

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 Boston Consumptives Hospital (preferred)

other names/site number Boston Sanatorium

2. Location

street & number 249 River Street not for publication

city or town Boston (Mattapan) vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02122

3. State/Federal Agency Certification

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

Brona Simon DSHPO December 26, 2001
Signature of certifying official/Title _____ Date _____
Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the
National Register

☐ other (explain): _____

Signature of the Keeper

Patrick Andrews

Date of Action

2/7/2002

Suffolk, MA
County and State

Ownership of Property

(Check only one box)

- _ private
- xpublic-local
- _ public-State
- _ public-Federal

```
_ building(s)
_xdistrict
_ site
_ structure
_ object
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Number of Resources within Property

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

Contributing	Noncontributing	
18	1	building
		sites
1		structures
		objects
19	1	Total

Name of related multiple property listing

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

n/a

Number of contributing resources previously listed in the National Register

0

Historic Functions

(Enter categories from instructions)

DOMESTIC: single family dwelling

HEALTH CARE: sanitarium

Current Functions

(Enter categories from instructions)

HEALTH CARE

Architectural Classification

(Enter categories from instructions)

n/a

Materials

(Enter categories from instructions)

foundation concrete

walls brick

roof _____ other _____

other _____ concrete _____

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

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

Narrative Description

The Boston Consumptives Hospital (a.k.a. Boston Sanatorium) is located at 249 River Street in Boston's Mattapan neighborhood. The site historically contained 52 acres, which are currently being subdivided into several smaller lots. The complex is situated in the midst of a residential neighborhood characterized by single and multi-family houses, primarily from the second half of the 20th century. The site includes 19 buildings, 18 of which were historically associated with the hospital facility.

The Administration Building is the largest and most prominent structure in the complex, standing on a steep slope at the center of the site. The site is relatively level from River Street to the parking area in front of the Administration Building, then rises sharply toward the rear of the lot (northward), where it again levels out. The land is characterized by mature trees, rock outcroppings, and overgrown vegetation. A historic stone wall surrounds much of the property. The siting of buildings is such that the patient wards are located at the rear of the complex while the administrative buildings, staff residences, and maintenance/operations buildings are at the front. The large area of vacant land beyond (north and west of) the wards is thickly overgrown. Paved narrow driveways wind among and around the buildings and there are several paved parking areas, of varying sizes, scattered around the site.

Alterations to the building exteriors have generally been minimal and all retain their historic integrity. Many of the buildings have remained in use and are typically in good repair. Wards A, B, C, D, the Children's Ward, and the Men's Open Air Ward have been vacant for many years and are in poor condition as the result of vandalism, neglect, and water infiltration, but they retain their architectural integrity. The complex remains a cohesive architectural resource, having only one noncontributing structure (outside period of significance). The following is a chronological description of each building; corresponding photographs are attached.

Thompson House/Superintendent's House (ca. 1856 – Map #1 – Photo #4) The oldest structure on the site is a 2 ½-story Italianate style residence. It is situated close to River Street near the west end of the lot and predates city ownership of the property. Resting on a granite foundation, the house is sheathed with clapboards (that were covered with vinyl siding) and has simple wood trim, including a box cornice with a wide frieze and broad cornerboards. It has a gabled roof and a two-story rear ell. A single-story porch stretched across the façade and side elevations feature a first floor bay window.

Conness Cottage (ca. 1890 – Map #6 – Photo #1) This is the only other building on the site that predates the Boston Consumptives Hospital. This small two-story cottage rests on a rubble foundation and is enclosed by a gable roof. A porch (that appears to have formerly been enclosed) extends along the

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA

first floor of the façade, while a single-story shed addition projects from the rear elevation. The cottage is sheathed with clapboards and has simple wood trim. It has been vacant for some time and is in poor condition, although it retains its historic character.

Power House (1908; 1929 – Map #5 – Photo #2) Among the earliest buildings constructed for the Boston Consumptives Hospital was the Power House, which ties into and supplies all the buildings constructed for the hospital facility. This utilitarian building was constructed in two phases. The earliest piece was a single-story rectangular structure, started in 1907. The red brick walls presently visible on the north side of the building apparently date to this earliest period of construction. The bulk of the Power House was begun in 1929 and completed in 1930 and features Art Deco style elements. It is an L-shaped piece with three distinct parts (three rectangular sections, all with flat roofs). Furthest west is a two-story main block of green brick trimmed with a broad band at the parapet (with incised geometric detailing). This section has long vertical multi-light windows, and little in the way of architectural ornamentation. Attached to its east side is a single-story section, also of green brick. It has stylized quoins and small window openings. Off the south elevation is the third section, a simple rectangular concrete box without windows. A tall brick smokestack, dating from the 1929 construction, stands on the north side of the building.

Ward A (1908 – Map #11 – Photo #10) & **Ward B** (1909 – Map #12 – Photo #11) These were the first wards to be constructed on the site and are part of a group of four ward buildings joined by enclosed walkways. Wards A and B are identical two-story Neo-Classical style buildings constructed of concrete. Their elegant detailing includes prominent quoins, cornices with modillions, parapets with balustrades in relief, simple panels beneath the cornices, and belt courses between the two floors. Tall multi-pane windows line each elevation. Low concrete porches with iron pipe railings wrap around the south end of both buildings. A rooftop solarium is located at the north end of Ward A.

Cottage Ward/Ward M (ca. 1910 – Map #9 – Photo #6) This was the first of the so called “cottage wards” built on the site. It was intended for use by patients with less advanced cases of tuberculosis, those not requiring full-time bed care. This single-story T-shaped brick structure is enclosed by a hip roof and features Craftsman style detailing. Its principal elevation (south) has a central projecting gabled pavilion and groupings of multi-pane windows separated by brick piers. Three large brackets decorate the eaves of the pavilion.

First Administration Building/Ward D (1912 – Map #13 – Photo #12) This four-story structure was built as the original administrative building and later used as a ward. It is one of the four adjoining

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

buildings at the rear of the site. The U-shaped building has Colonial Revival styling and is constructed with red brick, which forms a framework for stucco elevations. Its principal elevation (east) is symmetrically arranged around a central arched entry enclosure. While architectural detailing is subdued, this handsome structure has a brick cornice with dentils, belt courses at the fourth floor, and a plain brick parapet. Simple iron balconies at the second, third, and fourth floors line each elevation. French doors led to the balconies.

Children's Ward (1912 – Map #15 – Photo #14) This T-shaped ward stands at the northwest edge of the complex and features Craftsman style detailing. It is a two-story structure, finished with stucco and enclosed by a gabled slate roof. The main entry is located at the east elevation and consists of a segmental arched opening beneath a bracketed hood. A raised brick porch was added at this elevation. The south elevation features a central gabled pavilion with a two-story oriel window. Flanking the pavilion are two long wings with banded windows.

Ward C (1915 – Map #14 – Photo #13) This is the westernmost of the four adjoining ward buildings at the rear of the complex. It features a concrete foundation, stuccoed elevations, and buff-colored brick trim. Its footprint is similar to the earlier Wards A and B but its detailing is more Colonial Revival in character, although relatively simple. The various bays of the building are defined by brick quoins. Its flat roof is framed by a brick parapet and a cast stone cornice with modillions. A concrete belt course runs between the two floors. There is a two-story stucco wing on the back (north) that appears to be original. The wing has little decoration, other than a very low brick parapet and a concrete belt course between floors. Window openings contain tall multi-pane sash. As is the case with Wards A and B, this building has a concrete and iron porch at its south elevation.

Administration Building (1929 – Map #2 – Photo #1) Of the four major buildings constructed in 1929, this is the largest. It is also the most prominent one on the site. Constructed of red brick with cast stone trim, it exhibits elements of Tudoresque, Renaissance Revival, and Classical Revival architecture. This symmetrical building has a five-story central block, flanked by two four-story wings. Each section is topped by a flat roof framed by a brick parapet. Atop each wing is a partially enclosed walkway with a gabled orange tile roof. The same type of roof encloses a mechanical room over the main block. The first floor is constructed of case stone, while floors above are faced with red brick. There are many cast stone elements decorating the building, including spandrels, belt courses, balustrades at the parapets, and entry surrounds. Octagonal brick piers rise up either side of the entry and terminate at copper caps above the roofline. The central block is also ornamented by three-story bay windows with lead coated copper sheathing (painted).

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

Women's Open Air Ward (1929 – Map #10 – Photo #7) & Men's Open Air Ward (1929 – Map #16 – Photo #15) These two identical buildings are largely rectangular in plan. They rest on raised brick foundations and have a stucco facing on the upper floors. A full-height cross gable at the middle of each building creates central pavilions at the north and south facades. The pavilions are faced with brick. Large windows line the south elevations, with windows at the first floor being arched. The buildings are enclosed by slate-covered hip roofs with deep eaves and exposed rafter ends, which give the building a Craftsman style appearance.

Nurses Home (1929 – Map #3 – Photo #2) Set close to River Street, the Nurses Home is the most highly ornamented building of the complex. The three-story red brick building is U-shaped and was designed in the Classical Revival style. The building stands on a raised basement faced with cast stone. The main block is recessed between two projecting wings. The two wings are joined by a gallery (across the first floor of the main block) topped by a cast stone balustrade. The two main entries, one at each end of the gallery, are defined by segmental arched pediments supported on columns. The wings are topped by flat roofs framed by brick parapets ornamented with cast stone balustrades and finials. The main block has a gabled slate roof with two cross gables at the façade (west). The cross gables are emphasized by finials and ornate oculi. Other notable ornamentation includes belt courses, keystones, and brick quoins.

Kitchen/Dining Building (1930 – Map #7 – Photo #9) This brick Art Deco style building has a broad rectangular footprint. Due to the slope of the site, it is one story at its northern end and increases to two stories (above an exposed basement) at its south end. The building is enclosed by a flat roof and its exposed elevations are punctuated by large square window openings separated by wide brick piers. Atop each pier is a stylized cast-stone capital with incised decoration. The two-story block at the south end of the building originally served as an anchor point, although a later brick addition off the south elevation disrupts this. The two-story block is a focal point on the building and features decorative cast stone banding incised with gargoyles, fan and foliate details. A modern addition along the east elevation joins the Kitchen/Dining Building to the adjacent Recreation Building.

Recreation Building (ca. 1930 – Map #8 – Photo #8) While the Recreation Building is much smaller than the Kitchen/Dining Building, its design is very similar. The Recreation Building is a single-story brick structure with Art Deco detailing. Exterior elevations have large rectangular window openings separated by wide brick piers with incised cast stone capitals. The building is enclosed by a flat roof and has large multi-light steel sash. The only original doorway that is currently visible from the exterior is on the east elevation (another entry at the west elevation is covered by an addition). The visible entry is framed by simple narrow cast stone trim. A low brick ell, which is evidently original, extends from the

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA

north side of the building.

Garage (1931 – Map #4 – Photo #3) This masonry structure is finished with stucco and is very utilitarian in design. It is a small single-story rectangular building with four large garage bays on its north face. Garage bays are separated by wide piers and contain contemporary doors are in the bays.

Doctors Residence (ca. 1932 – Map #17 – Photo #5) This modest wood-frame cottage is two stories high and features elements of Colonial Revival residential design. The building has recently been renovated and has new clapboards siding. It features paired window openings with simple wood trim. Its steep hip roof has a prominent cross gable at the façade (south). The east and west slopes of the roof extend down over a screened porches.

Shop (ca. 1932 – Map #19 Little is known about this building but it appears to have been used as a maintenance shop as early as the 1930s. There was an open-air school in this location to serve patients of the Children's Ward but it does not appear that the existing structure had any association with the school. The existing building is one story and has a slate-covered hip roof. Small rectangular windows line each elevation and a double door is centered on the east elevation.

1990s Building (ca. 1998 – Map #18 – Photo #4) The only building that does not contribute to the potential historic district is this one-story wood-frame structure, which stands at the west end of the complex. It is sheathed with clapboard and finished with simple wood trim. It has a hip roof with two-tone asphalt roofing shingles

Stone Walls (c. 1908 to 1930 – Photos #15) Nearly the entire property boundary is lined by stone walls that appear to have been constructed over a period of time as the site was developed (1908-1933). There are two types of walls, one consisting of large rubble stones topped by a red brick tile cap and another of small cut stone blocks, finished with smooth concrete along the top.

(end)

Boston Consumptives Hospital

Name of Property

Suffolk, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Health/Medicine

Period of Significance

1856-1951

Significant Dates

N/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

N/a

Architect/Builder

Maginnis & Walsh

James Ritchie

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

Statement of Significance

The former Boston Consumptives Hospital (a.k.a. Boston Sanatorium) possesses integrity of design, location, setting, materials, and workmanship and meets Criteria A and C at the statewide level. It is significant as a mid-19th century rural retreat, and later as a sanatorium for the treatment of tuberculosis. It is notable as having been the largest tuberculosis treatment facility in the State. The complex is also significant as an intact collection of buildings representing a number of architectural styles, including Italianate, Craftsman, Art Deco, and several Revival styles.. The Boston Consumptives Hospital campus is a collection of 19 buildings, designed by architects Maginnis & Walsh and James H. Ritchie & Associates, ranging in date from ca. 1856 to the mid-1990s. Only one building was constructed outside the period of significance.

In the early years of the 20th century tuberculosis was running rampant in this country, particularly in densely populated communities, and treatment was in its infancy. Boston, like most large cities, was hard hit. In 1907 tuberculosis was responsible for more deaths in this city than any other disease except pneumonia, causing more invalidity than all other diseases combined. In 1906 roughly 10% of all deaths in Boston were the result of pulmonary tuberculosis (also known as consumption). While there are other forms of tuberculosis, they are far less common. Boston's death rate from consumption was the third highest in the nation, behind New Orleans and San Francisco. The estimated number of consumptives in Boston in 1906 was 10,000 and it was believed that 6,000 to 8,000 of those were in the advanced stages of the disease. Statistics show that the highest occurrences of tuberculosis were in the less affluent sections of the city where crowded living conditions, related to the massive population expansion at the turn of the 20th century, resulted in rapid spread of the disease.

Although treatment was still being explored, it was known that tuberculosis primarily struck young adults, was curable, and was even preventable if identified and treated early on. While there was suitable care for the incipient cases among Massachusetts residents, primarily at the State Sanatorium at Rutland, facilities for the advanced cases were grossly insufficient. The Long Island Hospital in Boston Harbor could accommodate about 60 advanced consumptives and there were several other private institutions that together could provide beds for about 200 more.

In an effort to address the growing problem of treating tuberculosis and stopping its spread, the City of Boston set up the Consumptives Department in 1906. The new department was given the task of establishing a hospital to treat city residents suffering from advanced cases of tuberculosis. The

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

department's annual report for 1908 notes that "this work of fighting tuberculosis is new and we believe that Boston is now showing the way for the rest of the United States...." The report further states that "it is only within very recent years that an intelligent, comprehensive, sanitary surveillance on the part of the state or municipality has been inaugurated."

The Consumptives Hospital Department considered "a score or more of sites in Boston" for the hospital location but settled on the former estate of Hon. John Conness in the Boston's Mattapan neighborhood. This rural farm was considered ideal, given that fresh air and open surroundings were prescribed to combat tuberculosis. The Conness property was purchased in 1906 for \$65,000. At the time, the estate included an Italianate style main house (**Thompson House/Superintendent's House** – Map #1, photo #4), originally constructed for Joshua P. Thompson. Also on the site was a small Vernacular cottage (**Conness Cottage** – Map #6, photo #1), a barn and two sheds. The main house and cottage are all that remains of the Conness buildings today. Joshua Thompson was a merchant from Dedham, Massachusetts who purchased a four acre farm along River Street in 1856 and constructed the Italianate house by 1859. The Thompson family were owners until 1865 when they sold to Tilden Ames of Marshfield, Massachusetts. The property remained in the Ames family until 1869 when it was acquired by Edmund and Susan Stowell of Dorchester. The following year, the Stowells sold to John Conness of New York City for \$12,000. For three and one-half decades the prominent Conness family retained the property. Irish-born John Conness was a California senator in the 1860s and was known to be a friend of Abraham Lincoln. Apparently, Conness purchased the house as a place of retirement. Locally, he was a trustee of Cedar Grove Cemetery, where he is buried. By the time Conness and his wife Mary sold the estate to the City of Boston in 1906, the land had grown to 51 acres through purchases in 1872 and 1883.

Plans for development of the site were drafted by architects Maginnis & Walsh, who were also responsible for the design of the earliest buildings erected for the hospital. Boston architects Charles Maginnis and Timothy Walsh practiced in partnership between the years 1908 and 1954. They are most well known for their design of early 20th century buildings associated with the Archdiocese of Boston. Their work includes buildings at St. John's Seminary in Boston, numerous churches, several buildings at Holy Cross College in Worcester, and a number of Catholic schools. The Consumptives Hospital Department annual report of 1908 states that "their design is as simple as possible, and throughout the uses to which each building is to be put and economy of administration have been considered, and not architectural display." All the buildings were designed to provide maximum sunlight and fresh air, with numerous windows and open floor plans. The Maginnis & Walsh scheme consisted of a series of buildings joined by tunnels (both above and below ground), some of which were used for foot traffic and others which carried mechanical equipment.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

By 1907, when construction of the Boston Consumptives Hospital commenced, the most widely-accepted method for dealing with tuberculosis was treatment at a sanatorium. The beginning of the sanatorium movement can be traced back to 1859 when doctor Hermann Brehmer built a small sanatorium in Görbersdorf, Germany. A tuberculosis sufferer himself, Brehmer had been inspired by the observations of George Bodington, an English physician who found in his travels to rural areas that those people living in the country were much less prone to tuberculosis than those living in crowded cities and towns. Seeking a healthier climate, Brehmer traveled to the Himalayas where he succeeded in ridding himself of the disease. His great success on his own behalf lead him to establish the Görbersdorf facility, which became the blueprint for the subsequent sanatorium movement throughout the world. In addition to exposing his patients to pure mountain air, Brehmer advocated regular exercise. While the treatment prescribed at the numerous sanatoria was essentially the same, the facilities were widely varied, catering to patients from varying walks of life, from public institutions to exclusive private retreats. The more enlightened American sanatoria were described as follows:

“The majority of patients were in the age group 20-35 years. The basic remedy was “bed rest” in its most stringent form: 24 hours flat. Meals were spooned to each patient by registered nurses, youngsters who looked and felt normal but who had shadows - even small shadows - on their chest X-ray films. All this in an effort to halt the persistent and almost inevitable trend for such small lesions to advance and destroy the patient. The average patient spent more than a full year in bed, many others much more. Careers were abandoned, marriage was discouraged and pregnancy forbidden. Stress in any form and to any degree must be avoided.” (Ryan: p. 27)

Despite efforts to control tuberculosis, more than half the victims of the disease died within five years of its onset. As late as 1930, 90,000 Americans still died from the disease. The first American sanatorium was established by Edward Livingston Trudeau in the Adirondacks at Saranac Lake, New York in 1885. While the success of sanatorium treatments in curing tuberculosis is debatable, it is certain that they had a dramatic effect in isolating the infected from causing further spread of the disease. By that time, there were 600 sanatoria in the United States. By 1922, Massachusetts had five state sanatoria, six county institutions, 20 municipal hospitals that handled tuberculosis patients, 56 clinics, 20 preventoria camps, and 7 private sanatoria. Of these, the Boston Sanatorium was the largest, with 420 beds. Rutland State Sanatorium was the second largest, having 350 beds, followed by the State Sanatorium at Tewksbury, which had 340 beds. Although surgical procedures were also used early on to treat patients, the greatest weapon against the disease proved to be drug therapy. It was not until the 1940s that antibiotics were first successfully used to cure tuberculosis. Over the following 30 years drug therapy and vaccine resulted in a rapid decline in the incidence of the disease. The number of deaths in the United States

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

resulting from tuberculosis dropped from 188 per 100,000 to about 1 per 100,000 by 1980. With the decline of the disease, funding for public health programs was dramatically curtailed and the sanatoria were either abandoned or put to other uses.

The Trustees and medical staff of the Boston Consumptives Hospital believed, as many did, that sanatorium treatment was only effective for patients in the early stages of the disease. They complained that while sanatoria had success in curing the incipient cases, which represent only about 10 to 15 percent of those infected, it had little impact on the advanced cases. The annual report of 1908 notes that "sanatorium treatment does not touch the root of the evil, namely, the chronic case, or infectious focus." Given that the Boston Consumptives Hospital was established to care for the advanced cases (incipient cases were referred to the State Sanatorium in Rutland), it is not surprising that they did not embrace the sanatorium treatment as the only method to be used. While they recognized the value of sanatoria for patients in the early stages of the disease, they felt that a hospital setting was most appropriate for treating the advanced cases.

In planning for the new facility, the types of patients to be treated were divided into two classes, those requiring bed treatment (the most seriously advanced or dying patients) and those who were advanced cases but could be up and about during the day. For the first class of patients, the Trustees of the hospital proposed to erect large two-story ward buildings (Wards A, B, and C). The principal goal was to isolate these patients so that the source of infection could be eliminated from the public. The medical staff of the Boston Consumptives Hospital went so far as to promote that sufferers in the advanced stages be "forcibly removed from their homes by the health authorities." The ward patients were made as comfortable as possible and strenuous efforts were made to stop the spread of the disease by properly disposing of sputum, disinfecting linen, etc.

For patients in the second classification (moderately advanced cases), those not requiring constant bed treatment, a day camp building and open cottages were to be erected. These were patients for whom there was some hope of cure. As with the first class of patients, great emphasis was placed on preventing further spread of the disease. These patients were educated and closely supervised while at the Boston Consumptives Hospital. The day camp was established for those patients who had homes to which they could return in the evenings. The routine for these patients is similar to that of the sanatoria, consisting of "life in the open air throughout the entire day, with an abundance of nourishing food." An early photograph of the hospital complex shows formal gardens on the property (no longer extant), presumably established for the enjoyment of the more mobile patients. For patients of this second class who were either homeless or whose homes were not suitable to their care, cottage wards were constructed. Patients of the cottage wards were typically ambulatory so they would remain outdoors or on the veranda during

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA

the day, just as those patients of the day camp, but they would spend the night at the cottages in the evenings. The hospital Trustees also promoted "careful administration of graduated work" for these and the day camp patients.

By 1908 construction work had begun on the first ward building (**Ward A** – Map #11, photo #11), the **Power House** (Map #5, photo #2), and a tunnel connecting the two. In addition, designs were completed for a Day Camp Building (no longer extant), which contained the hospital's first kitchen and dining room. The former Thompson House was occupied by the hospital superintendent and also served as temporary housing for nurses and the business office. The Conness Cottage was renovated to house members of the hospital staff.

Each floor of Ward A (identical to the later Ward B) was designed with a centralized staff area (kitchen, storage rooms, bathrooms) flanked by two large open wards (14 beds each). At the south end of the buildings, on the first floor, are large open air porches. Connecting Wards A and B is a two-story screened porch that was used by patients who were in or out of beds. What appears to be a solarium on the roof of Ward A (north end) was actually a mattress room "with glass roof and sides" where mattresses were aired out. The room could also be made air-tight by closing doors and louvers so the contents could be disinfected using formaldehyde gas.

The hospital was opened to patients in July of 1908. Plans for the first open air cottage were completed (**Cottage Ward/Ward M** – Map #9, photo #6) and construction began that same year. The Cottage Ward/Ward M is a small one-story T-shaped building. It has a sitting room centered on the south elevation, flanked by two open wards with 12 beds each. The rear wing was designed with dressing rooms, a bathroom, nurses offices, and storage rooms. A long open porch runs along the south elevation. **Ward B** (Map #12, photo #11) was completed in 1909 as was the Cottage Hospital (no longer extant). The **First Administration Building** (later Ward D – Map #13, photo #12) was built in 1912, as was the **Children's Ward** (Map #15, photo #14). Prior to that time, young patients were treated in a small area within Ward B but as the number of afflicted children increased it became apparent that a separate ward was warranted. The Children's Ward is a T-shaped building. On each floor a large sitting room is centered on the south elevation, flanked by two open wards with 12 beds each (boys on the first floor, girls on the second floor). The rear wing of the building was designed to contain a few private rooms, a dining room, school room, lavatories, and storage rooms. There was a playroom in the basement. The Boston School Committee maintained an open-air school (no longer extant) adjacent to the Children's Ward for a number of years. By 1915 **Ward C** (Map #14, photo #13) was completed. Similar to the large Wards A and B, Ward C has a long central corridor and a kitchen, storage rooms, bathrooms, and nurses office at the center of the building. Instead of the large open wards, Ward C was designed with

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

smaller, more private rooms with one to five beds in each. Each floor has an open porch at the southern end. Also by 1915 two wings had been added to the Cottage Ward (Map letters D & F – no longer extant) and the building became known as Ward P (no longer extant). Work had also begun on two additional open wards, Wards N and O (Map letters G & H – no longer extant). These open wards were occupied by patients with moderately advanced cases.

By 1916 there were beds for 400 patients at the hospital. During that year, a total of 1,020 patients were admitted and 380 of those died before being discharged. While this represents a high mortality rate, it is lower than it had been when the hospital first opened (nearly half those admitted died before discharge in 1908). While the number of patients admitted to the hospital gradually decreased from a high in 1916, the mortality rate remained very high for those admitted. Admissions were particularly low in 1918 because the hospital was quarantined for five weeks due to an influenza epidemic, and no patients were admitted during that time. In 1919 685 patients were admitted, 326 of whom died.

In addition to establishing a hospital, the Consumptives Hospital Department set up a clinic to provide outpatient care for those in the early stages of consumption. The outpatient clinic was located in a renovated house on another site, where staggering numbers of patients were treated. As an example, the clinic handled over 10,000 patients in 1916, the year the largest number of patients was admitted to the hospital.

Housing the hospital staff was a constant problem for the trustees. In 1916 they were forced to rent a house off-site to help ease overcrowding on the hospital grounds. Particularly pressing was the need for a nurses home. The hospital Superintendent was continually requesting construction of an on-site residence for nurses but after the completion of Ward O in 1918 no new construction was undertaken for 10 years.

In 1921 the name of the facility was changed from the Boston Consumptives Hospital to the Boston Sanatorium. It is not known why this occurred, but after 1916 the number of patients being admitted to the hospital gradually decreased. It may be that the number of advanced cases was decreasing, and sanatorium rather than hospital treatment may have become more appropriate for the population at the site, but this is just speculation. In 1927 the Boston Sanatorium, formerly under the supervision of a Board of Trustees, became the Sanatorium Division of the Boston Hospital Department, supervised by the Trustees of Boston City Hospital. This change appears to have been the result of the State Sanatorium being closed to Boston cases. The new administrators undertook an extensive study of the operations and conditions at the Mattapan site and made sweeping recommendations to improve the quality of care and the physical plant. The recommendations included construction of a large new

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

**Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA**

administration building, a nurses home, additional modern wards, a large kitchen/dining facility, a recreation building, and expansion of the Power Plant. Eight new buildings were constructed in the relatively short span between 1929 and 1933, following designs of architect James H. Ritchie. It appears that Ritchie was responsible for the design of all the buildings constructed at the Boston Sanatorium between 1929 and 1935. Ritchie's firm is well known for their institutional, ecclesiastic, and municipal buildings. The firm, which is still in operation, designed numerous buildings of these types throughout Massachusetts in the first half of the 20th century. Among their Massachusetts work are the Male Dormitory at the Metropolitan State Hospital (Waltham), Wrentham State School (Wrentham), Middlesex District Courthouse (Newton), and Cable Memorial Hospital (Ipswich).

Four major buildings were constructed in 1929, the **Administration Building** (Map #2, photo #1), **Nurses Home** (Map #3, photo #2), **Women's Open Air Ward** (Map #10, photo #7), and **Men's Open Air Ward** (Map #16, photo #5). The Women's and Men's Open Air Wards are virtually identical. These two-story buildings were designed with two large open wards (11 beds each) flanking a central nurses station at each floor. A small rear ell contained kitchens and storage rooms. Also in 1929, the Children's Ward was renovated for use by female adult patients. In 1930 the large **Kitchen/Dining Building** (Map #7, photo #9) was constructed and the addition to the Power House was completed. The following year the **Recreation Building** (Map #8, photo #8) and the **Garage** (Map #4, photo #3) were erected. It appears that the final building to be constructed for the Boston Sanatorium was the **Doctors Residence** (built between 1930 and 1933 - Map #17).

The Boston Sanatorium remained in use, with the treatment of tuberculosis as its primary function, through the mid 20th-century. As the number of tuberculosis cases decreased, the focus of treatment shifted toward mental health and, later, rehabilitation. Most of the care presently undertaken on the site is in the Administration Building, known as the Boston Specialty Rehabilitation Hospital. The Nurses Home houses a short-term addiction rehabilitation program, while the former Doctors Residence is currently used for the Boston Police Stress Program. The ward buildings have been vacant for some time.

Plans are underway to renovate the vacant buildings as Certified Rehabilitations. The Administration Building and Women's Open Air Ward will also be rehabilitated.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA

9. BIBLIOGRAPHY

Major Bibliographical References

Annual Report of the Consumptives' Hospital Department (1907-1922)

Annual Report of the Boston Sanatorium (1923-1926)

Annual Report of the Hospital Department Sanatorium Division (1927-1931)

Atlases:

Atlas of the City of Boston (Philadelphia: Bromley – 1884, 1894, 1989, 1904, 1910, 1918, 1933)

Atlas of the City of Boston (Philadelphia: Hopkins – 1874, 1882)

Atlas of the City of Boston (L.J. Richards & Company – 1899)

Sanborn Insurance Atlases of Boston (1908, 1929, 1930, 1931, 1942, 1957)

City of Boston, Inspectional Services Department – Building Permit Records

Massachusetts State Archives – Department of Public Safety – architectural plan files

Society for the Preservation of New England Antiquities – Dorchester photograph files

Ryan, Frank. *The Forgotten Plague* (Boston: Little, Brown, 1992)

Department of Public Health. *Directory of Institutions and Organizations Dealing with Tuberculosis.*

Commonwealth of Massachusetts, 1922.

(end)

Boston Consumptives Hospital
Name of Property

Suffolk, MA
County, State

10. Geographical Data

Acreage of Property 52 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 328130 4682480
Zone Easting Northing

3. 19 328160 4682410
Zone Easting Northing

2. 19 328220 4682330
Zone Easting Northing

4. 19 328170 4682200
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 Christine Beard Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date December 2001

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 John Auerbach / Boston Public Health Commission

street & number 1010 Massachusetts Avenue telephone 617-534-5395

city or town Boston state MA zip code 02118

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

Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA

10. GEOGRAPHIC DATA.

UTM References (cont.)

E.	19	328260 4682170
F.	19	328510 4681810
G.	19	328130 4681790
H.	19	328070 4682100
I.	19	327970 4682190
J.	19	327760 4681940
K.	19	327670 4682010
L.	19	327880 4682300
M.	19	327940 4682290

Verbal Boundary Description

The boundaries of the Boston Consumptives Hospital are delineated with a bold, dashed line on the attached map (copies from Boston city maps 9N-10E, 9N-11E, 10N – 10E, and 10N-11E).

Boundary Justification

The boundaries have been drawn to include all land that has historically been associated with the Boston Consumptives Hospital from the time of its establishment in 1907 to the present. Lot lines have not changed during that period.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number photo Page

Boston Consumptives Hospital
Boston (Mattapan) (Suffolk), MA

PHOTOGRAPHS

The following information pertains to all images:

Photographer: Christine Beard

Date: February, 2000

Negative location: Tremont Preservation Services, Topsfield, MA

Subject: Boston Consumptives Hospital, Boston, MA

1. Administration Building (left) and Conness Cottages (right), view NE
2. Power House (left) and Nurses Home (right), view E
3. Garage, view SE
4. Thompson House/Superintendent's House (right) and 1990s building (left), view NW
5. Doctor's Residence (left) and Men's Open Air Ward (right), view NW
6. Cottage Ward/Ward M, view N
7. Women's Open Air Ward, view N
8. Recreation Building, view W
9. Kitchen/dining Building, view SE
10. Ward A, view W
11. Ward B, view NW
12. First Administration Building/Ward D, view W
13. Ward C, view SE
14. Children's Ward, view W
15. View NE showing Stone Wall along east side of property

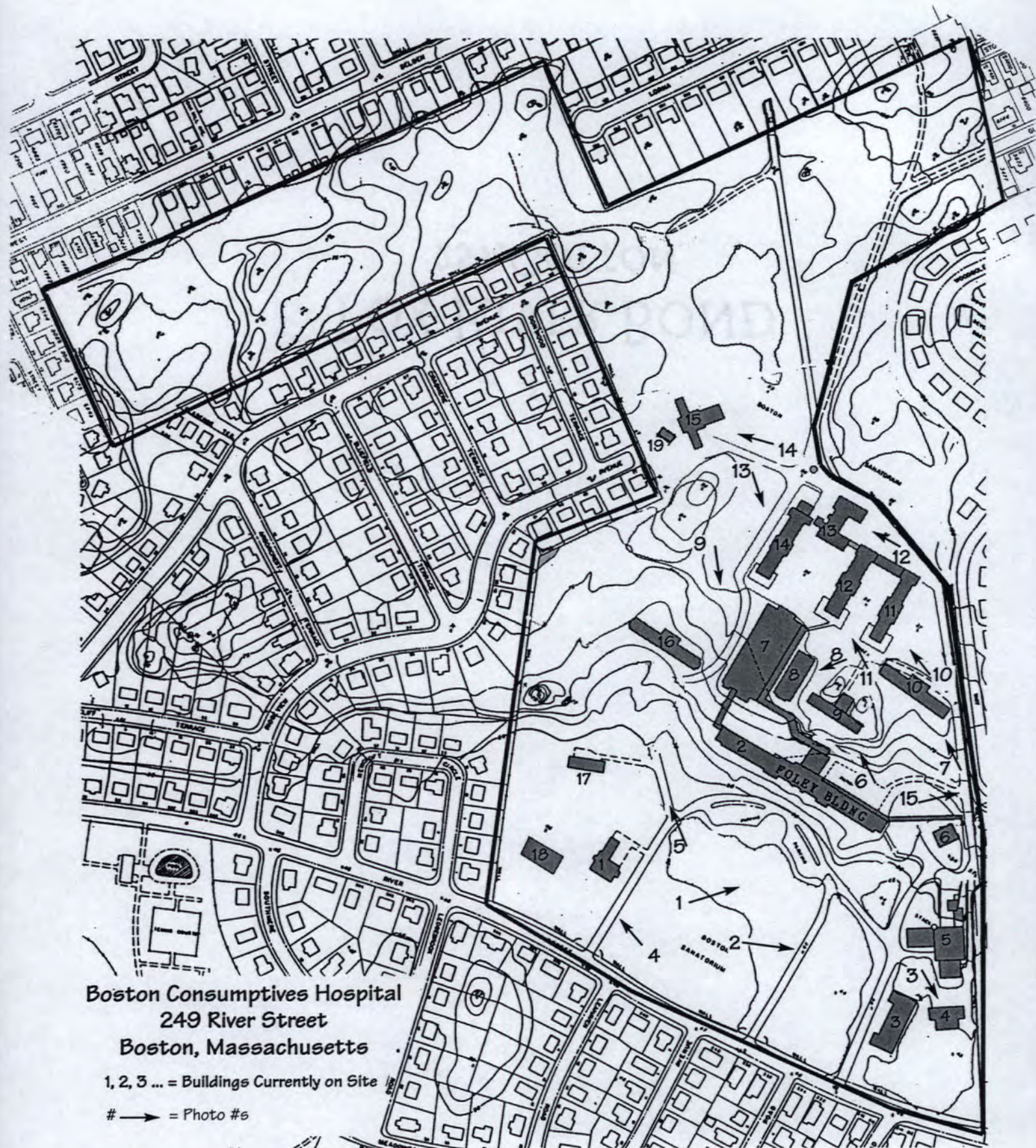
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Boston Consumptives Hospital
Boston, Massachusetts
District Data Sheet

	Address	Historic Name	Date	Style/Building Type	Resource Type	Status	MHC #
1	249 River Street	Thompson House/Superintendent's House	c. 1856	Italianate	B	C	
2	249 River Street	Administration Building	1929	Classical Revival/Renaissance Revival	B	C	
3	249 River Street	Nurses Home	1929	Classical Revival	B	C	
4	249 River Street	Garage	1931	One-story utilitarian structure	B	C	
5	249 River Street	Power House	1908; west addition completed 1930	Art Deco	B	C	
6	249 River Street	Conness Cottage	c. 1890	Vernacular	B	C	
7	249 River Street	Kitchen/Dining Building	1930	Art Deco	B	C	
8	249 River Street	Recreation Building	c. 1930	Art Deco	B	C	
9	249 River Street	Cottage Ward/Ward M	c. 1910	Craftsman	B	C	
10	249 River Street	Women's Open Air Ward	1929	Craftsman	B	C	
11	249 River Street	Ward A	1908	Neo-Classical	B	C	
12	249 River Street	Ward B	1909	Neo-Classical	B	C	
13	249 River Street	First Administration Building/Ward D	1912	Colonial Revival	B	C	
14	249 River Street	Ward C	1915	Colonial Revival	B	C	
15	249 River Street	Children's Ward	1915	Colonial Revival	B	C	
16	249 River Street	Men's Open Air Ward	1929	Craftsman	B	C	
17	249 River Street	Doctors Residence	Between 1930 and 1933	Colonial Revival	B	C	
18	249 River Street	1990s Building	Between 1995 and 1999	Single-story wood-frame structure	B	NC	
19	249 River Street	Shop	between 1930 & 1933	Craftsman	B	C	
20	249 River Street	Stone Walls	c. 1908 through 1930		S	C	

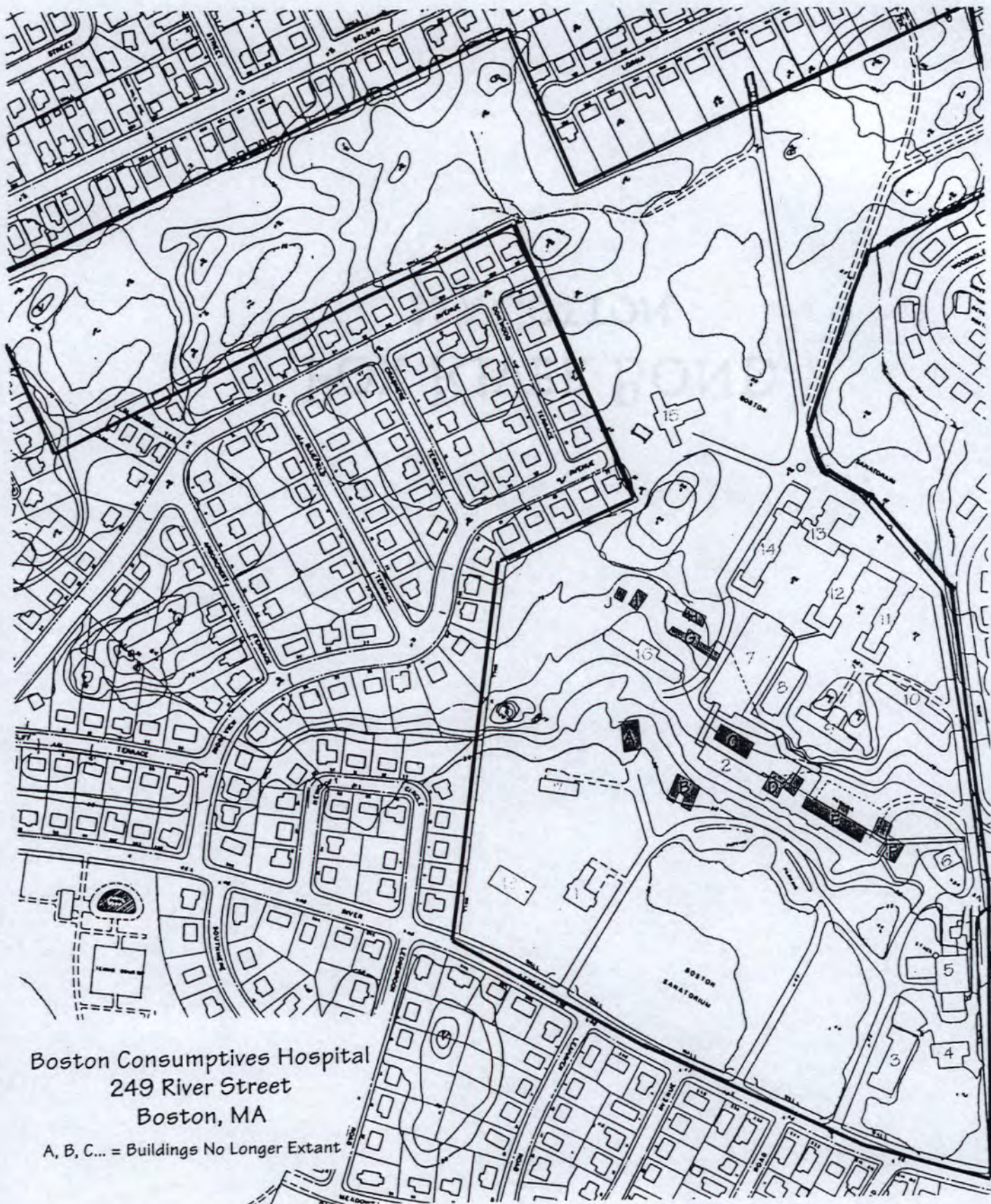
Key to map of Existing Structures

Map #	Historic Name	Date
1	Thompson House/Superintendent's House	ca. 1856
2	Administration Building	1929
3	Nurses Home	1929
4	Garage	1931
5	Power House	1908; west addition 1930
6	Conness Cottage	1882-1894
7	Kitchen/Dining Building	1930
8	Recreation Building	ca. 1931
9	Cottage Ward/Ward M	ca. 1910
10	Womens' Open Air Ward	1929
11	Ward A	1908
12	Ward B	1909
13	First Administration Building/Ward D	1912
14	Ward C	1915
15	Childrens Ward	1912
16	Men's Open Air Ward	1929
17	Doctors' Residence	1930-1933
18	1990s Building	1995-1999
19	Shop	1930-1933
	Stone Walls	ca. 1908-1930



Boston Consumptives Hospital
Key to Map of Buildings No Longer Extant

Map Letter	Historic Name	Date Built	Date Removed
A	Hospital Outbuilding	between 1915 & 1918	between 1918 & 1929
B	Conness Barn	between 1882 & 1894	between 1930 & 1933
C	Day Camp/Ward H	1907-1908	1931
D & F	Ward P	1914	1929
E	Cottage Hospital (later part of Ward P)	1909	1929
G	Ward N	1915	between 1942 & 1951
H	Ward O	1918	between 1942 & 1951
I	Conness Outbuilding	between 1882 & 1894	after 1857
J	Conness Fruit House	between 1882 & 1894	1929



Boston Consumptives Hospital
249 River Street
Boston, MA

A, B, C... = Buildings No Longer Extant

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Boston Consumptives Hospital
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 12/28/01 DATE OF PENDING LIST: 1/11/02
DATE OF 16TH DAY: 1/27/02 DATE OF 45TH DAY: 2/12/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01001557

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: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/7/2002 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept A&C

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 2/7/2002

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



Boston Sanatorium

Photo 1 of 15

ADMINISTRATION BLDG. and CONNESS COTTAGES (right)

View NE



Boston Sanatorium

Photo 2 of 15

Power House and NURSES' HOME (right)

view E showing W elevations



Boston Sanatorium
Photo 3 of 15

GARAGE (1931)



Boston Sanatorium

Photo 4 of 15

TITOMPSON HOUSE / SUPT. S. HOUSE and 1990r building (N/c)

view NW



Boston
Sanatorium
Phos of 15

DOCTOR'S RESIDENCE and MEN'S OPEN AIR WARD

view NW.



Boston Sanatorium
Photo 6 of 15

COTTAGE WARD / WARD M.

view N



Boston Sanatorium
Photo 7 of 15

WOMEN'S OPEN AIR WARD

new N



Boston Sanatorium
Photos of 15

RECREATION BLDG.
new W



Boston Sanatorium
Photo 9 of 15

KITCHEN / DINING BUILDING

VIEW SE



Boston Sanatorium
Photo 10 of 15

WARD A

new W



Boston
Sanatorium
Photo of 15

WARD B

new NW



Boston Sanatorium
Photo 12 of 15

FIRST ADMINISTRATION BLDG. / WARD D

view W.



Boston Sanatorium
Photo 13 of 15

WARD C

new SE



Boston Sanatorium
Photo 14 of 15

CHILDREN'S WARD

new W



Doston Sanatorium
Photo 15 of 15

STONE WALL ALONG E SIDE OF PROPERTY

nw NE

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY



Prepared under the direction of the Boston Redevelopment Authority
Control based on U.S.C. & G.S. and the Mass. Geodetic Survey
Mapped by Lockwood, Kessler & Bartlett, Inc.
Photography by Lockwood, Kessler & Bartlett, Inc., Dec. 1964, Apr. 1965
North American Datum 1927, Vertical Datum Based on Boston City Base
Property Data derived from City of Boston Assessors' Plans.

0 100 200 300 400 500 FT.
CONTOUR INTERVAL 5'
500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

SHEET INDEX

11N-9E	11N-10E	11N-11E
10N-9E	10N-10E	10N-11E
9N-9E	9N-10E	9N-11E

BOSTON
MASSACHUSETTS
1965

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY



Prepared under the direction of the Boston Redevelopment Authority
Control based on U.S.C. & G.S. and the Mass. Geodetic Survey
Mapped by Lockwood, Kessler & Bartlett, Inc.
Photography by Lockwood, Kessler & Bartlett, Inc., Dec. 1964, Apr. 1965
North American Datum 1927, Vertical Datum Based on Boston City Base
Property Data derived from City of Boston Assessors Plans.

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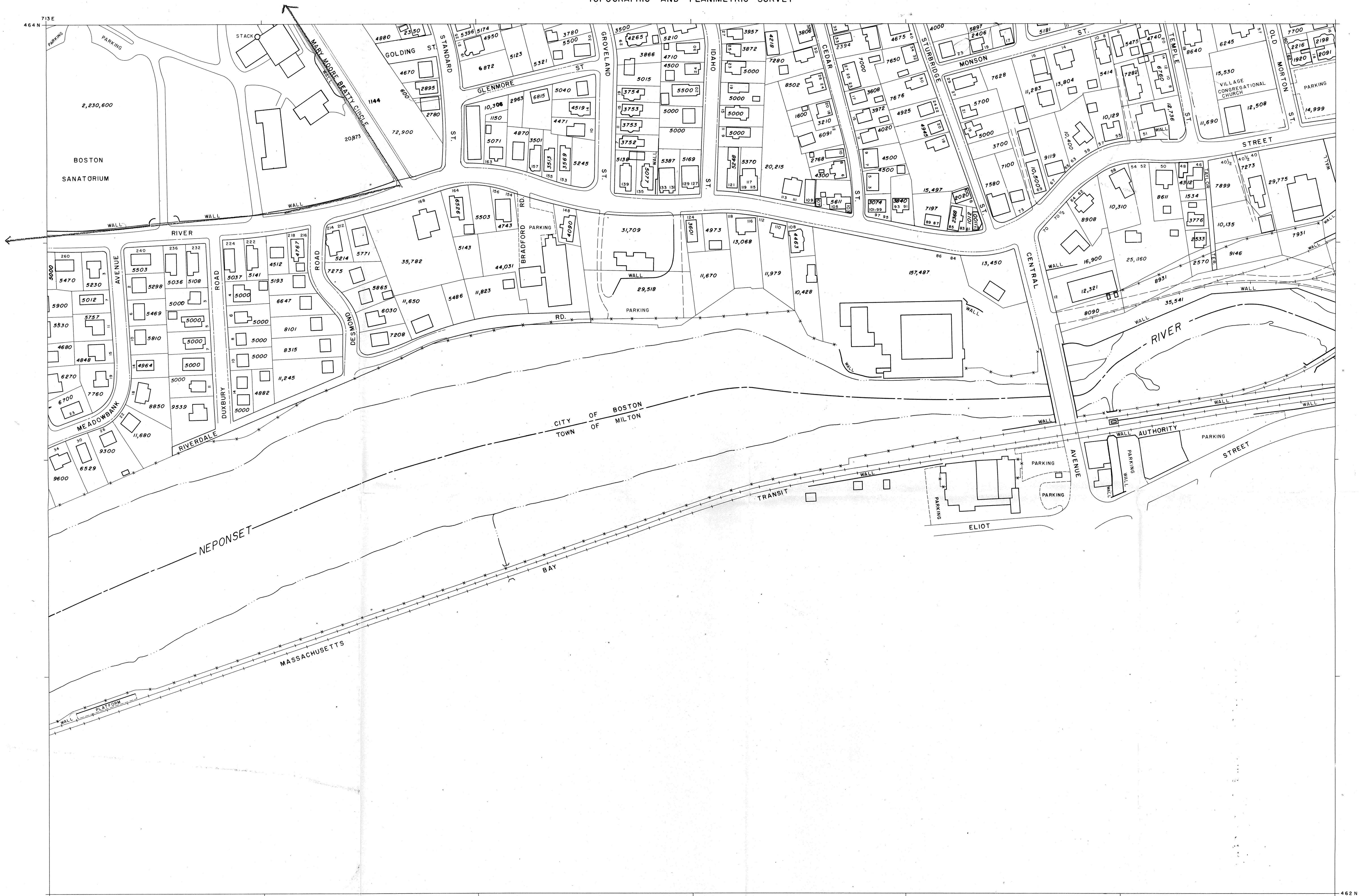
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THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

SHEET INDEX

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9N-9E	9N-10E	9N-11E
8N-9E	8N-10E	

BOSTON
MASSACHUSETTS
1965

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY



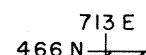
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Control based on U.S.C. & G.S. and the Mass. Geodetic Survey
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Property Data derived from City of Boston Assessors Plans.

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CONTOUR INTERVAL 5'
500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

SHEET INDEX		
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9N-10E	9N-11E	9N-12E
8N-10E		8N-12E

BOSTON
MASSACHUSETTS
1965

713 E
466 N

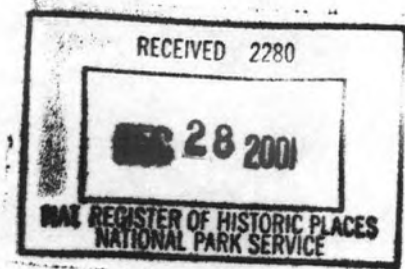


713 E
466 N

713 E
466 N

713 E
466 N

713 E
466 N



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

December 26, 2001

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

Dear Ms. Shull:

Enclosed please find the following nomination form:

Boston Consumptives Hospital, River Street, Boston/Mattapan (Suffolk), MA

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

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: John Auerbach, Commissioner of Public Health
Christine Beard, Tremont Preservation Services
David Payne, Boston CLG coordinator
Thomas Menino, Mayor, City of Boston
John Bowman, Boston Landmarks Commission
Trinity Financial Services