at its Longwood Avenue site in 1906, and the Peter Bent Brigham Hospital (now part of the Brigham & Women's Hospital) admitted its first patient in 1913. Massachusetts College of Pharmacy (1918), and Children's Hospital (dedicated 1914) are also in the vicinity.

Architecturally, the buildings within the Mission Hill Triangle district provide good examples of the adaptation of fashionable residential styles and building type favored by the upper classes to a more modest scale for use by middle and lower class residents. As the early structures within the district date from 1872, they are manifestations of single-family row housing influenced by Boston's

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Back Bay and South End residences. Represented in the district are masonry townhouses with decorative elements derived from the Second Empire, Neo Grec, Queen Anne, Panel Brick and Renaissance Revival styles. Construction materials include brick, brownstone, sandstone and marble. Single-family dwellings dating from the 1870's predominate, but the district also includes one block of four single-family row houses of 1888 and a few three-family brick rows from the 1890s. In addition to the row houses, the district contains the "Helvetia" (706-708 Huntington Avenue, 1884-1885; 1910), a distinctive apartment hotel and the "Esther" (682 Huntington Avenue/142-148 Smith Street, 1912), a Georgian Revival apartment structure with first floor commercial use.

ARCHITECTS REPRESENTED IN THE DISTRICT:

John H. Besarick (b. 1844), who designed the notable Queen Anne style row house at 698-704 Huntington Avenue (1888), was born in New York and received his architectural training during an eight year period in the office of Samuel J. F. Thayer, and later worked in the offices of the nationally prominent architects Richard M. Hunt and McKim, Mead & White. After 1869, Besarick maintained his own practice at 32 Pemberton Square and later on Bedford Street, continuing until 1920. Working in a variety of styles, Besarick designed a number of townhouses in the Back Bay, as well as the Congregational Church on Moreland Street (1880s), St. John's Theological Seminary in Brighton (1883-1884), the Hotel Eliot (Roxbury Highland's 1876; now demolished); Pilgrim Hall (732-734 E. Broadway, South Boston, 1890), a Queen Anne/Romanesque brick commercial building; and 141-157 South Street/114-118 Beach Street (1885; Richardsonian Romanesque commercial building). Besarick designed a number of buildings in the Moreland Street Historic District (NR, 1984), including six distinctive brick row groups (30-38 Moreland Street, 48-52 Moreland Street, 33-43 Moreland Street, 236-248 Warren Street, and 250-254 Warren Street) and two frame houses (19-21 Alaska, 85-87 Moreland Street). These works feature a variety of architectural styles, including Queen Anne, Romanesque Revival, Stick Style, and Colonial Revival. For 236-248 Warren Street, Besarick worked with builders Bousquet & Pepin, who also constructed 698-704 Huntington Avenue. Other buildings by Besarick include the Church of the Sacred Heart of Jesus (East Boston; 1874), and Swedenborgian Church (Church of God in Christ), St. James and Warren Streets, Boston; 1873-1875.

John T. Broadhurst, designer of row houses at 1-11 Wigglesworth Street and 2-12 Worthington Streets practiced architecture from an office in the Cox Building (also developed by George D. Cox) at Eliot Square in 1871 and 1872, and in 1873 from 18 Pemberton Square.

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J. Lawrence Berry (d. 1931), designer of the commercial/apartment building at 682 Huntington Avenue/142-148 Smith Street (1912), conducted an architectural practice with Frank L. Harlow in 1900, and during the years 1913-1917 with Harry E. Davidson. Berry was also associated with the firm of Allen & Collins at 75 Newbury Street in the years 1905-1911. He "reconstructed" the 1877 Parish House Chapel of St. James Church in Roxbury and designed the 1908 addition to the Parish House.

C. A. Halstrom, was architect of the Queen Anne style three-family row house at 31-35 Wigglesworth Street (1891). Halstrom conducted a Boston architectural practice during the years 1885-1899. He designed a series of multi-family wood and brick dwellings (some with first floor stores) largely in Roxbury and Charlestown.

Architect William Holmes, designer of 30-32 Worthington Street (1892; Queen Anne 3-family row houses), was responsible for frame and brick 1, 2, and 3-family dwellings in Roxbury, Dorchester, and Jamaica Plain, and brick multi-family apartments in Roxbury. Holmes (1855-1898) immigrated to the United States from Ireland. From 1878-1882, city directories list him as a carpenter, and from 1883-1897 as an architect. In 1892 Holmes' business address was 252 Columbus Avenue. From 1893 to his death in 1898, Holmes lived at 34 Worthington Street. Other buildings nearby designed by Holmes include 160 Longworth Avenue (1892), 641-645 Huntington Avenue (1888). His obituary in the Boston Transcript of April 16, 1898 noted "Some of the finest business blocks, many churches, as well as a number of palatial residences in and about Boston, bear witness to his taste and skill in his profession."

James J. Galvin of McGowan and Galvin, architects of 25-29 Wigglesworth Street, built a series of brick or wood triple deckers in Roxbury around the turn of the century.

NOTE: The previous was largely excerpted from the Boston Landmarks Commission's "Report of the Mission Hill Triangle Study Committee on the Potential Designation of Mission Hill Triangle Area as an Architectural Conservation District under Chapter 772 and the Acts of 1975, as Amended".

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Mission Hill Triangle
Historic District, Boston, MA

9. **BIBLIOGRAPHY:** (for the Boston Landmarks Commission's report of the Mission Hill Triangle Area, for reference see below).

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Mission Hill Triangle
Historic District, Boston, MA

Section number 9 Page 2

BIBLIOGRAPHY: (cont'd)

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Mission Hill Triangle
Historic District, Boston, MA

Section number 10 Page 1

BOUNDARY DESCRIPTION

The proposed Mission Hill Triangle National Register District is located in the Mission Hill "Triangle Area" which lies between the Fenway and Roxbury sections of Boston.

Beginning at the northernmost point in the district, at the intersection of Smith Street and Huntington Avenue, the boundary runs southeast along the southside of Smith Street to Worthington Street, then southwest along the west side of Worthington Street to the southern lot line of 32 Worthington Street, then crossing to the east side of Worthington Street and running along to the northern lot line of 31 Worthington Street to its east lot line, then running southeast along the east (rear) lot lines of 1-31 Worthington Street to the southern lot line of 1 Worthington Street, then running northwest across Worthington Street to Tremont Street. The boundary then runs northwest along the north side of Tremont Street to Wigglesworth Street, turning northward and running along the east side of Wigglesworth Street to the south lot line of 1 Wigglesworth Street. The boundary turns westward, crossing Wigglesworth Street and continues along the northern lot lines of 2B Wigglesworth Street and 1627 through 1649 Tremont Street, to Huntington Avenue, then running northeast along the south side of Huntington Avenue to the point of beginning at Smith Street.

**PROPOSED MISSION HILL HISTORIC DISTRICT
DISTRICT DATA SHEET**

<u>Street Address</u>	<u>Map</u>	<u>Type</u>	<u>Historic Name/or Original Owner</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
Huntington Avenue						
682	21N9E	B	The Esther	1912	Georgian Revival	C
698	21N9E	B	Albert Geiger	1888	Queen Anne/Romanesque Revival	C
700	21N9E	B	Albert Geiger	1888	Queen Anne/Romanesque Revival	C
702	21N9E	B	Albert Geiger	1888	Queen Anne/Romanesque Revival	C
704	21N9E	B	Albert Geiger	1888	Queen Anne/Romanesque Revival	C
706-708	21N9E & 8E	B	The Helvetia	ca. 1884	Queen Anne/Renaissance Revival	C
712		B	Store	1910	Commercial	C
Corner Wigglesworth St.	21N9E	B	Arby's Restaurant	ca. 1975	Commercial	NC
Corner Smith Street	21N9E	B	Traverns Tavern	ca. 1970	Commercial	NC
Tremont Street						
1605-1615	21N9E	B	George D. Cox	1872	Italianate	C
1617	21N9E	B	Mission Hill Veteran's Post	ca. 1960	Commercial	NC
Wigglesworth Street						
1-11	21N9E	B	George D. Cox	1872	Italianate	C
13-23	21N9E	B	J. F. Broadhurst	1872	Italianate	C
25-29	21N9E	B	Mrs. William Hardcastle	1891	Italianate	C
31-35	21N9E	B	B. J. Connolly	1891	Italianate	C
2-16	21N9E	B	George D. Cox	1872	Italianate	C
Worthington Street						
1-31	21N9E	B	George D. Cox	1872	Italianate	C
2-24	21N9E	B	George D. Cox	1872	Italianate	C
26-28	21N9E	B	B. J. Connolly	1891	Italianate	C
30	21N9E	B	Patrick Grinham	1892	Italianate	C
32	21N9E	B	Patrick Grinham	1892	Italianate	C
34	21N9E	B	Patrick Grinham	1892	Italianate	C

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mission Hill Triangle Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 9/22/89 DATE OF PENDING LIST: OCT 03 1989
DATE OF 16TH DAY: OCT 19 1989 DATE OF 45TH DAY: 11/06/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001747

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/6/89 DATE

ABSTRACT/SUMMARY COMMENTS:

Historically and architecturally significant "Streetcar suburb," consisting primarily of late 19th-century single-family rowhouses.

RECOM./CRITERIA Accept and
REVIEWER Swall
DISCIPLINE Architectural History
DATE 11-6-89

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Great Lakes

REPAIR

REPAIR

SKIPTON KENNEL SHOP

682

SKIPTON KENNEL SHOP

OPEN

SKIPTON KENNEL SHOP

MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking east down Smith Street showing 682
Huntington Avenue (142-148 Smith Street)

Photo: 1 of 8

*Mission Hill Triangle Historic District
Boston, MA*

*Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA*

*View: Looking east down Smith Street showing 682
Huntington Avenue (142 - 148 Smith Street)*

Photo : 1 of 8



MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking north along the east side of Worthington
Street showing block from 1-31 Worthington St.

Photo: 2 of 8

*Mission Hill Triangle Historic District
Boston, Massachusetts*

*Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA*

*View: Looking north along the east side of Worthington Street
showing block from 1-31 Worthington St.*

Photo: 2 of 8



MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking north along west side of Worthington
Street showing the block from 2-34 Worthington
Street

Photo: 3 of 8

*Mission Hill Triangle Historic District
Boston, Massachusetts*

*Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA*

*View: looking north along west side of Worthington Street
showing the block from 2-34 Worthington Street*

Photo: 3 of 8



MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking north at north side of Tremont Street
showing houses at 1605-1617 Tremont Street

Photo: 4 of 8

*Mission Hill Triangle Historic District
Boston, Massachusetts*

Photographer: Christine Scott Beard

January 1987

ACT for Massachusetts

45 School Street

Boston, MA

*View: Looking north at north side of Tremont Street
showing houses at 1605-1617 Tremont Street*

Photo: 4 of 8



Street Cleaning
Daily Mop
8:00 AM - 7:00 PM
Tow Zone

MISSION HILL HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking southward at eastside of Huntington
Avenue showing 706 Huntington Avenue

Photo: 5 of 8

*Mission Hill Historic District
Boston, Massachusetts*

*Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA*

*View: Looking southward at eastside of Huntington Avenue
showing 706 Huntington Avenue*

Photo: 5 of 8



MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking east at the east side of Huntington
Avenue showing 698-704 Huntington Avenue

Photo: 6 of 8

Mission Hill Triangle Historic District
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking east at the east side of Huntington Avenue
showing 698 - 704 Huntington Avenue

Photo: 6 of 8



MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking southward at west side of Wigglesworth
Street showing row from 2-22 Wigglesworth Street

Photo: 7 of 8

*Mission Hill Triangle Historic District
Boston, Massachusetts*

*Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA*

*View: Looking southward at west side of Wigglesworth
Street showing row from 2-22 Wigglesworth Street*

Photo: 7 of 8



MISSION HILL TRIANGLE HISTORIC DISTRICT
Boston, Massachusetts

Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA

View: Looking southward at east side of Wigglesworth
Street showing row from 1-35 Wigglesworth Street

Photo: 8 of 8

*Mission Hill Triangle Historic District
Boston, Massachusetts*

*Photographer: Christine Scott Beard
January, 1987
ACT for Massachusetts
45 School Street
Boston, MA*

*view: looking southward at east side of Wigglesworth
Street showing row from 1-35 Wigglesworth Street*

Photo: 8 of 8



September 15, 1989

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

SEP 22 1989

NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed you will find the following nomination form:

Mission Hill Triangle Historic District, Huntington Avenue, Tremont,
Wigglesworth, and Worthington Streets, Boston, (Suffolk County), Massachusetts.

There has been no owner objections for the above mentioned property.

The nomination has been voted eligible by the State Review Board and has 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 form.

Sincerely,

Anne E. Tait
Acting National Register Director
Massachusetts Historical Commission

Enclosure: