

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUL 30 1979

DATE ENTERED

SEP 10 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

7.34

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

International Trust Company Building (use for publication)

AND/OR COMMON

Same

2 LOCATION

STREET & NUMBER

39-47 Milk Street

CITY, TOWN

Boston

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

9th

STATE

Massachusetts

VICINITY OF

CODE

025

COUNTY

Suffolk

CODE

025

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

___OCCUPIED

☒ UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

___YES: RESTRICTED

___YES: UNRESTRICTED

☒ NO

PRESENT USE

___AGRICULTURE

☒ COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

___PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER:

4 OWNER OF PROPERTY

NAME

CDM, Inc.

STREET & NUMBER

7 Water Street

CITY, TOWN

Boston

STATE

Massachusetts 02108

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Suffolk County Registry of Deeds

STREET & NUMBER

Pemberton Square

CITY, TOWN

Boston,

STATE

Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Inventory of the Historic Assets of the Commonwealth of Massachusetts

DATE

July, 1978

___FEDERAL ☒ STATE ___COUNTY ___LOCALDEPOSITORY FOR
SURVEY RECORDS

Massachusetts Historical Commission

CITY, TOWN

Boston

STATE

Massachusetts 02108

7 DESCRIPTION

CONDITION

—EXCELLENT
—GOOD
☒ FAIR

—DETERIORATED
—RUINS
—UNEXPOSED

CHECK ONE

☒ UNALTERED
—ALTERED

CHECK ONE

☒ ORIGINAL SITE
—MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The International Trust Company faces north on Milk Street near the heart of the Downtown Financial District. It is bounded on the east by Devonshire Street, on the west by Arch Street, and is close to Washington Street, the Old South Meeting House, and Post Office Square. The immediate area is characterized by a mix of four and five story post-fire (1872) commercial buildings, eight to fifteen story turn-of-the-century elevator office buildings, and modern high-rise office towers.

The International Trust Company Building is a nine-story office building, constructed in two stages in 1893 and 1906, five bays wide and deep, measuring approximately 100 feet on each side and 125 feet from sidewalk to cornice line. It is constructed of load-bearing masonry piers and walls set into a reinforced concrete foundation, with floors supported on steel I-beams. This proto-skeleton frame is faced with buff-colored Indiana limestone and has plinths of polished Quincy granite and a flat, composition roof.

Designed by the prominent Boston architect, William G. Preston, the original portion, completed in 1893, was eight stories high and two bays wide on Milk Street, extending the full five bays back along Devonshire. Built by the noted Boston firm of Gooch & Pray, this earlier building used portions of the foundation and internal structure of its predecessor, the five-story 'Iron Building'.

Preston enlarged the 1893 building substantially in 1906, by extending it along Milk to Arch Street (adding a central bay and two end bays which duplicated the two originals) and adding a story to the top. In the process, he converted the originally offset arched entrance on the Milk Street facade to a window, and replaced the earlier heavy, bracketed stone cornice with a lighter copper one (which is now missing). His addition matched the original scrupulously, in terms of material, style, and ornament, so that there are now no noticeable seams separating old from new construction. The addition did, however, alter the building's overall proportions, making it appear blockier and less columnar.

Contemporary references to the building's style describe it as "a combination of Renaissance and Romanesque", or, more simply, "Roman Renaissance", although to the modern eye the 'Renaissance' or Beaux-Arts elements clearly predominate. The five arcaded two-story window bays on the bottom floors of each of the three dressed facades form the building's base. These are separated by modified Corinthian pilasters and punctuated at the top with baroque cartouches, and the section is topped with a projecting, molded string course. Because of a sloping grade towards Devonshire Street, the basement floor along the facade is at street level. Low entranceways decorated with ornate cast-iron grill-work at the Milk/Devonshire corner lead directly to this basement floor, where the safe deposit vaults were originally located.

The rectangular central entrance on Milk Street is topped by a heavy segmentally arched Baroque pediment supported on paired consoles, flanked by large, arched windows with voluted keystones and relief-carved griffins in the spandrels. The oxe-eye windows in the center of the Arch and Devonshire Street facades are surrounded by foliate carving, and framed by large allegorical figures carved by the noted New York sculptor Max Bachman (whose most notable work was the series of allegorical figures on the Pulitzer Building in New York).

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
— PREHISTORIC	— ARCHEOLOGY-PREHISTORIC	— COMMUNITY PLANNING	— LANDSCAPE ARCHITECTURE	— RELIGION	
— 1400-1499	— ARCHEOLOGY-HISTORIC	— CONSERVATION	— LAW	— SCIENCE	
— 1500-1599	— AGRICULTURE	X ECONOMICS	— LITERATURE	— SCULPTURE	
— 1600-1699	X ARCHITECTURE	— EDUCATION	— MILITARY	— SOCIAL/HUMANITARIAN	
— 1700-1799	— ART	— ENGINEERING	— MUSIC	— THEATER	
X 1800-1899	X COMMERCE	— EXPLORATION/SETTLEMENT	— PHILOSOPHY	— TRANSPORTATION	
X 1900-	— COMMUNICATIONS	— INDUSTRY	— POLITICS/GOVERNMENT	— OTHER (SPECIFY)	
		— INVENTION			

SPECIFIC DATES 1893, 1906

BUILDER/ARCHITECT William Gibbons Preston

STATEMENT OF SIGNIFICANCE

The International Trust Company is significant architecturally in three areas; as a major work of a prominent Boston architect, an early example of Beaux-Arts office construction, and an early example of proto-skeleton frame construction.

The building's architect, William Gibbons Preston (1844-1910) studied for a short time at the Ecole des Beaux-Arts in Paris before beginning practice in Boston in 1862. At first in association with his well-known father, Jonathan, and later on his own, Preston designed major Boston buildings in the French Academic, Romanesque, Queen Anne and Renaissance Revival manners, including the Museum of Natural History (now Bonwit Teller), the oldest portion of the Hotel Vendome, the First Corps of Cadets Armory, and the Chadwick Lead Works. He also designed numerous Back Bay residences, demonstrating his facile command of the eclectic architectural vocabulary of the late 19th Century.

The International Trust Company Building, designed in the latter part of his career, may be his earliest Beaux-Arts design and is certainly a major work of a prominent Boston architect. Preston was also known outside of Massachusetts and designed such well-known buildings as the Savannah Cotton Exchange.

As an early example of Beaux-Arts facade treatment on a commercial structure, the International Trust Company Building anticipates the popularity of that style, especially for large-scale or public buildings, following the World's Columbian Exposition in Chicago in 1893. Though it retains some elements of the previously popular Romanesque Style, the building possesses a monumentality, a formality of facade organization, and an ornateness of detail which derive from the Beaux-Arts tradition and which mark it as an unusually fine example of the 'mercantile classicism' which was soon to predominate in office architecture.

The new method of building construction based on the steel skeleton frame, developed by the so-called 'Chicago School' of architects in the 1880's and in wide use there by 1893, had an enormous impact on the scale and design of American commercial architecture. Nevertheless, these advances were slow to catch on in traditionally-minded Boston. Thus the construction of the International Trust Company Building, combining the use of traditional load-bearing masonry walls with 'modern' (and still somewhat daring) reinforced concrete and steel framing, stands as an early Boston example of the use of these new methods and materials.

The building's historical significance derives from its origin as the home office of a major New England trust company. As such, it reflects the growth of banking and finance in late 19th Century Boston, and the growth of the downtown business district, with consequent changes in land use.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Damrell, Charles S., A Half-Century of Boston's Building, Louis P. Hager, Boston, 1895, p. 88, 316, 364, 370, 371, illus. p. 460.
2. American Architect, Vol. 15. No. 425 pp. 75-76, Feb. 16, 1884.
3. Withey, Henry F. and Elsie Rathburn W. Withey, Biographical Dictionary of American Architects, Los Angeles, 1956, pp. 486-7.
4. American Architect and Building News, Vol. 39 p. 14, p. 889, Jan. 7, 1893.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 7,200 sq. ft.

QUADRANGLE NAME Boston South

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 19 330500 4691180

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION 39-47 Milk Street, Ward 3, Assessor's parcel number 4662.

Beginning at the corner of the structure at the northwest corner of Milk and Arch Streets,
running easterly to corner of the structure at the northeast corner of Milk and Devonshire,
thence turning and running southerly to the corner of the structure where it abuts

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Candice Jenkins, National Register Coordinator Matthew Kiefer, Boston Landmarks Commission

ORGANIZATION

DATE

Massachusetts Historical Commission

May, 1979

STREET & NUMBER

TELEPHONE

294 Washington Street

617 727-8470

CITY OR TOWN

STATE

Boston

Massachusetts

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Patterson Westlake

7/20/79

DATE

TITLE

Executive Director, Mass. Historical Commission

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 9-10-79

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Chief of Registration

DATE 9/10/79

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED JUL 30 1979

SEP 10 1979

DATE ENTERED

CONTINUATION SHEET 1

ITEM NUMBERS 7,8,10PAGE

7. Description continued

The five-story main section of the building is divided into three horizontal segments. A bottom story of arcaded, round-arched windows with deep reveals and molded extrados is clearly derived from the work of H.H. Richardson. The middle three-story segment is composed of three bays of multiple windows separated by foliate relief-carved span-drels, and framed within carved, molded surrounds. A top story of rectangular windows separated by paired colonettes has wider, panelled divisions which continue the lines of the bay separations below. The entire section is capped with a rinceau-carved frieze, and is framed in on the Arch and Devonshire facades by small, rectangular windows set into wide stone piers at the ends of each floor.

The bottom story of the two-story section repeats the arcaded floor of round-arched windows below, except that the intermediate pilasters are fluted and, again, wider separations continue the window bay divisions below. The added top story is composed of small, rectangular windows divided by paired consoles which mirror those in the entrance pediment. The window bay divisions are marked on this floor by high relief cartouches which, like much of the carved decoration, derive from the Beaux-Arts tradition. The light color, smooth finish, and tight mortar joints of the stone facing are also evocative of Beaux-Arts monumentality and classicism.

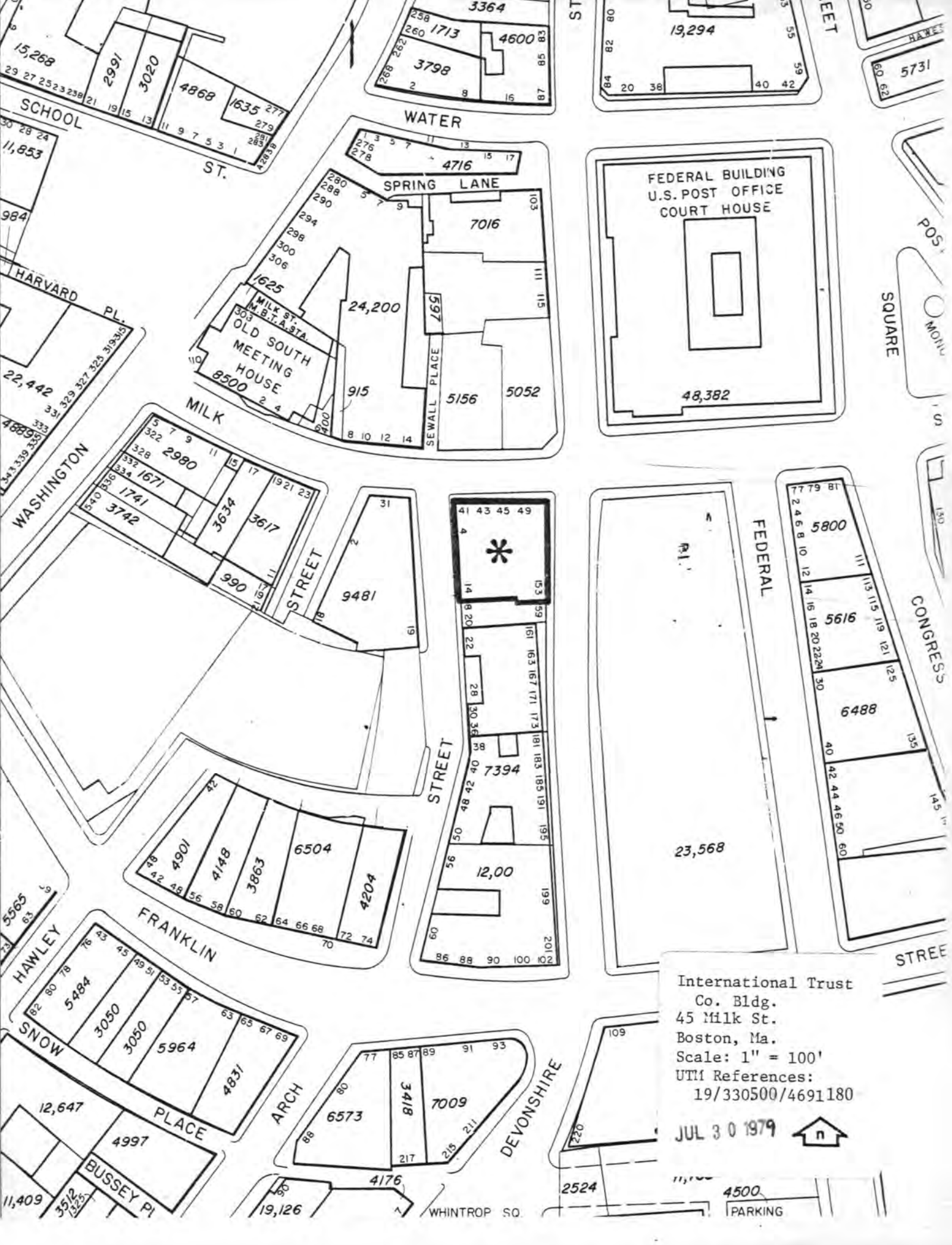
No alterations have occurred since the major addition in 1906 except for a small roof top structure to house mechanical equipment and a small canopy at the main entrance.

8. Significance continued

The International Trust Company was founded in 1879, in the wake of Boston's rapid recovery from the Panic of 1873. Originally housed in a five-story building built shortly after the 1872 Fire, the firm's steady growth in the boom years of the 1880's and early 1890's caused it to undertake the construction of a new home office on the same site, in 1893. By this time, the firm was among the four or five largest in New England, boasting combined assets of about 7 million dollars.

10. Geographical Data continued

59 Devonshire St., thence turning and running westerly along the party wall to the corner of the structure where it abuts 20 Arch St., thence turning and running northerly to the beginning point.



International Trust
Co. Bldg.
45 Milk St.
Boston, Ma.
Scale: 1" = 100'
UTM References:
19/330500/4691180

JUL 30 1979



4500
PARKING



SEP 10 1979

Property International Trust Company Building

State Mass (Suffolk) Working Number 7.30.79.1812

TECHNICAL

Photos 1
Maps 1

CONTROL

OK pl
7.31.79

Home of an investment house founded during Boston's recovery from the panic of 1873; firm had grown by the time of the construction of this bldg. to be one of New England's 4-5 largest investment firms, thereby acquiring associations with the growth of banking and finance in late 19th C Boston. Accept
Building 9/10/79

HISTORIAN

Building is a major work of prominent Boston architect William Gibbons Preston. Building reflects transition in construction techniques, employing both a steel frame and load-bearing walls.

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory

Review

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up 10-2-79

Federal Register Entry 10-2-79

Send-back

Re-submit

Entered SEP 10 1979



Boston
International Trust Company
Building
Boston Redevelopment Authority
July 1977

Suffolk County

Photo #1
Milk Street (north) elevation

JUL 30 1979

SEP 10 1979

#1

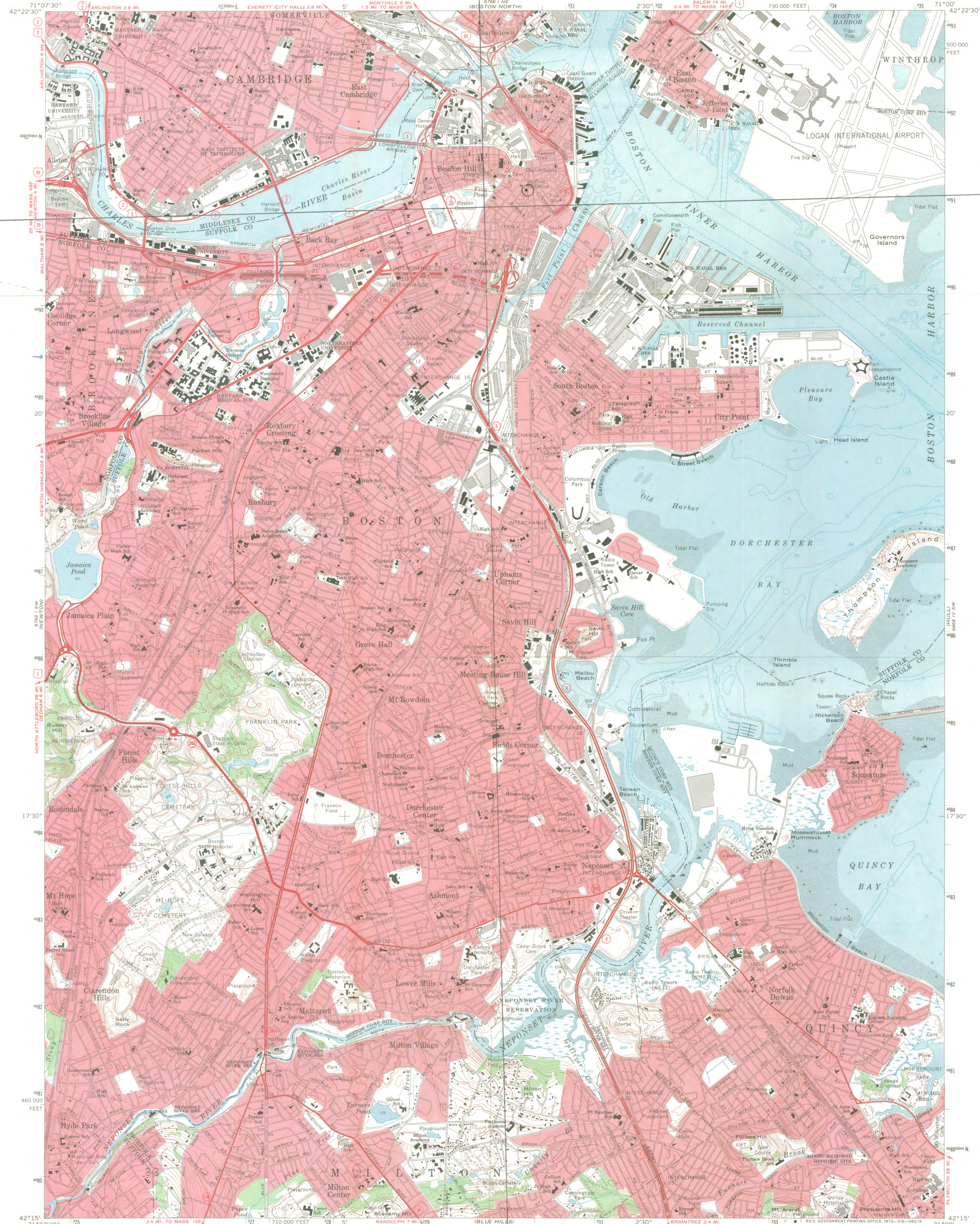
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MA 02201

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

Boston
International Trust Company Building
UTM REFERENCES:
19/330500/4691180

BOSTON SOUTH QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planimetric surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970
Selected hydrographic data compiled from USC&GS Charts 246
and 248 (1971). This information is not intended for navigational
purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1,000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue

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

Red tint indicates areas in which only landmark buildings are shown

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET

DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway,
hard surface
Secondary highway,
hard surface
Interstate Route
U.S. Route
State Route
Light-duty road, hard or
improved surface
Unimproved road

BOSTON SOUTH QUADRANGLE
N4215-W7100-25

1970

AMS 6768 1 SE—SERIES V814





MICHAEL JOSEPH CONNOLLY
SECRETARY OF STATE

The Commonwealth of Massachusetts

Secretary of State

RECEIVED

Massachusetts Historical Commission

MAR 15 1979

294 Washington Street Boston, Massachusetts 02108

(617) 727-8470

NOTIFICATION OF PROPOSED NATIONAL REGISTER NOMINATION
HISTORICAL COMMISSION

DATE: March 12, 1978

TO: Boston Landmarks Commission

ADDRESS: City Hall

FROM: MASSACHUSETTS HISTORICAL COMMISSION

SUBJECT: NATIONAL REGISTER OF HISTORIC PLACES

THIS IS TO NOTIFY YOU THAT THE FOLLOWING PROPERTY:

NAME: International Trust Company Building

ADDRESS: 45 Milk Street, Boston

OWNER: CDM, Inc.

is being considered by the Massachusetts Historical Commission for nomination to the National Register of Historic Places.

The National Register affords recognition and protection for districts, sites, buildings, structures and objects significant in American History, architecture, archeology and culture. Listing in the National Register places no restrictions on the owner's actions unless Federal funding or licensing is involved. However, certain Federal tax consequences may result from listing in the National Register. Please refer to section 2124 of the Tax Reform Act of 1976 for an explanation of these provisions.

Please comment below, sign, and return this form at your earliest convenience to Candace Jenkins, National Register Coordinator, Massachusetts Historical Commission at the above address. To facilitate action on this nomination, we would appreciate your response within thirty days. If you have any questions, please contact Ms. Jenkins at the Commission office.

☒ Approve nomination ☐ Disapprove nomination

Comments:

Signature Judith B. McDonough Date March 14, 1979

Name and Title Judith B. McDonough, Survey Director

2/2/77





**MASSACHUSETTS
HISTORICAL
COMMISSION**

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

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

MICHAEL JOSEPH CONNOLLY
Secretary of State

PROPOSED NATIONAL REGISTER NOMINATION
NOTIFICATION TO OWNER

DATE: March 12, 1979

TO: CDM, Inc.

ADDRESS: 82 Devonshire Street, Boston

FROM: MASSACHUSETTS HISTORICAL COMMISSION

SUBJECT: NATIONAL REGISTER OF HISTORIC PLACES

THIS IS TO NOTIFY YOU THAT THE FOLLOWING PROPERTY:

NAME: International Trust Company Building

ADDRESS: 45 Milk Street, Boston

NOMINATED BY: Boston Landmarks Commission

is being considered by the Massachusetts Historical Commission for nomination to the National Register of Historic Places.

The National Register affords recognition and protection for districts, sites, buildings, structures and objects significant in American History, architecture, archeology and culture. Listing in the National Register places no restrictions on the owner's actions unless Federal funding or licensing is involved. However, certain Federal Tax consequences may result from listing in the National Register. Please refer to section 2124 of the Tax Reform Act of 1976 for an explanation of these provisions.

Please acknowledge receipt of this notification by signing below and returning this form to Candace Jenkins, National Register Coordinator, Massachusetts Historical Commission at the address above. The State Review Board will not consider this nomination until we receive your comments or thirty days have passed from the date of notification.

Written comments on the significance of this property are encouraged and may be attached to this form.

Signature G. D. P. [Signature], President Date 14 March 79

2/2/77



CDM INC.

FIDELITY GROUP

82 Devonshire Street / Boston, MA 02109 / 617-726-0370

RECEIVED

MAR 19 1979

MASS. HIST. COMM.

March 16, 1979



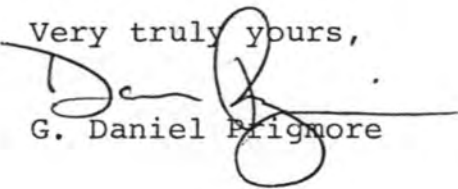
Ms. Candace Jenkins
National Register Coordinator
Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108

Dear Ms. Jenkins:

As you may know our firm recently acquired 45 Milk Street from the Sawyer Interests with the intention of rehabilitation of the structure into a first class office building. The enclosed brochure describes some of our other rehabilitation work in Boston.

We are very interested in having this listed on the Register and I would be pleased to meet with you to discuss any information we could provide beyond the studies by the Landmark Commission.

Very truly yours,


G. Daniel Prigmore

GDP:ecs

Enclosure



**MASSACHUSETTS
HISTORICAL
COMMISSION**

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

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

MICHAEL JOSEPH CONNOLLY
Secretary of State

July 19, 1979

Mr. Ronald Greenburg, Acting Chief
Registration Branch
Office of Archeology and Historic Preservation
Heritage Conservation and Recreation Service
440 G Street NW
Washington, D.C. 20243



Dear Mr. Greenburg:

Enclosed you will find the following nomination forms:

Boston	✓ International Trust Company Building
Lancaster	✓ Ponakin Bridge
Lancaster	✓ Atherton Bridge
Lynn	✓ High Rock, High Rock Cottage, Daisy Cottage
New Bedford	✓ New Bedford Historic District

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer.

Sincerely,

Christine Boulding
Survey Director
Massachusetts Historical Commission

CB/ts
encl.

(Postmarked)
FLOVER BOND
25% COTTON FIBER
U.S.A.

ENTRIES IN THE NATIONAL REGISTER

MASSACHUSETTS

STATE

Date Entered SEP 10 1979

Name

Location

Atherton Bridge

Lancaster
Worcester County

Ponakin Bridge

Lancaster vicinity
Worcester County

International Trust Company Building

Boston
Suffolk County

Also Notified

Honorable Paul G. Tsongas

Honorable Edward M. Kennedy
Honorable Edward P. Boland
Honorable John J. Moakley

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

NR Byers/bjr 9/18/79