

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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 Paine Furniture Building
other names/site number _____

2. Location

street & number 75-81 Arlington Street _____ not for publication
city or town Boston _____ vicinity
state Massachusetts code MA county Suffolk code 025 zip code 02116

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 8/6/02
Signature of certifying official/Title Brona Simon 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

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):

hoy
Signature of the Keeper Date of Action
Edson H. Beall 9/12/02

Paine Furniture Building
Name of Property

Suffolk County, Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing Noncontributing

_____ 1 _____ building

_____ sites

_____ structures

_____ objects

_____ 1 _____ Total

Number of contributing resources previously listed in the National Register

_____ N/A _____

Name of related multiple property listing

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

_____ N/A _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

_____ Commerce/Specialty Store/Furniture Manufacture/

_____ Sales/Repair

_____ Commerce/Business/Office Building

Current Functions

(Enter categories from instructions)

_____ Commerce/Office Building

_____ Commerce/Business/ Specialty Store/

7. Description

Architectural Classification

(Enter categories from instructions)

_____ Classical Revival

Materials

(Enter categories from instructions)

foundation _____

walls _____ Limestone, buff-colored brick, terra cotta

roof _____ Asphalt

other _____

Narrative Description

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

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 1

**Paine Furniture Co. Building
Boston (Suffolk), MA**

7. DESCRIPTION:

Located at 75-81 Arlington Street in Boston, the Paine Furniture Building was constructed in 1914 to house the extensive showroom, offices, and manufacturing operations of the Paine Furniture Company. Ten stories in height and spanning the block between St. James Avenue and Stuart Street, the building is a prominent visual presence in Boston's Park Square, a commercial area that borders three historic residential neighborhoods: the South End, the Back Bay, and Bay Village.

Designed by the architectural firm of Densmore & LeClear (Edward Dana Densmore and Gifford LeClear) in the Classical Revival style, the ten-story building exhibits a rectangular plan, with eleven bays on Arlington Street, three bays on Stuart Street and four bays on St. James Avenue, with a beveled bay at each corner. The building is constructed of an exterior steel frame encased in concrete with concrete slab floors supported by reinforced concrete mushroom columns on the interior. The building exterior is faced with smooth limestone blocks and buff-colored brick at the principal elevations, and utilitarian gray brick at the west (rear) elevation. A terra cotta cornice, minus the original balustrade, surmounts the building. The rear elevation originally had an uncovered loading dock accessible from Stuart and St. James Streets. A covered one-story brick and reinforced concrete delivery structure was added onto the loading dock circa 1930 (demolished 1998).

The massing of the building is composed as a classical column, having a three-story base with string courses above the second and third stories. Six-story central shafts with pilasters between each set of three windows (or three-part "Chicago Style" windows at the beveled corner edges) are topped with simple capitals and a string course. Finishing the composition is a single story that acts as a fenestrated capital with large volutes supporting a modillioned terra cotta cornice.

On the ground floor, several original metal and plate glass storefront assemblies remain on the Arlington Street and Stuart Street elevations. They are composed of a molded granite base with metal grilles topped by a tripartite window with molded metal muntins, and glass transom panels; several of the storefronts retain decorative metal railings. Other storefronts have been replaced with modern aluminum and glass infill systems. On the upper stories, existing windows consist primarily of fixed single-pane aluminum units most likely installed as part of the 1980s renovations; these units replaced the original one-over-one double-hung wood sash. Some additional windows were replaced in 1996 and 1997.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

Page 2

Paine Furniture Co. Building
Boston (Suffolk), MA

A large arched metal canopy, decorated with elaborate anthemion and acanthus leaf details, projects over the original main entrance centered on the Arlington Street facade; the canopy, which is supported from the building by two large chains with escutcheons, features a medallion containing the letter "S" in recognition of Leonard Baker Shearer, the founder of the company. Above the canopy is a projecting limestone balcony with turned balustrade and classically inspired details.

Although the Arlington Street entrance originally functioned as the building's primary point of entry and provided access to the main lobby and elevators serving the upper floors, additional entrances were added over the course of the building's history. At some point the display windows at the beveled corners of the Arlington Street facade were converted into entrances serving new retail uses. Currently, the northeast entrance provides access to one large retail space, while the southeast entrance serves another.

Although plans do not exist to document the construction of these entrances, it appears that early in the building's history, two entrances were added to the side elevations: one on Stuart Street (referenced as 301 Stuart Street) and one on St. James Avenue (referenced as 6 St. James). The St. James Avenue entrance and lobby may have been introduced as early as 1927 when additional elevators were added to the building. Building permits indicate that alterations occurred within this lobby area in 1962, 1979, 1985, and 1993. It was during the 1979 renovation that the Arlington Street lobby was converted to a retail store. As part of this work, the original Arlington Street elevator was discontinued and walled up, the St. James Avenue entrance and passenger elevator lobby were linked to the main lobby, and a guard station was constructed. In 1985, the first floor layout was further altered with the introduction of a bank lobby at the northeast corner. It was probably at this time that an additional entrance was created within a storefront opening on the Arlington Street elevation, to serve a new retail space currently occupied by a camera store. It is not clear when the Stuart Street entrance was closed.

As part of the recent construction of the adjoining 10 St. James Avenue (2001) and renovations to the Paine Furniture Building, the previous St. James Avenue entrance to the elevator lobby was removed. The elevator lobby can now be reached from either the main entrance at 75 Arlington Street, or through the connecting atrium of 10 St. James Avenue (see enclosed first floor plan of the two buildings).

The Arlington Street entrance is composed of two sets of glazed, double wood doors which open into an entry vestibule highly ornamented with marble panels, engaged pilasters with entablature, a molded plaster cornice surrounding a coved ceiling, and decorative radiator grates. A similar set of double doors provides entry from the vestibule into the main lobby space. The original lobby plan has been reconfigured through the years to accommodate new retail and office tenants as the Paine Furniture Company operations shrank and relocated.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Paine Furniture Co. Building
Boston (Suffolk), MA

The space was subsequently divided by various drywall partitions; however, features such as the concrete mushroom columns, the main staircase, and molded plaster cornices and ceiling detailing remain. Originally, the lobby contained molded wood wall paneling, remnants of which were discovered during exploratory demolition. It appears that the majority of the paneling in the lobby was removed in the course of earlier remodeling work; probably in the 1960s. However, the molded paneling survives within the ground floor retail space at 81 Arlington Street (corner of Stuart Street), a space that was once contiguous with the lobby.

The sweeping open staircase, constructed of cast metal panels and marble, dominates the lobby. It rises from the first floor to a generous landing and continues, making several right angle turns, to the second floor where it terminates. An adjacent stairway, similarly detailed, leads from the lobby to the lower level. The main staircase is finely detailed and features a patterned cast metal balustrade with wood railing and a molded marble base, paneled wood wainscoting on the wall elevation, and a heavily ornamented, curvilinear, newel post of cast metal and features the classical garland motif used on the exterior cornice.

Originally, the interior of the Paine Furniture Building contained the entrance lobby and retail furniture sales on the ground floor, with offices and merchandise showrooms on the second floor. The upper floors contained showrooms for furniture, rugs, draperies, bedding, and accessories, in addition to upholstery, repair, and manufacturing areas. The layout of the showroom and display areas was typically open with the mushroom columns exposed and temporary partition walls arranged as needed to suit groupings of furniture. Historic photographs of the manufacturing areas show the rooms to be completely open with no partitions and no interior wall finishes.

Since its construction, the building has seen several stages of renovation, including the addition and redesign of the St. James Avenue entrance and elevator lobby, replacement of the exterior windows, reconfiguration of the main Arlington Street lobby, and reconfiguration of first floor retail space for tenant use. On the upper floors, spaces that were no longer used by Paine Furniture for manufacturing and sales were divided and fitted out for leased tenant space.

The building is now used as retail on the first floor with the two large retail spaces utilizing the Stuart Street and St. James corner entrances. Two smaller retail spaces, one accessed by an entrance off of Arlington Street (most likely added during 1985 renovation), and the other accessed through the 10 St. James Avenue atrium. The second floor and basement are currently leased by the New England School of Art and Design (Suffolk University), and the upper floors (3 -10) are used as office space.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 4

Paine Furniture Co. Building
Boston (Suffolk), MA

The parcel of land adjacent to the Paine Furniture Building to the west was formerly the site of the Greyhound Bus Terminal (1949) which was demolished in the 1990s for construction of 10 St. James Avenue, a recently completed office building. The new 10 St. James Avenue building is attached to the rear elevation of the Paine Furniture Building by a four-story connector that allows passage between the two buildings. The 10 St. James development is located on a separate parcel of land from the Paine Furniture Building and is not included as part of this National Register nomination. The connecting atrium is located on the 75-81 Arlington Street property and approximates the footprint of the one-story utilitarian loading dock structure that was demolished in 1998. The new connector is intended to maintain the separation between the two parcels which existed historically.

Simultaneous to the construction to the adjoining 10 St. James Avenue, the Paine Furniture Building underwent an extensive renovation. The property owners have filed an Historic Preservation Certification Application (HPCA) with the National Park Service to enable utilization of the Federal tax credits for rehabilitation.

No archaeological report was filed by the City of Boston's staff archaeologist for this nomination.

(end)

Paine Furniture Building

Name of Property

Suffolk County, Massachusetts

County and State

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

A owned by religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

(See attached 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 HPCA # 6598

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

Commerce

Industry

Period of Significance

1914-1952

Significant Dates

1914

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Densmore & LeClear (Edward Densmore and Gifford LeClear)

Primary location of additional data:

SHPO

Other State agency

Federal agency

Local government

University

Other

Name of repository:

Massachusetts Historical Commission

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Paine Furniture Co. Building
Boston (Suffolk), MA

8. STATEMENT OF SIGNIFICANCE:

The Paine Furniture Building is significant for its association with the Boston-based Paine Furniture Company. Founded in 1835, the company was at one time the largest furniture manufacturer and dealer in New England and had a nationwide business. The company was founded by Leonard Baker Shearer who initially established a production and sales operation in rented space on Blackstone Street (part of the old business core of Boston, Blackstone Street still exists, nestled between the Faneuil Hall Marketplace and Haymarket). He was joined in business in 1845 by John S. Paine and in 1854 the name of the company was changed to Shearer & Paine. Upon the death of Shearer in 1864, the name of the firm was changed to Paine's Furniture Company.

By 1872 the growing company opened their first block-sized store and showroom on nearby Canal Street. Designed by J. Gridley Bryant in the Second Empire style, the large commercial building still stands at 48 Canal Street. By the second decade of the 20th century, the expanding business required even large accommodations and the new flagship building in Boston's Park Square was opened in April 1914. The fireproof-building had a total floor area of almost seven acres and was reported to be the largest furniture store in the world at the time of its opening.

As did the Canal Street store, the new facility contained the company's entire operations, including corporate offices, sales, manufacturing, storage of inventory, and repairs. This all-inclusive, "under one roof" operation was quite revolutionary and allowed Paine to make their product more accessible to the general public at a lower price than their competitors. Although mass-produced furniture had become commonplace by the end of the 19th century, Paine was able to improve upon the existing "cash and carry" concept. Paine not only had their furniture available for viewing in complete room settings within their vast showrooms (the contents of which were available for sale), but they had the financial resources and storage space to take advantage of favorable purchases from their buyers, allowing for a consistently wide variety of stock on hand, and because Paine had their own repair and service departments they were able to stand behind their furniture once a purchase was made. For many years Paine made all their own furniture, but as the company grew they sought out the finest furniture makers around the world, to provide the highest quality available.

The Paine Furniture Company sold the 75 Arlington Street building in 1989 but retained their showroom at this location until the early 1990s. By that time manufacturing operations had long since been relocated to an off-site location and as the space requirements of the company shrank, space within the building was fitted-out for multiple tenants. The company opened a store in Quincy in 1942 to serve the south shore of Boston and established a store in Peabody to serve the north shore of Boston in 1958.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

Paine Furniture Co. Building
Boston (Suffolk), MA

Paine relocated to Natick (a western suburb of Boston) in the mid-1990s where they sold furniture until 2000.

The Paine Furniture Building was designed by the Boston architectural firm of Densmore & LeClear whose offices were located at 88 Broad Street and later at 31 St. James Avenue. Densmore & LeClear (which later became Densmore, LeClear, & Robbins), were in practice from early in the century to 1942. The firm designed numerous buildings in Boston and Cambridge and their restrained Neo-Classical and Art Deco style designs had a significant impact on the design and architectural appearance of the Park Square Area. The firm was responsible for no less than four large buildings in the immediate area, including the *Youth's Companion* Building (1915) (NR), the Salada Tea Building and Addition (1916 and 1926), the Park Square Office Building (1922-23), as well as the Carters Ink Building and the Experiment Lab at MIT in Cambridge.

The Paine Furniture Building is also significant as the first building to be constructed on the former yards of the New York and New Haven Railroad. The site chosen was the abandoned right of way of the old Boston and Providence Railroad and its construction was considered a pioneer step in the extension of the boundaries of the old business district in Boston.

In 1896, the Massachusetts legislature authorized the reorganization of the Boston and Providence Railroad. By 1900, the Park Square railroad depot (Peabody and Stearns, 1872) was abandoned and the rail lines were diverted to the newly-designed South Station (1900). The depot building stood on this site, used as a roller skating rink, a bicycle track, an exhibition hall, an automobile warehouse, and a theatre, until its demolition in 1925. Constructed on its site was the Statler Hotel (George B. Post, architect), what many consider to be the cornerstone of the Park Square area.

The abandonment of the rail lines into Park Square left a scarred and empty landscape. The rail yards occupied a 16-acre tract, including a below-grade section that was ripe for development. In 1910, the land immediately west of Park Square was reorganized; Stuart Street was laid out and Arlington Street was extended south of Boylston Street. These improvements paved the way for the development of the area between Arlington and Clarendon Streets. By 1914, most of the extant buildings were demolished to make way for the new developments.

The Paine Furniture Building was the first parcel of land in this reclaimed area to be developed; and the new business enclave of the Back Bay was born. The clean lines represented by the Classical Revival style of architecture chosen for this building were intended to create a new modern image for the Paine Furniture Company and for the newly emerging area as well.

(continued)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

**Paine Furniture Co. Building
Boston (Suffolk), MA**

Additional buildings were constructed soon after the Paine Furniture Building. These included the 129-133 Columbus Avenue (1914), the *Youth's Companion* Building (1915), the Salada Tea Company headquarters building at Berkeley and Stuart Streets (1916). Development of the area continued and Stuart Street was widened in 1919. Buildings constructed throughout the 1920s included the Publishers Building at 131 Clarendon (1922); Boston Police Headquarters at 154 Berkeley Street (1915); U.S. Post Office, 390 Stuart Street (1926). The Park Square Building at 1-59 St. James Avenue (1922-23) was the largest of the buildings to be constructed during this period of growth. It is at this time that the area became known as Park Square.

Development then shifted to the eastern end of the area, between Arlington and Charles Street, toward the residential area of Bay Village. After the 1920s, development slowed but the area continued to be a desirable location for businesses. Some notable examples of architecture from this time include the Statler Hotel (54-78 Arlington Street), Motor Mart Garage (60-72 Eliot Street, 1926), and the Consolidated Building (100 Arlington Street, 1927). These buildings, designed in a classical Moderne style, complement the restrained, conservative style of the Paine Furniture Building and the Park Square Buildings.

In 1990, the Paine Furniture Building was surveyed by the Boston Landmarks Commission (BLC) and recommended at that time for individual National Register listing and/or inclusion in a potential Stuart Street – Park Square National Register Historic District. The BLC has determined that the Paine Furniture Building is eligible for individual listing on the National Register of Historic Places. The Massachusetts State Historic Preservation Office (MHC) has recently concurred with that determination. In addition, on November 17, 2000, the National Park Service approved a Part 1 Historic Preservation Certification Application for the rehabilitation of the Paine Furniture Building. The Paine Furniture Building is eligible for listing on the National Register of Historic Places under criterion A and C at the local level. It retains integrity of setting, location, association, feeling, materials, workmanship, and design.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Paine Furniture Co. Building
Boston (Suffolk), MA

9. MAJOR BIBLIOGRAPHICAL REFERENCES:

Campbell, Robert and Peter Vanderwarker. Cityscape of Boston: An American City Through Time. New York: Houghton Mifflin Company, 1992.

"Fifty Year Chain of Title of the Paine Furniture Building". LandAmerica, August 2000.

"One Hundred Years at Paine's 1835-1935: A History of America's Oldest Furniture Store".

"Paine Furniture Company Opens Its Immense Warehouse in Arlington Street Today". The Boston Herald, April 21, 1914, p. 17.

Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Portland, Oregon: Book news, Inc., 1996.

PUBLIC DOCUMENTS:

Boston Landmarks Commission. Building Information Form: Form No. 402, 75 Arlington Street, Back Bay.

Boston Public Library, Fine Arts Department. "Architects File and Boston Buildings A-Z File".

City of Boston Assessors Records and Building Permit Records.

Draft Project Impact Report/Draft Environmental Impact Report for 10 St. James Street Project. Section XII: Historic and Archaeological Resources. (1990, PAL)

Paine Furniture Company Web Site: www.painefurniture.com (no longer extant)

(end)

Paine Furniture Building
Name of Property

Suffolk County, Massachusetts
County, State

10. Geographical Data

Acreage of Property less than one acre.

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19	329400	4690620	3.		
Zone	Easting	Northing	Zone	Easting	Northing
2.			4.		
Zone	Easting	Northing	Zone	Easting	Northing

— See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Karen Andrews Parker with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date July 2002

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

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name Greyhound Associates Limited Partnership c/o Millennium Partners - Boston

street & number 75 Arlington Street telephone (617) 451-0300

city or town Boston state MA zip code 02116

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Paine Furniture Co. Building
Boston (Suffolk), MA

10. GEOGRAPHICAL DATA:

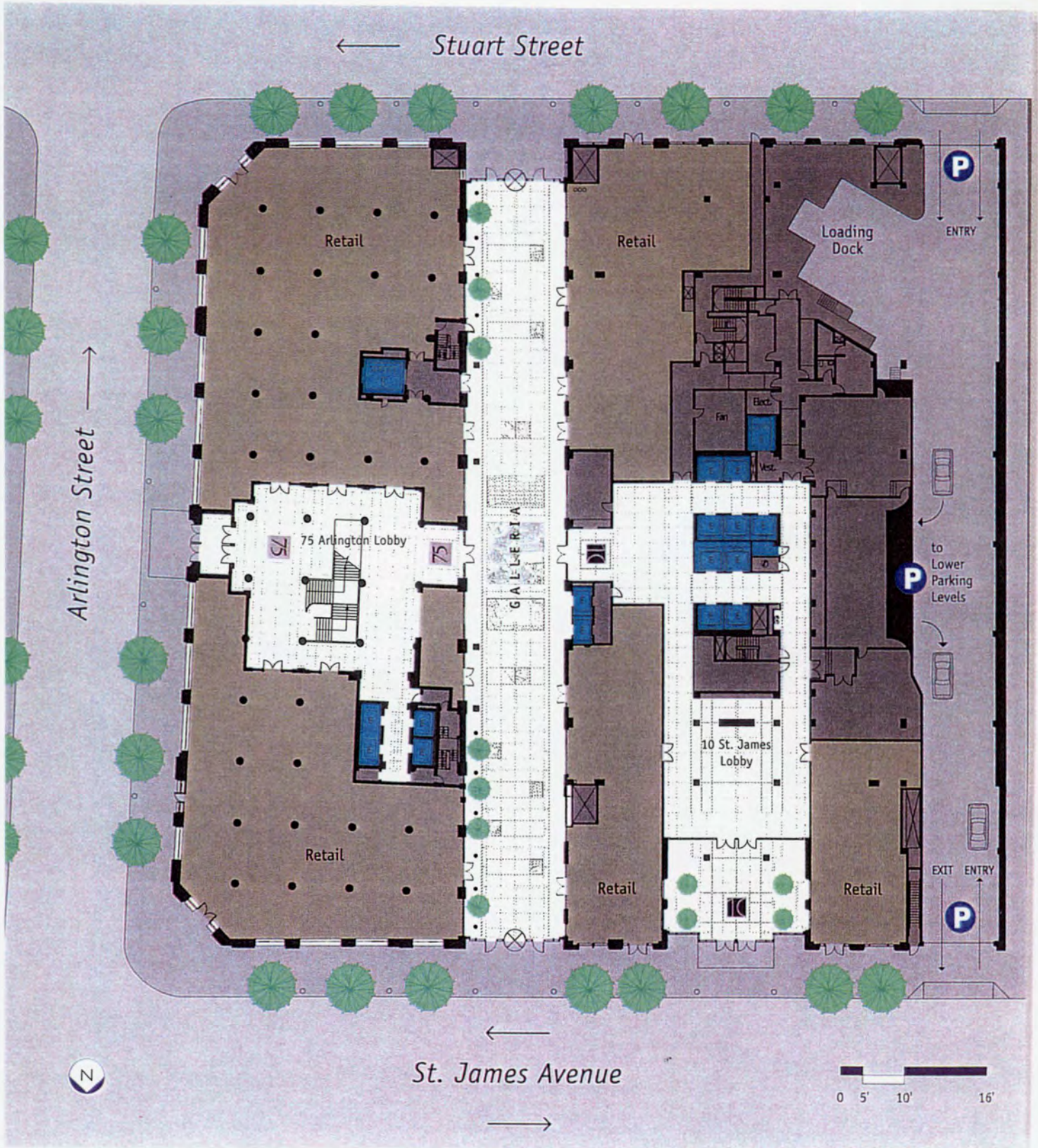
Verbal Boundary Description:

The boundaries for the Paine Furniture Building are shown as parcel No. 1151 on the City of Boston Assessors Map for Ward 5023, Section 2, Blocks. 3c, 4b, 4c, 4f. The parcel sits on the front-most portion of a city block with its boundaries formed by St. James Avenue to the north, Arlington Street to the east, Stuart Street to the south, and the adjacent parcel of property (No. 1152) to the west.

Boundary Justification:

The boundaries represent those original to the parcel of land as part of the subdivision of the approximately 16 acres formerly owned by the New York, New Haven and Hartford Railroad Company. This parcel of land was purchased from the Railroad by William L. Shearer and William L. Shearer, Jr. as Trustees of the Shearer Realty Trust, in a deed dated December 30, 1912.

(end)



RECEIVED

FEB 25 2002

MASS. HIST. COMM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Paine Furniture Building

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 8/08/02 DATE OF PENDING LIST: 8/20/02
DATE OF 16TH DAY: 9/05/02 DATE OF 45TH DAY: 9/22/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001039

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 9/12/02 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



Paine Furniture Building
North and East Elevations

TCAMPUS<No. 10A>006
8312 N N N-1 08 <044>



Office Space Available

© 2011, 2012

Retail Space Available

© 2011, 2012

Paine Furniture Building
Main Entrance + Canopy

CAMPUS<No. 15A>012
B312 N N N-2-06 <044>



Paine Furniture Building
Main Lobby

CAMPUS<No. 2A>004
8312 N N N-1 16 <044>

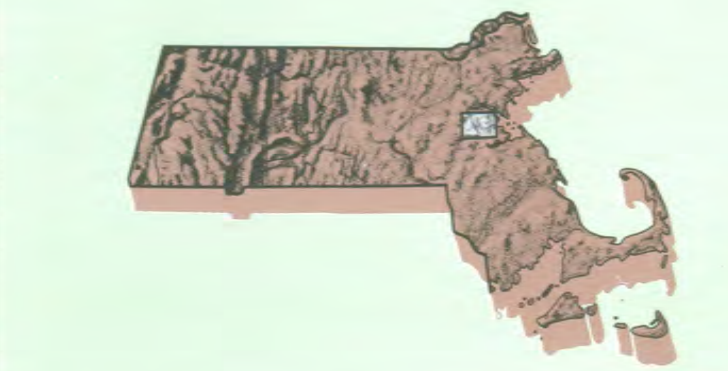


Paine Furniture Building
South Elevation

CAMPUS<No. 23A>015
8312 N N N N-16 <044>

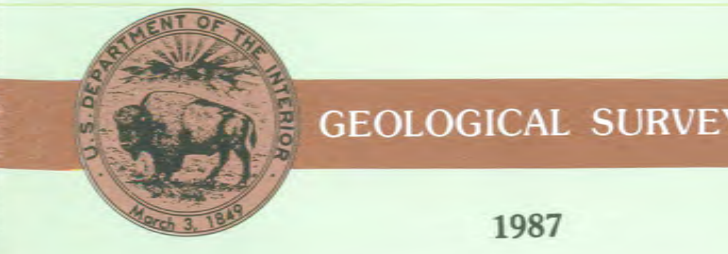
Boston South MASSACHUSETTS

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
 Controlled by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
 Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1987
 Supersedes 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
 Projection and 1000-meter grid: Universal Transverse Mercator, zone 19
 10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone
 1927 North American Datum
 To show on the predicted 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 reserves shown on this map

CONTOUR INTERVAL 3 METERS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
 OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
 DATUM IS MEAN LOW WATER
 DEPTH CURVES AND SOUNDINGS IN METERS
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE 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	MAGNETIC DECLINATION		1	2	3
1	3.2808	1987		1	2	3
2	6.5617	1987		4	5	6
3	9.8425	1987		7	8	
4	13.1234	1987				
5	16.4043	1987				
6	19.6852	1987				
7	22.9660	1987				
8	26.2469	1987				
9	29.5278	1987				
10	32.8086	1987				

To convert meters to feet multiply by 3.2808
 To convert feet to meters multiply by 0.3048

UTM grid convergence (GM) and 1987 magnetic declination (MD) at center of map
 Diagram is approximate

1	2	3
4	5	6
7	8	9

1 Needham
 2 Boston North
 3 Framingham
 4 Needham
 5 Framingham
 6 Needham
 7 Needham
 8 Weymouth



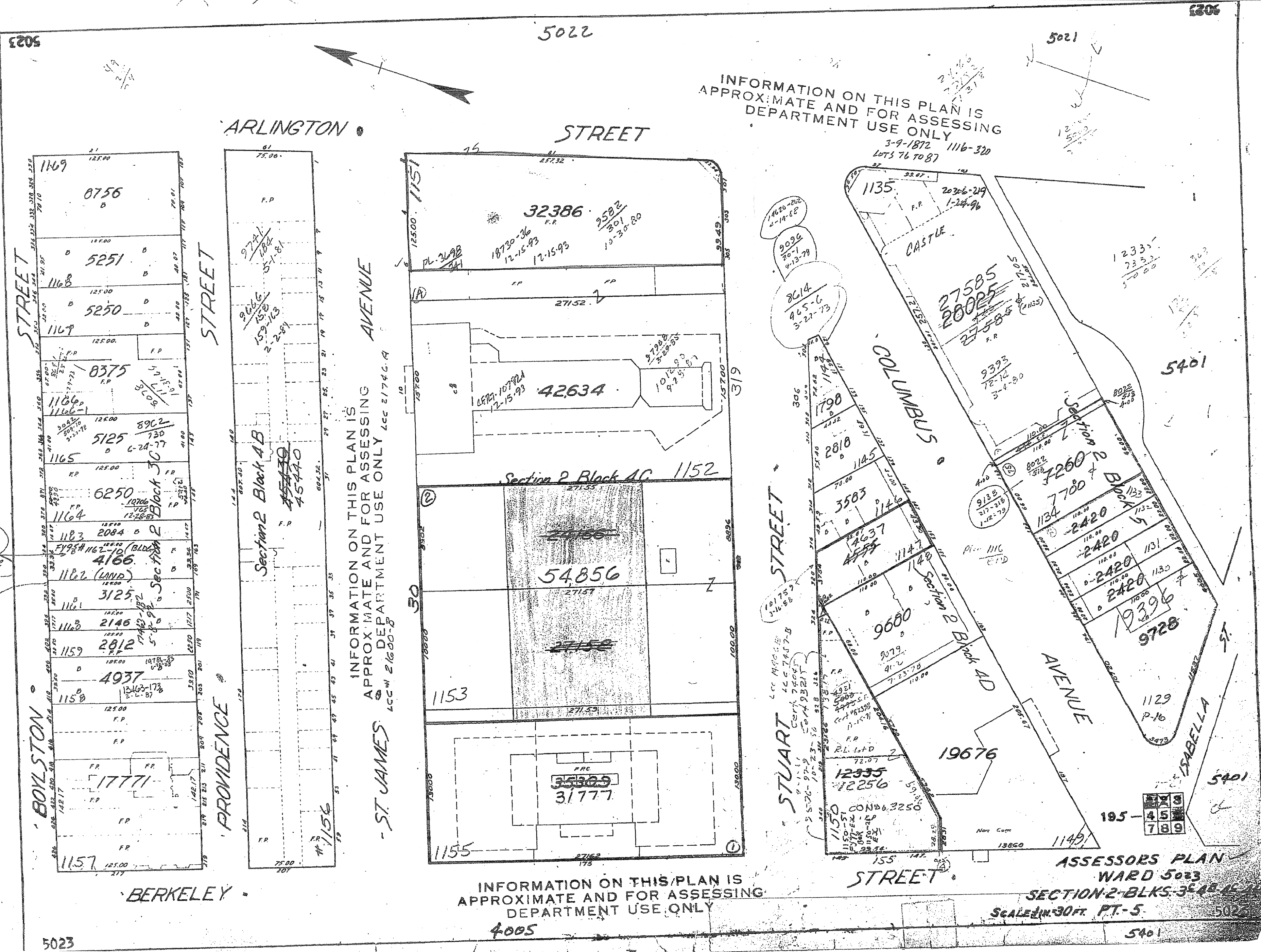
Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Dampened road, trail
- Road under construction, U. S. State
- Railroad: standard gage; narrow gage
- Bridge: drawbridge
- Fortification; overpass; underpass
- Building area; only selected landmark buildings shown
- House; barn; church; school; large structure
- Boundary:
 - National, with monument
 - State
 - County, parish
 - Civil township, precinct, district
 - Incorporated city, village, town
 - National or State reservation, land and water
 - Land grant with monument; found section corner
 - U. S. public lands survey; range, township, section
 - Range, township; section line; location approximate
 - Fence or field line
 - Power transmission line, located tower
 - Dam; dam with lock
 - Cemetery; grave
 - Campground; picnic area; U. S. National Monument
 - Woods; 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
 - Soundings; depth curve
 - Perennial lake and stream; intermittent lake and stream
 - Rapids; large and small falls; large and small waterfalls
 - Submerged marsh; marsh, swampland
 - 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





INFORMATION ON THIS PLAN IS APPROXIMATE AND FOR ASSESSING DEPARTMENT USE ONLY
 3-9-1872 1116-320
 LOTS 76 TO 87

INFORMATION ON THIS PLAN IS APPROXIMATE AND FOR ASSESSING DEPARTMENT USE ONLY
 ACC 21746.4
 ACC 21600.8

INFORMATION ON THIS PLAN IS APPROXIMATE AND FOR ASSESSING DEPARTMENT USE ONLY

ASSESSORS PLAN
 WARD 5023
 SECTION 2-BLKS 3-5
 SCALE 1"=30 FT. PT.-5

NEW ITEM IN FY 95
 #1162-10 - LEASE TO
 RATTLENAKE BAR+GRILL
 18350-234 7-B-93

14398
 56
 12856

5024

5023

4005

5401

Paine Furniture Building
75-81 Arlington Street
Boston (Suffolk Co.), MA
Assessors Map



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

August 6, 2002

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Paine Furniture Co. Building, 75-81 Arlington Street, Boston, (Suffolk), MA
HPCA # 6598

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. State Historic Preservation Officer. The owners of the properties 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,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: John Bowman, Chair, Boston Landmarks Commission
Allen Johnson, Epsilon Associates, Preservation Consultant
Hon. Thomas Menino, Mayor, City of Boston
David Payne, CLG Coordinator, Boston Landmarks Commission
Kathleen MacNeil, Millennium Partners

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc