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Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

STATE:	Massachusetts
COUNTY:	Suffolk
FOR NPS USE ONLY	
ENTRY DATE	MAR 21 1973

(Type all entries in complete applicable sections)



1. NAME

COMMON: Fulton-Commercial Streets District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Fulton Street, Commercial Street, Mercantile Street, Lewis Street, Richmond Street

CITY OR TOWN: Boston CONGRESSIONAL DISTRICT: Eighth

STATE: Massachusetts CODE: 025 COUNTY: Suffolk CODE: 025

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	<u>Some Buildings are vacant, pending urban renewal</u>
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: multiple ownership

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Suffolk County Registry of Deeds

STREET AND NUMBER: Pemberton Square

CITY OR TOWN: STATE: CODE: Boston Massachusetts 025

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Inventory of Historic Assets of the Commonwealth

DATE OF SURVEY: 1972 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Massachusetts Historical Commission

STREET AND NUMBER: 40 Beacon Street

CITY OR TOWN: STATE: CODE: Boston Massachusetts 025

SEE INSTRUCTIONS

STATE:	Mass.
COUNTY:	Suffolk
ENTRY NUMBER:	MAR 21 1973
FOR NPS USE ONLY	DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Fulton-Commercial Streets District consists of buildings on both sides of Fulton Street from Cross Street to Lewis Street, on the north side of Commercial Street from Cross Street to Lewis Street, on Lewis Street from North Street to Commercial Street, and the block defined by Mercantile, Richmond, Commercial and Cross Streets. The district is bounded on the north by Boston's North End, a densely settled commercial and residential area, on the west by the Fitzgerald Expressway, and on the south by open land, cleared as part of the urban renewal plan for Boston's waterfront.

This district includes approximately 80 row buildings which create two extremely coherent and relatively unchanged streetscapes of 19th century commercial architecture. Because of the controlled development of the district and restrictions on height and construction material included in property deeds (see historical significance), the row buildings exhibit one basic architectural style. Constructed primarily in the 1830's and 40's, nearly all are brick structures with granite posts and lintels on the ground floor, originally four stories high, three bays wide, with pitched roofs, some with dormers. Alterations in the row buildings have generally been limited to their roof line and height. From the late 1880's onward, numerous elevators were installed in the district and appurtenant towers, housing the necessary machinery appear on many buildings. In some cases the roof was simultaneously raised and flattened, adding another full story or two. Frequently, these added stories were disguised, and the sense of a single cornice line on each street was preserved, through the use of a zinc or tin facade. This embossed metal generally emphasizes the vertical dimension above the pseudo cornice line. A few buildings have been reduced in height from four to three stories.

Also located in the district are three major architectural works, the Mercantile Wharf Building, the Commercial Block and the McLauthlin Building. The Mercantile Wharf Building (1856) is a massive five-story granite warehouse which occupies the entire block surrounded by Mercantile, Richmond, Commercial and Cross Streets. The building originally consisted of sixteen stores, four of which were demolished when the Fitzgerald Expressway was constructed in the 1950's. Architecturally, the warehouse is an adaptation of the Renaissance revival style for commercial purposes. The building is defined horizontally by four stringcourses and vertically by pilaster-like bands of ashlar granite blocks which run the full five stories and flank each store. The post and lintel construction of the row buildings is repeated on the ground floor of the warehouse between these ashlar bands. Above the ground floor, windows are six over six sash and decrease in height on each succeeding story. The building is capped by a heavy bracketed cornice and has a hip roof.

Located diagonally across Commercial Street is the Commercial Block (1857), which complements the Mercantile Wharf Building by repeating many of its architectural features on a somewhat smaller scale. This five story warehouse is faced with ashlar granite blocks and has a one story brick addition above the original roof line. Again, the post and lintel construction of the row buildings appears on the ground floor. This first story is divided into five stores, each three bays wide. The building is defined horizontally by four stringcourses, set above the first, second, fourth and fifth floors,

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

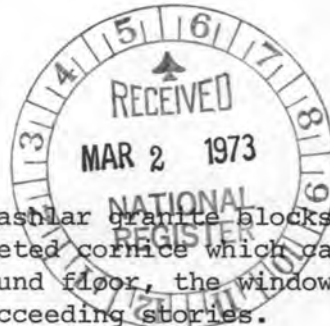
STATE	
Massachusetts	
COUNTY	
Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
MAR 21 1973	

(Number all entries)

6. Representation in Existing Surveys:

Boston Landmarks Commission Survey
1970-71 local

depository: Boston Landmarks Commission
City Hall
Boston, Massachusetts 025



7. Description (continued)

and vertically by four pilaster-like bands of ashlar granite blocks, running from the first stringcourse to the heavy bracketed cornice which caps the original section of the warehouse. Above the ground floor, the windows are two over two sash and decrease in height on the succeeding stories.

By far the most ornate of the buildings in the Fulton-Commercial Streets District is the McLauthlin Building (c. 1864), located at 120½ Fulton Street. This is a five-story brick structure with a cast iron front, the earliest extant in Boston. Each story of the building is divided into six bays by attenuated pilasters. The ground floor bays contain doorways and shop windows, above which the pilasters support broad arches with keystones. On the second through fifth floors, each bay contains two window units, mounted above inset panels and separated by narrow columns set on high plinths. Though the pilasters and columns are given the same visual weight, the former are, in fact, only facing plates which conceal interior structural members, while the latter are actually bearing members. Each window unit on the second, third and fourth floors is topped by a semi-circular arch, again with keystone, which springs from a pilaster to the adjacent column. On the fifth floor this arch detail is replaced by rectangular window openings. On all floors, the large areas of windows, separated by the slender iron supports, accentuate the lightness of the structural system and give the facade a quality of extreme thinness. Projecting stringcourses are set above each story of the building and the facade is capped by a heavy bracketed cornice, above which rises a mansard roof with rectangular dormers.

With the exception of the buildings on Lewis Street and on the north side of Fulton Street from Richmond Street to Lewis Street, the properties in the district have been acquired by the Boston Redevelopment Authority as part of its Downtown-Waterfront Renewal Project and are now vacant, pending combined rehabilitation and redevelopment of the area. These buildings are in deteriorated condition; some have been damaged by fire but appear to remain structurally sound. Buildings which remain in private ownership are generally in good condition (some have recently been rehabilitated by their owners) and house offices, apartments and a number of businesses, among them a wholesale meat company, a hardware company and the McLauthlin Elevator Company.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1830's to 1860's

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | |



STATEMENT OF SIGNIFICANCE

The Fulton-Commercial Streets District, one of the last remnants of Boston's 19th century waterfront, is a unique environment of commercial architecture of the 1830' to 1860's. The brick row buildings which predominate in the district create streetscapes which are significant both for their extreme coherence and as the historical and physical setting for three major architectural works: The Mercantile Wharf Building, the Commercial Block and the McLauthlin Building. It is these streetscapes, in which the whole is greater than the sum of its parts, on which the primary value of the district depends.

Development of the Fulton-Commercial Streets District was, in large part, the result of the construction of the Quincy Markets in 1825-26. The immediate success of the Markets opened a period of wide speculation in waterfront property. New land was created by means of fill and, in the late 1820's and 1830's, Fulton, Commercial, Lewis, Richmond and Ferry Streets were laid out. Commercial Street was the waterfront street, from which new wharves were extended into the harbor. Stores and warehouses were constructed throughout the area to house the businesses necessary to support the activity of the growing port: sailmakers, ships' chandlers, flag makers, agents for cotton duck and cordage, copper dealers, liverymen and others operated from the buildings in the Fulton-Commercial Streets District.

The majority of the buildings in the district, constructed in the 1830's and 40's, exhibit an unusual degree of architectural coherence. This is explained by the fact that development of the district during this period was controlled largely by three men--Robert G. Shaw, Samuel S. Lewis and Henry Gardner--and that restrictions on height and building material were written into the deeds for individual properties. A number of deeds also included the stipulation that buildings be constructed to resemble those erected by Shaw in 1832 at 102-124 Commercial Street. As a result, nearly all the buildings on Fulton and Commercial Streets are brick row units, originally four stories high, with granite posts and lintels at street level, constituting what is probably the most extensive grouping of this type of shop front now extant.

This architectural motif originated in Boston c. 1810 and was a forerunner of the modern commercial shop facade with its large areas of glass framed by narrow vertical bearing members. Technical innovations made possible the mass production of stones for this post and lintel construction about 1830. The Fulton-Commercial Streets District was among the first areas when such "standard parts" were employed.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bryan, John. Boston's Granite Architecture, 1810-1860. Unpublished dissertation. Boston University, 1972.

Giedion, Sigfried. Space, Time and Architecture. Cambridge: Harvard University Press, 1962 (4th edition).

Hitchcock, Henry Russell. Boston Architecture: 1637-1954. New York: Reinhold, 1954.

"The Iron Building--Forerunner of the Skyscraper." Elevator World, March, 1969.

Quincy, Josiah. Municipal History of Boston. Boston: Little and Brown, 1852.

Suffolk County Registry of Deeds. Boston, Massachusetts.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		42 21 43	71 03 13	
NE	0 0 0	0 0 0				
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: C. 9 acres

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

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: Polly Ann Matherly, Historian 617-727-8470

ORGANIZATION: Massachusetts Historical Commission DATE: Feb. 20, 1973

STREET AND NUMBER: 40 Beacon Street

CITY OR TOWN: Boston STATE: Massachusetts CODE: 025

12. STATE LIAISON OFFICER CERTIFICATION	NATIONAL REGISTER VERIFICATION
<p>As the designated State Liaison 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. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name: <u>John F. Downey</u> Secretary of the Commonwealth, Chairman, Massachusetts Historical Title: <u>Commission</u></p> <p>Date: <u>February 21, 1973</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>Robert M. Utley</u> Director, Office of Archeology and Historic Preservation</p> <p>Date: <u>3/21/73</u></p> <p>ATTEST:</p> <p><u>John A. Bealford</u> Keeper of The National Register</p> <p>Date: <u>3/20/73</u></p>

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Massachusetts	
COUNTY	Suffolk	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE
		MAR 21 1973

(Number all entries)

8. Significance (continued)

Of the three buildings in the district which have individual significance, two are massive granite warehouses. The first, the Mercantile Wharf Building, was constructed in 1856 from designs by Gridley J. F. Bryant. Though it repeats the post and lintel motif of the row buildings at street level, the building is essentially an adaptation of the Renaissance revival style for commercial purposes. The Commercial Block, constructed in 1857, repeats on a smaller scale the major design features of the the Mercantile Wharf Building, including the post and lintel motif. Henry Russell Hitchcock has indicated that the Commercial Block was also designed by Bryant; however, on the basis of recent research, the building has also been attributed to Calvert Vaux of New York.

Hitchcock has stated that these granite warehouses are "hardly equalled anywhere in the world." Sigfried Giedion, in Space, Time and Architecture, suggests that these buildings, and the Commercial Block in particular, had a major impact on the style of the commercial buildings designed by Henry Hobson Richardson. Richardson was a student at Harvard in the period when the warehouses were constructed. Giedion sees the granite warehouses echoed in the sober impressiveness of the Marshall Field Wholesale Store in Chicago (1885) and believes them to be as important to the development of Richardson's style as any earlier Romanesque influence.

The last of the major buildings in the Fulton-Commercial Streets District is the McLauthlin Building, constructed c. 1864 from designs by an unknown architect. Reminiscent of the work of James Bogardus, this is the earliest extant cast iron front in New England and probably the best extant example of this style north of New York City. The building is still occupied by the original owner, the McLauthlin Elevator Company.

Following the decline of Boston's waterfront in the 1890's, the original businesses in the Fulton-Commercial Streets District were gradually replaced by food processors and meat and produce wholesalers and many of the buildings began to deteriorate. The final decline of the district occurred in the 1950's when it was cut off from the rest of the downtown area by the construction of the Fitzgerald Expressway. With the exception of the buildings on Lewis Street and on the north side of Fulton Street from Richmond Street to Lewis Street, property in the district has now been acquired by the Boston Redevelopment Authority as part of its Downtown-Waterfront Renewal Project.



PROPERTY Fulton-Commercial Streets Dist. STATE Mass.

WORKING NUMBER 3.2.73.2449

Suffolk

TECH REVIEW

Photos 5

Maps 1

CONTROL REVIEW

map o.k.

*MJ
3-16-73*

HISTORIAN *They will be sending more photographs - street-scapes.*

*OK 3-2-73
Accept Shul*

ARCHITECTURAL HISTORIAN *wow!*

*ACCEPT
KH
3/12/73*

ARCHEOLOGIST

REVIEW UNIT CHIEF

Beautiful photos

*accept
Cell
3-12-73*

BRANCH CHIEF

OK 3/20/73

KEEPER

OK 3/20/73

National Register write-up _____

Send-back _____

Federal Register entry 5-1-73

Re-submit _____

Entered _____

MAR 21 1973

Note photos!



RITE FOODS, INC.
MFG. OF RITE BRAND PICKLED HERRING

NO PARKING
7-1-68

MARK
SUPPLY

PICKER - 8705

NPS Number 3/2/73

Title: Fulton - Commercial Sts.

Dist.

Loc. Suffolk, Mass.

Streetscape - Fulton Street

①

PROPERTY OF THE NATIONAL REGISTER

127

8



NPS Number 3/2/73

Title: Fulton-Commercial Sts. Dist.

Loc. Suffolk, Mass

North Facade

②

Boston, Massachusetts
71-117 Commercial Street
33-81 Mercantile Street
Mercantile Building
Boston Redevelopment Authority

John H. Catlin
May 1, 1972
John H. Catlin

North Facade

PROPERTY OF THE NATIONAL REGISTER

JOHN CATLIN
PHOTOGRAPHER

149-12



NPS Number 3/21/73

Title: Fulton-Commercial Sts. Dist.

Loc. Suffolk, Mass.

Commercial Street, Northwest

SIDE

③

PROPERTY OF THE NATIONAL REGISTER

127

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

1. NAME

COMMON	AND/OR HISTORIC	NUMERIC CODE <i>(Assigned by NPS)</i>
Fulton-Commercial Streets District		MAR 2 1 1973

2. LOCATION

STATE	COUNTY	TOWN
Massachusetts	Suffolk	Boston

STREET AND NUMBER

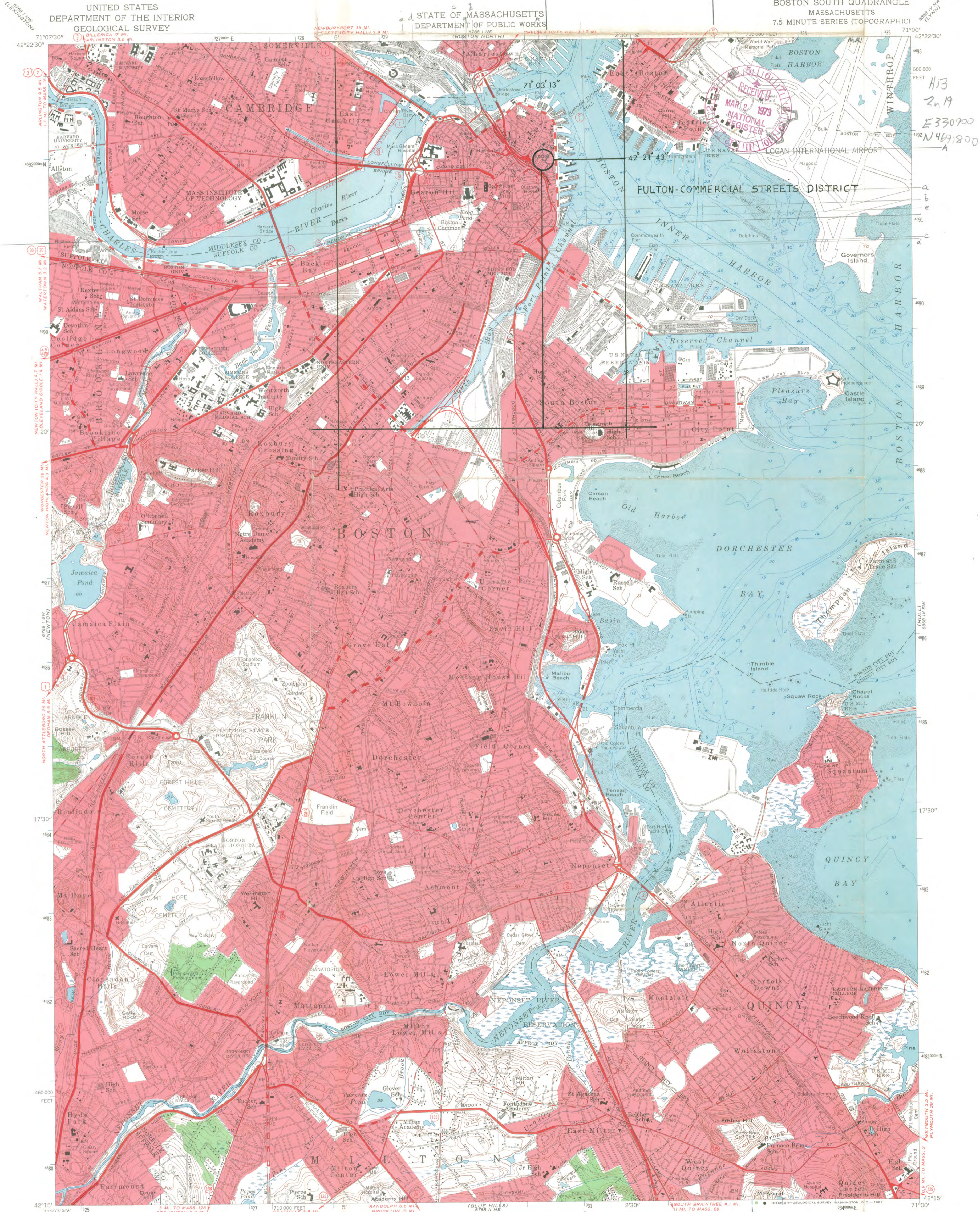
Fulton Street, Commercial Street, Mercantile Street, Lewis Street, Richmond Street

3. MAP REFERENCE

SOURCE	DATE	SCALE
U.S.G.S. Boston South Quadrangle	1956	1:24,000

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.



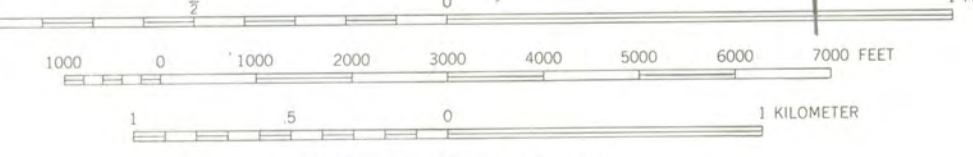
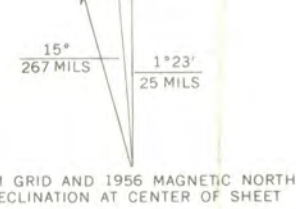


Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Mass. Harbor & Land Commission,
and Mass. Geodetic Survey

Topography by planetable surveys 1943. Culture revised by
photogrammetric methods from aerial photographs taken 1955
Field check 1956

Hydrography compiled from USC&GS chart 246 (1956)
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts (Mainland)
coordinate system.
1,000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue

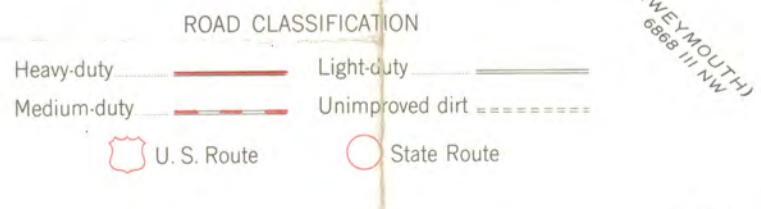
Boundaries in tidewater areas from information
supplied by Mass. Dept. of Public Works
Red tint indicates areas in which only
landmark buildings are shown



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



BOSTON SOUTH, MASS.

N4215-W7100/7.5

1956


AMS 6788 1 SE-SERIES V814

21

Fulton St. Comm. MD

Fulton-Commercial Streets District

- 1. Mercantile Wharf Building
- 2. Commercial Block
- 3. McLauthlin Building

District Boundary 



Approximate scale: 1" to 100'

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

1. NAME

COMMON

Fulton-Commercial Streets
District

AND/OR HISTORIC

NUMERIC CODE (Assigned by NPS)

MAR 2 1 1973

2. LOCATION

STATE

Massachusetts

COUNTY

Suffolk

TOWN

Boston

STREET AND NUMBER

Fulton Street, Commercial Street, Mercantile Street, Lewis Street, Richmond Street

3. MAP REFERENCE

SOURCE

prepared by staff:
Mass. Historical Commission

DATE

February, 1973

SCALE

1" = 100' (approximate)

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW:





The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

John F. X. Davoren

Secretary of the Commonwealth

~~XXXXXXXXXXXX~~
40 Beacon Street

Boston, Mass. 02108
February 22, 1973

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



Attention: Mr. Jerry Rogers

Dear Jerry:

Enclosed is a National Register submission for:

Suffolk County, Boston, Fulton-Commercial Streets District

This has been declared eligible for submission by the Massachusetts Historical Commission, the State Review Board, and has been signed by Secretary of the Commonwealth John F. X. Davoren, Chairman of the Massachusetts Historical Commission and designated the State Liaison Officer.

→ We ask your cooperation in processing this nomination as quickly as possible. For the past several months, the Fulton-Commercial Streets District has been the subject of litigation; we have delayed submission of it to the Register on that account. The case has now been settled by an agreement between the parties involved, which calls for a re-study of the urban renewal plans for the area. Our Commission would like to insure that the historical and architectural value of the district is given appropriate consideration in any revision of those plans by listing it on the Register before the re-study begins.

Thank you for your assistance.

Sincerely,

Bob

Robert B. Rettig
Executive Director
Massachusetts Historical Commission

RBR:pm
Encls.

WASO-9
(Nov. 1966)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON OFFICE

To: _____

FOLLOW-UP SLIP

Date 3-12

I have called HUD several times
(Margaret Sweeney)
on this & they keep on stalling &
not getting information. Polly matterly
says it's important to get it on
I think HUD is stalling! I vote
to put it on the NR! Now! I've
been trying well over a week!

NOT TO BE FILED

Signature

Carol Shull



The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

John F. X. Davoren

Secretary of the Commonwealth

~~XXXXXXXXXXXXXXXXXXXX~~
40 Beacon Street

Boston, Mass. 02108

March 13, 1973

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



Attention: Ms. Carol Shull

CERTIFIED MAIL

Dear Carol:

Enclosed are the additional photographic materials necessary to complete our Register submission for:

Suffolk County, Boston, Fulton - Commercial Streets District

I am also enclosing a second large-scale map of the district, which we would like to substitute for the map included with our original package of materials. As I explained in our telephone conversation this morning, the copy you now have was traced from an early work map of the district which is incorrect in two points (see upper left portion of the map). First, it shows Ferry Street as a through Street; as the revised map indicates, this street has been closed to traffic. Second, the district boundaries shown on your copy of the map do not include the row buildings standing northwest of Fulton Street between Ferry Street and Brick Alley. These buildings are part of the submission as approved by our Review Board and are included in the district boundaries on the revised map.

My apologies for this last piece of confusion and my thanks for your help in getting this nomination processed so quickly. I will do my best not to hand you any more problem cases for a while.

Best regards,

Polly Ann Matherly
Historian
Massachusetts Historical Commission

:pam
Encls.

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered MAR 21 1973

Name

Fulton-Commercial Streets District

Location

**Boston
Suffolk County**

Also Notified

Hon. Edward M. Kennedy
Hon. Edward W. Brooke
Hon. John Moakley

Director, Northeast Region

**State Liaison Officer
Hon. John F.X. Davoren
Secretary of the Commonwealth
Chairman, Massachusetts His-
torical Commission
40 Beacon Street
Boston, Massachusetts 02108**



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

H34-880

APR 15 1977

Property: McLauthlin Building

Address: 120 1/2 Fulton Street
Boston, Mass.

The National Park Service has determined that the property listed above is of historic significance to the following district:

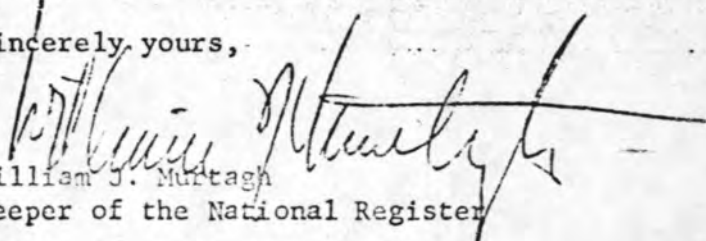
Fulton-Commercial Street District

If subject to depreciation under section 167 of the Internal Revenue Code of 1954, this property qualifies as a "certified historic structure" for purposes of the Tax Reform Act of 1976.

Obtaining certified historic structure status is the first step in qualifying for tax deductions under section 2124 of the Tax Reform Act. The incentives detailed in subsections 2124(a) and 2124(b) apply only to structures which have either undergone or are about to undergo rehabilitation which the Secretary of the Interior can find certifiable. The Secretary's Standards for Rehabilitation and guidelines for rehabilitating historic buildings are enclosed for your information.

Also enclosed is a draft Application for Certified Rehabilitation (subject to approval by the Office of Management and Budget) which should be completed and mailed to your State Historic Preservation Officer when requesting certification. Instructions for filling out the application are on the form itself. Specific questions concerning documentation required to certify rehabilitation work should be addressed to your State Historic Preservation Officer or to the Chief, Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

Sincerely yours,


William J. Murtagh
Keeper of the National Register

Enclosures

NOV. FILE



PART 1 HISTORIC PRESERVATION CERTIFICATION APPLICATION:
EVALUATION OF SIGNIFICANCE
Pursuant to the Tax Reform Act of 1976

NPS use only

8/22

DRAFT

READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING. RETURN COMPLETED FORM TO APPROPRIATE STATE HISTORIC PRESERVATION OFFICER.

1. Address of property: street 120 1/2 Fulton Street
city Boston county Suffolk state Ma. zip _____

Name of historic district in which property is located: Fulton-Commercial Streets District

2. Description of physical appearance prior to rehabilitation:

The McLauthlin Building is a six-story brick structure with a cast iron front, the earliest extant in Boston. Each story of the building is divided into six bays by attenuated pilasters. The ground floor bays contain doorways and shop windows, above which the pilasters support broad arches with keystones. On the upper floors, each bay contains two window units, mounted above inset panels and separated by narrow columns set on high plinths. Though the pilasters and columns are given the same

3. Statement of significance:

"The last of the major buildings in the Fulton-Commercial Streets District is the McLauthlin Building, constructed c. 1864, from the designs by an unknown architect. Reminiscent of the work of James Bogardus, this is the earliest extant cast iron front in New England and probably the best extant example of this style north of New York City."

Date of construction (if known): c. 1864 Original site Moved _____

4. Name and mailing address of owner

name Nicholas B. Deane
street The 120 Fulton Street Redevelopment
1558 Massachusetts Ave.
city Cambridge, state Massachusetts zip 02138
telephone number (during day): area code (617)492-7796

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

signature _____ date _____

For office use only

The structure described above is included within the boundaries of a National Register historic district and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with National Park Service procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), will likely will not be nominated to the National Register in accord with National Park Service procedures (36 CFR 60), and appears does not appear to contribute to the character of said district.

signature _____ date _____
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the National Park Service (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954: is hereby certified a historic structure. does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

#2 cont'd

visual weight, the former are, in fact, only facing plates which conceal interior structural members, while the latter are actually bearing members. Each window unit on the second, third, and fourth floors is topped by a semi-circular keystone arch which springs from a pilaster to the adjacent column. On the fifth floor this arch detail is replaced by rectangular window openings. Projecting stringcourses are set above each story supported by simple brackets. The facade is capped by a heavy bracketed cornice, above which rises a mansard roof with rectangular dormers.

PART 2 HISTORIC PRESERVATION CERTIFICATION APPLICATION:
 DESCRIPTION OF REHABILITATION
 Pursuant to the Tax Reform Act of 1976

NPS use only

6/17

READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING. RETURN COMPLETED FORM TO APPROPRIATE STATE HISTORIC PRESERVATION OFFICER.

- Name of property: McLAUTHLIN ELEVATOR BUILDING
 Address of property: street 120 1/2 FULTON STREET
 city BOSTON state MASS. zip _____
 If located in National Register historic district, local or State designated district, specify: FULTON - COMMERCIAL STREETS DISTRICT
- Data on existing structure
 Date of construction c. 1864 Existing floor area see plans sq. feet
 Original use commercial/manufacture
 Type of construction: BRICK STRUCTURE WITH CAST IRON FRONT
- Data on rehabilitation project
 Project starting date (est.) JUNE 1977 Project completion date (est.) MARCH 1978
 Estimated cost of rehabilitation \$1,500,000 Proposed use SHOPS, OFFICES, APARTMENTS
 Has the property received Federal or State financial assistance? yes no (MASS. HIST.)
 If yes, specify source: APPLIED FOR NPS GRANT FOR FACADE RESTORATION (COMMISSION)
 Are architectural plans and specifications available for review? yes no
 Architect's or developer's name and address: MORITZ BERGMAYER ASSOCIATES, INC
108 FULTON STREET, BOSTON, MASS.
 phone # 617-723-7910
- Detailed description of rehabilitation/preservation work, including site work, new construction, alterations, etc. Complete blocks below.

Architectural feature <u>FIVE-STORY CAST IRON FACADE</u> Original <input checked="" type="checkbox"/> Added at later date <input type="checkbox"/> New const. <input type="checkbox"/> Approx. date of feature <u>c. 1864</u> Describe existing condition: <u>FAIR CONDITION</u>	Describe work and impact on existing structure: <u>Restore shallow arcade-effect on the ground floor by removing the sheet-metal exterior wall between the six ground floor columns at street line, then replacing it with divided windows from sidewalk to ceiling at original location. SCRAPE, PAINT, AND CAULK CAST IRON FACADE</u>	NPS use only
REFER TO PAMPHLET AND SKETCH AND Photo no. <u>2,3</u> Drawing no. <u>OUTLINE SPECIFICATIONS</u>	Drawing no. <u>A-E</u>	NPS use only

Architectural feature <u>CAST IRON WINDOWS</u> Original <input checked="" type="checkbox"/> Added at later date <input type="checkbox"/> New const. <input type="checkbox"/> Approx. date of feature <u>19th c</u> Describe existing condition:	Describe work and impact on existing structure: <u>Supplement existing cast iron windows on Fulton Street facade with interior storm window system and insulated interior wall. The windows will be large sheets of glass with minimum width frames, narrower than facade columns</u>	NPS use only
REFER TO OUTLINE SPECIFICATIONS Photo no. <u>2,3</u> Drawing no. _____	Drawing no. <u>A-E</u>	NPS use only

Architectural feature <u>MANSARD ROOF (6th floor)</u> Original <input type="checkbox"/> Added at later date <input checked="" type="checkbox"/> New const. <input type="checkbox"/> Approx. date of feature <u>late 19th century</u> Describe existing condition: <u>In poor condition - evidence of water seepage and damage.</u>	Describe work and impact on existing structure: <u>Cut back mansard-roofed sixth floor from Fulton Street facade line, and lower its maximum height by leveling it. The purpose is to make it no longer visible from Fulton Street, thus restoring visual integrity of the street facade</u>	NPS use only
SEE SIGHT-LINES	NPS use only	NPS use only

Architectural feature <u>PENTHOUSE</u> Original <input type="checkbox"/> Added at later date <input checked="" type="checkbox"/> New const. <input checked="" type="checkbox"/> Approx. date of feature _____ Describe existing condition:	Describe work and impact on existing structure: Add a penthouse of about half the map area of the building, invisible from Fulton Street. Also add one story to each of the portions of the bldg. abutting North Street and Langdon Place.
Photo no. <u>#4</u> Drawing no. <u>LMC-1</u>	(REFER TO "A REVISED EARLY PHOTOGRAPH") NPS use only Drawing no. _____
Architectural feature <u>OPEN FACTORY LOFTS</u> Original <input checked="" type="checkbox"/> Added at later date <input type="checkbox"/> New const. <input type="checkbox"/> Approx. date of feature _____ Describe existing condition: <u>CONDITION - GOOD</u>	Describe work and impact on existing structure: PRESERVE existing post, beam, and joist construction; cleaning and repainting cast-iron posts; replacing or reinforcing some failed wooden girders and joists
Photo no. _____ Drawing no. _____ REFER TO OUTLINE SPECIFICATIONS	Drawing no. _____ NPS use only
Architectural feature <u>INTERIOR SPACES & PARTITIONS</u> Original <input checked="" type="checkbox"/> Added at later date <input checked="" type="checkbox"/> New const. <input type="checkbox"/> Approx. date of feature <u>19th C.</u> Describe existing condition: <u>FAIR</u>	Describe work and impact on existing structure: Construct new interior as shown on plans and as described in outline specifications, providing partitioned spaces, but featuring heavy beams and brick and the machine-drive system of pulleys overhead. LARGE INTERIOR SPACES WILL BE SUBDIVIDED
Photo no. <u>5, 6</u> Drawing no. <u>OUTLINE SPECIFICATIONS</u>	SEE LOBBY SKETCH Drawing no. <u>A-2, A-4</u> NPS use only
Architectural feature <u>PARKING LOT</u> Original <input type="checkbox"/> Added at later date <input checked="" type="checkbox"/> New const. <input checked="" type="checkbox"/> Approx. date of feature _____ Describe existing condition:	Describe work and impact on existing structure: DEPRESS portions of the parking lot abutting the rear of the building. The purpose is to provide ramp access to a basement parking garage and to put parked cars near the rear wall BELOW THE SIGHT-LINES FROM WINDOW AND STREET.
Photo no. <u>7</u> Drawing no. _____	Drawing no. <u>AA, A-B</u> NPS use only

Continuation sheets attached: yes no

Name and mailing address of owner

name NICHOLAS B. DEANE (THE 120 FULTON STREET DEVELOPMENT)
 street 1558 MASS. AVE.
 city CAMBRIDGE state MASS. zip 02138
 telephone number (during day): 617-492-7796

I hereby apply for certification of rehabilitation work described above for purposes of Section 2124 of the Tax Reform Act of 1976. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

owner's signature _____ date 9th MARCH 1977
 NICHOLAS B. DEANE

WASO-9
(Nov. 1966)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON OFFICE

FOLLOW-UP SLIP

Date _____

To: _____

Polly Matherley called me on this one.
It's in an urban renewal area & there has
been litigation (Redevelopment Authority vs
Boston Waterfront Area Residents) According
to Polly, the litigation has been settled & there
will be a resurvey of urban renewal area
by a committee to find out how much rehabilitation
is feasible in area.

Signature Carol Shull

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	a. NUMBER 805	3. STATE APPLICATION IDENTIFIER	a. NUMBER 77060882
1. TYPE OF ACTION (Mark appropriate box) <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		Leave Blank	b. DATE 19 78 8 31	b. DATE ASSIGNED 19 77 07 29	
4. LEGAL APPLICANT/RECIPIENT				5. FEDERAL EMPLOYER IDENTIFICATION NO. 046-002-284	
a. Applicant Name : Commonwealth of Massachusetts b. Organization Unit : Massachusetts Historical Commission c. Street/P.O. Box : 294 Washington Street d. City : Boston e. County : Suffolk f. State : Massachusetts g. ZIP Code : 02108 h. Contact Person (Name & telephone No.) : Patricia L. Weslowski, S.H.P.O. (617) 727-8470				6. PROGRAM (From Federal Catalog) a. NUMBER : 150904 b. TITLE : Historic Preservation	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Fulton-Commercial Streets District: McLauthlin Building Development Project, Boston, Suffolk Co. The McLauthlin Company Building is a key element in the Fulton-Commercial Streets Historic District in Boston, and forms one of the major facades along these streets. The building is one of Boston's earliest cast iron industrial buildings and was formerly an elevator factory. The project objective is				8. TYPE OF APPLICANT/RECIPIENT A-State B-Interstate C-Substate District D-County E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter <input type="checkbox"/> A	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) Commonwealth of Massachusetts			11. ESTIMATED NUMBER OF PERSONS BENEFITING 5.7 million	9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) <input type="checkbox"/> A	
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		12. TYPE OF APPLICATION A-New B-Renewal C-Revision D-Continuation E-Augmentation Enter appropriate letter <input type="checkbox"/> A	
a. FEDERAL \$ 25,000.00	b. APPLICANT 34,415.00	a. APPLICANT 9	b. PROJECT 9	15. TYPE OF CHANGE (For 12c or 12e) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation F-Other (Specify): N/A	
c. STATE .00	d. LOCAL .00	e. OTHER .00	f. TOTAL \$ 59,415.00	16. PROJECT START DATE Year month day 1977 6 1	
		17. PROJECT DURATION 40 Months		18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 1978 8 31	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Washington D.C. 20240 Dept. of the Interior, Heritage Conservation & Recreation Service				19. EXISTING FEDERAL IDENTIFICATION NUMBER	
22. THE APPLICANT CERTIFIES THAT a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: (1) Office of State Planning (2) (3)				21. REMARKS ADDED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No No response attached	
23. CERTIFYING REPRESENTATIVE Patricia L. Weslowski, S.H.P.O. and Acting Executive Director		24. AGENCY NAME Department of the Interior		25. APPLICATION RECEIVED Year month day 19 78 8 31	
26. ORGANIZATIONAL UNIT HCRS		27. ADMINISTRATIVE OFFICE Grants Adm. Div.		28. FEDERAL APPLICATION IDENTIFICATION	
29. ADDRESS Wash., D.C. 20240		30. FEDERAL GRANT IDENTIFICATION 25-8C54		31. ACTION TAKEN <input checked="" type="checkbox"/> a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN	
32. FUNDING		33. ACTION DATE Year month day 19 78 09 22		34. STARTING DATE Year month day 19 78 9 1	
a. FEDERAL \$ 25,000 .00	b. APPLICANT 34,415 .00	35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) Stephen D. Newman 202 523-5472		36. ENDING DATE Year month day 19 80 9 30	
c. STATE .00	d. LOCAL .00			37. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
e. OTHER .00	f. TOTAL \$ 59,415 .00				
38. FEDERAL AGENCY A-95 ACTION		a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.		b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.) Same as #35	

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION

SEP 13 1978

Section 1 - Item 7

preservation and restoration of the cast iron facade. The intended use of the property is as a commercial and residential building.

Section 1 - Item 16

The project start date reflects the date that the Massachusetts Historical Commission requested the grantee to prepare plans and specifications for project initiation. No construction has been or will be undertaken prior to project approval date on grant assisted work.

APPROVED	
Signature	<u>Dan Durett</u>
Date	<u>9/20/78</u>