

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 Boylston Street, Boston, MA 02116

Form numbers in this area 1-62	Area letter K
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Photo (3x3" or 3x5")
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Photo number _____

Town Brookline MRA

Name of area (if any) Beacon Street

Historic District

General date or period 1890-1980

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

SEE ATTACHED MAP

Note: This district runs from one USGS Quadrangle to another.

Boston South Quadrangle

UTM References:

A: 19/326420/4690220

B: 19/326470/4690080

C: 19/324970/4689520

D: 19/324980/4689740

Newton Quadrangle

UTM References:

A: 19/324950/4689740

B: 19/324940/4689540

C: 19/322960/4689100

Recorded by Carla Benka

Organization Brookline Historical Comm.

Date June 1983

D: 19/322940/4689200

(Staple additional sheets here) Acreage: approximately 130 acres

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

SEE ATTACHED SHEETS

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

SEE ATTACHED SHEETS

BIBLIOGRAPHY and/or REFERENCES

SEE ATTACHED SHEETS

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

The area under consideration is Brookline's portion of Beacon Street from Saint Mary's Street to Ayr Road (both at the Boston border) with a digression on to Tappan Street and Garrison Road to include a group of brick and stone townhouses, similar in style to other groups of townhouses found on the street.

Beacon Street, as defined above, is a bit over two miles in length and cuts across the northern part of Brookline, running from east to west. It is one of Brookline's major transportation routes and has the Cleveland Circle branch of the MBTA's Green line running down its center. The street's steepest grade is .04 as the road ascends to Summit Part, east of Coolidge Corner. The lowest point is at Carlton Street (17.4 feet above sea level); the highest point is Winthrop Road and Beacon (123 feet above sea level).

The street has always been commercial/residential in nature since it was laid out in the mid nineteenth century as a county way. Today there are (continued)
HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

The laying out of Beacon Street in Brookline was the result of combining the creativity of Frederick Law and John Charles Olmsted with the financial and political dexterity of Henry Whitney. Although the original execution of the plan has been altered over the years, the concept of a primarily residential boulevard with a streetcar running down its center still remains in tact.

In 1814, the Great and General Court of Massachusetts passed a bill authorizing the construction of a dam across the basin of the Charles River, stretching from the Boston Common to Sewall's Point, now the approximate location of Kenmore Square. In 1821 a road over the top of the Mill Dam was opened and used first as a toll road and later as a public highway.

The northern section of Brookline thus became easily accessible from Boston, and several Boston merchants began to buy up large parcels of land in this area for farms and summer residences. For over twenty years nearly all of the land remained undeveloped; the 1844 map of Brookline shows only a few houses in the vicinity of the future Beacon Street. During the late 1840's George Griggs suggested the extension of the Mill Dam Road to what is now Cleveland Circle. Despite initial opposition, especially from Town Meeting, which thought the project too expensive, Beacon Street in Brookline was constructed as a county way in 1850-51. Built for \$18,000, a third of which was raised by private subscription, Beacon Street improved access to Boston and the means of contact within the town.

The 1855 map shows that a number of roads were laid out both north and south of
BIBLIOGRAPHY and/or REFERENCES (continued)

Maps-1844, 1855, 1871; Atlases-1874, 1884, 1888, 1893, 1897, 1900, 1907, 1913
Brookline Chronicle- August 7, 1886, p.253; August 21, 1886, p.270; Dec. 18, 1886 p.408; Dec. 4, 1886, p.1; Oct.1, 1892, p.344.

Tucci, Douglass Shand, Built in Boston, New York Graphic Society; Boston, 1978; pp.112, 116-119; Curtis, John History of Brookline, p.127; Warner, Sam Bass, Streetcar Suburbs, p.25; Louis Hager, ed. History of the West End Railway, p.12
Charles Duncklee, Random Memories of Coolidge Corner, Brookline Historical Society papers, Vol. 6, 1936

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

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Property Name: Beacon Street	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE (continued, 2)

three major commercial areas; Lower Beacon, from St. Mary's to Carlton Streets: Washington Square and Coolidge Corner. The latter two areas developed around three of Brookline's older roads: Harvard Street, Washington Street, and Chestnut Hill Avenue. The residential structures which stood here during the late 19th and early 20th centuries were mostly single family homes, many of which were grand mansions, built by some of the area's more famous industrialists and merchants: King Gillette, Eben Jordan, John Webber, and George Mitton. These have been replaced with apartment houses, attached townhouses, and more recently, luxury condominiums. The commercial nodes alternating with residential blocks create a rhythm which Kevin Lynch notes in his book, Image of the City.

Brookline's portion of Beacon Street was constructed in 1850-51, but its present design derives from the concepts and plans of Frederick Law and John Charles Olmsted who proposed the transformation of a narrow country road into a 160 foot wide boulevard with one avenue for commercial/through traffic and one for pleasure driving. There were also lanes for cycling, riding and walking, and provisions were made for a streetcar to run down the center for the length of the street. According to this 1886 plan, trees were to be planted on each side of the railway track, making the cars less unsightly and obtrusive and "adding to the beauty of the street without making it into a park." (See attached comments by the Olmsteds for additional information.) Today the cycling and bridle paths have been replaced parking areas, and the elms which once lined the boulevard (except for the red and pin oaks around Corey Hill which were part of the original planting scheme) have been replaced with a variety of trees including green ash, sycamores, and oaks.

There are three major categories of buildings on this part of Beacon Street: commercial, residential, and religious/institutional. The oldest commercial structure in Coolidge Corner stands at the corner of Webster and Beacon. Called "The Willard", it was built in 1890 and was designed by Samuel Kelley, architect of a number of apartment houses in the Back Bay. The original arrangement of stores on the ground floor and apartments above still exists. In the same block is a branch of the Brookline Trust Company which dates from 1919. The architect, Thomas James, was a well-known designer of banks and was also the architect of the Shubert Theatre in Boston. This massive Neo-Classical structure serves as a strong contrast to the S.S. Pierce Building located across the street, at the corner of Harvard. It is probably the best known in Coolidge Corner and was the work of Winslow and Wetherell. Built in 1898-99, it bears a design which was influenced by the architecture of Medieval Germany and England. The location of the S.S. Pierce Building is next to the site of the first commercial structure in the area, the Coolidge and Brother store, built in 1858. Diagonally across is the Art Deco Bay Bank Norfolk County Trust Co., designed in 1930 by J. William Beal's Sons, executed in Indiana limestone with a polished granite base. For the most part, however, commercial structures on Beacon Street are one or two stories in height and constructed of pre-cast concrete or "cast stone" with such classical details as

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INVENTORY FORM CONTINUATION SHEET

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ARCHITECTURAL SIGNIFICANCE (continued, 3)

egg and dart moldings, wide cornices, and urns. Most date from the 1920's and 30's. Known as "taxpayers", some, such as the one at 1042-54 Beacon Street, still retain older signs which contribute to the character of the structures. Typical residential Beacon Street buildings are three or four stories in height with flat roofs, flat facades alternating with rounded bays, and elaborate cornices, often with modillions. They are constructed of red (sometimes yellow) brick with stone trim, particularly around the windows and doors. This type can be seen as 1056-64; 1090-1120; 1712-1726; 1791-1801; 1803-1821; and 1888-1908 Beacon Street. Most of these were built as attached single family homes or attached triple de ckers. They date from the mid 1890's until approximately 1910. Today they are either condominiums, offices, or apartments, with units smaller than the original. Another type, although not so prolific, is the attached townhouse designed in the Chateausque style. One block of such buildings is seen on the north side of Beacon Street, at 1394-1408. Originally nine houses designed by Shepley, Rutan and Coolidge in 1890, this brick and limestone block has been altered through the demolition of two of the houses, yet the dormers, towers, gables, and pinnacles still create a lively silhouette. Farther west is Richter Terrace, designed in 1889 by Fehmer and Page. Located at 1751-1763, it is one of the older structures on the street and one of seven terrace designed by Fehmer and Page. The others can be seen on Tappan Street and Garrison Road. Of these, three are designed in the Chateausque style, one in the Flemish, and two in the Georgian Revival style.

Residential structures with unique designs range in style from The Wolloton (1070 Beacon), a "dumbbell" type apartment house to The Stoneholm (1514 Beacon), a Beaux-Arts Baroque courtyard apartment complex called "the most magnificent building of its type in Greater Boston" and "a splendid Baroque extravaganza" (Tucci). In between are such structures as Richmond Court (1209-1217 Beacon), designed in 1898 by Ralph Adams Cram and described as "the first apartment house in the northeastern United States massed and detailed like a great Tudor Manor about a courtyard open to the street." (Tucci) The Warwick at 1450-54 dates from a later period (1925), but still exhibits an association with English architecture and was designed with the courtyard concept in mind. Almost next door is The Colchester (1470), a Second Renaissance Revival type, the work of Arthur Bowditch who also designed The Stoneholm. The Colchester is particularly noteworthy for its decorative detailing.

At 1533 Beacon Street is the only remaining detached single family house built in the 19th century on this boulevard which was once lined with similar as well as larger homes.

Beacon Street is also the address of a number of houses of worship. Ralph Adams Cram was the architect for All Saints Church which stands at the intersection of Dean Road. It dates from 1894 and was built in the Gothic mode. Clarence Blackall's Temple Ohabei Shalom is a richly Byzantine synagogue which was built in 1928. Shepley, Rutan and Coolidge's Leyden Church is one of two churches which that firm designed in Brookline; the other is

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ARCHITECTURAL SIGNIFICANCE (continued, 4)

located on Walnut Street. This church was built in 1910, in a derivative of the Gothic style.

Many of the people involved with the late 19th century development of Beacon Street were also involved in the somewhat earlier development of the Back Bay. Often they used the same architects for the design of buildings in both areas. This fact and some deed restrictions which limited the building materials to brick and stone created a number of Beacon Street buildings in Brookline which strongly resembled Back Bay structures. In this and other ways, Beacon Street in Brookline was an extension of the fashionable Back Bay residential district.

New Construction

In spite of a strong Design Review By-law, the Town has seen the construction of a number of high-rise buildings whose designs are not sympathetic to existing 19th and early 20th century structures. Buildings such as The Atrium at 1265 Beacon Street and Regency Park at 1731 Beacon Street as well as 1369-73 and 1501 Beacon Street are incompatible in terms of their size, scale, and massing with neighboring properties. They lack the detailing of the older structures and deny their location by not acknowledging characteristic themes such as rounded bays, flat facades, and detailing around doors, windows, and at the roof cornices. In addition, inappropriate alterations have taken place to older structures, including the application of siding over masonry facades (1410-1414 Beacon Street, 1375-1393 Beacon Street) and the replacement of original windows with wooden sashes with windows of different configurations with metal frames (1411-1415 Beacon Street). However, there are instances of new construction whose designs do not detract from the streetscape such as the red brick structure at 1443 Beacon Street and the nearly completed 1111 Beacon Street.

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HISTORICAL SIGNIFICANCE (continued, 2)

Beacon Street and houses were built in the areas known today as Longwood and Cottage Farm. In addition, there were a few houses clustered at Harvard and Beacon Streets where, in 1857, members of the Coolidge and Griggs families built their general store.

The store was one of twenty-three buildings which stood on Beacon Street as late as the 1880's. Long stretches of farmland, much of which constituted the market gardens of the Griggs, Stearns, and Coolidge families, and vacant fields dominated the street. Some of the land east of St. Paul's Street was a morass; a swamp engulfed the land west of the Beacon Playground; and Cypress Swamp lay in the approximate location of the Amory Playground. In addition, a skating pond was located off Beacon Street, near the present Englewood Avenue; and Samuel Robinson's tanneries and tarpit stood in the hollow between Beacon and Washington Streets.

It was this undeveloped but potentially valuable land which Henry Whitney perceived to be a perfect location for a grand boulevard with a streetcar running down the middle. Aware of earlier opposition to "improve" Beacon Street, voiced especially by those people whose land and houses would have to be taken by eminent domain for any widening project, Whitney had begun to purchase some of the available land along the street in 1879. Early in 1886 he formed a syndicate called the West End Land Company which, having raised one million dollars, purchased additional Beacon Street land for \$.40 per square foot. By the time Whitney was ready to present his project to the Brookline Board of Selectmen and the rest of the town for approval, he and/or the West End Land Company and Eugene Knapp, Whitney's agent/partner, owned about one half of the 1.7 million square feet necessary to widen the street by two hundred feet.

Whitney, a Brookline resident, park commissioner, and member of the Brookline Water Board, hired Aspinwall and Lincoln, a Brookline engineering firm with an outstanding reputation to survey the land along the street. He then asked the Olmsteds, also Brookline residents, to draw up a plan for the widening. His undertaking met with temporary setbacks, not the least of which was the Metropolitan Street Railway's opposition to operating the route unless it could construct the roadbed. Whitney's reacted boldly by forming a syndicate of members from the West End Land Company which proceeded to purchase large amounts of Metropolitan stock along with the stock of four other street railways in Boston. He then offered to combine all five into the West End Street Railway Company, a proposal which won state approval.

Other objections, including the argument that Beacon Street was really a county and not a town way, and the fear that the project would be too costly, were also resolved. The state legislature classified the street as a town way, and Whitney donated his holdings on Beacon Street to the town, thus considerably lessening the cash cost of the project. He also contributed \$150,000 of his own money for the undertaking, and in a final gesture, agreed to reduce the proposed width to 160 feet. It should be mentioned that the street was widened at a cost of \$615,000, \$450,000 of which was carried by

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INVENTORY FORM CONTINUATION SHEET

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HISTORICAL SIGNIFICANCE (continued, 3)

the town. The assessed value of the land and buildings on each side of the street increased from \$1,955,000 in 1886 to \$6,288,900 in 1892.

Although Beacon Street was an extension of the fashionable Back Bay district in a variety of ways, it was also the symbol of Brookline's emergence from an agricultural community into a streetcar suburb. In addition, it served as the catalyst for the second major development phase of the town's growth in areas known today as North Brookline, Aspinwall Hill, Corey Hill, Aberdeen, and the Reservoir District.

The last parcel of land to be developed was between St. Paul and Hawes Streets; by 1907, the Amory House had been demolished and the land purchased by the Town for use as a playground. Today the mansions of industrialists and manufacturers have been destroyed and, in some cases, replaced with modern apartment houses and commercial blocks of one and two story buildings.

In 1971, the Brookline Planning Board reviewed the zoning by-law of the town and established an overall policy vis-a-vis Beacon Street to "restore and protect the residential qualities along the length of the street, and at the same time encourage new space in existing business centers for retail and professional uses." This policy also included "preserving the architectural quality and visual continuity of Beacon Street, recognizing it as a boulevard symbolic of Brookline's character."

The Beacon Street district meets NR criteria A,B,and C, reflecting the evolution of North Brookline from an agricultural community into a streetcar suburb; being the route of the first electric streetcar in the country; representing the boulevard concept in city planning as conceived and designed by Frederick Law and John Charles Olmsted; being the master plan of entrepreneur and President of the West End Land Company and West End Street Railroad Company, Henry Whitney; containing fine examples of attached town houses, commercial structures and residential hotels; and representing some of the work of such established architects as Winslow and Wetherell; Ralph Adams Cram; Clarence Blackall; Samuel D. Kelley; Arthur Bowditch; and Shepley, Ruten and Coolidge. In addition, it has served as a prototype for the "main streets" of other neighborhoods and communities, with long blocks of residential structures (single and multi-family), punctuated at major crossroads with commercial blocks and interspersed with institutional uses.

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BEACON STREET IN BROOKLINE - AREA K

MAP#	ADDRESS	DATE	ARCHITECT	STATUS	ORIGINAL OWNER
	999-1007 Beacon	1906	H.T. Underwood	C	Charles Hitchcock
	1002	1929	F.A. Norcross	NC	Arthur Russell
	1004-1010	1936	S.S. Eisenberg	NC	A. Kaplan
	1009-9A	1915	Maurice Meade	C	Charles Hitchcock
	1011	1900	R.G. Wright	C	Edith Steveris
	1012-16	1947-8	Unknown	NC	Brown and Mugar
	1013-1017	1898	G. Wilton Lewis	C	Luther Merrill
	1018	1891	Lewis and Paine	C	Luther Merrill
K-1	1019-29	1895	G. Wilton Lewis	C	Luther Merrill
	1020-20A	1940	Saul Moffie	NC	I.H. Goodman
	1022-24	1920	F.A. Norcross	NC	Rotman and Babbitt
	1024A	1947	Herman Feer	C	Misha Bialez
	1026-32	1939	Saul Moffie	C	Samuel Barkin
K-2	1031-37	1914	F.A. Norcross	C	Snider and Babbitt
	1038	1912	M. Boyle	C	George Johnston
K-3	1042-54	1921	F.A. Norcross	C	George Johnston
K-4	1043-49	1889	Silas Merrill	C	Silas Merrill
	1053-71	1891	Lewis and Paine	C	Luther Merrill
	1056-64	1897	Winslow & Wetherell	C	Brookline Real Estate Tr
K-5	1070	1897	Frederick Pope	C	S.C. Whiting
K-6	1073-81	1894	Pope and Vinal	C	Albion Knowlton
K-7	1080	1909	George Fuller	C	C. Newhall et al, trs.
	1085-89	1895	H.T. Allen	C	H.T. Allen
K-8	1090-1120	1905	George Fuller	C	C. Newhall et al, trs.
	1093-95	1914	C.A. & F.N. Russell	C	William Davidson
K-9	* 1101	1913	H.A. Perkins	C	C. Newhall et al, trs
	1126-28	1920	Harry Ramsay	C	Eugene Verges
	1129-1141	1941 ✓	Herman Feer	C	Poorvu and Kahn
K-10	1134-36	1915	George Jacobs	C	L&H Rothenburg
	1146	1910	M. Boyle	C	George Johnston
	1151-63	1941 ✓	Herman Feer	C	Poorvu and Kahn
	1152	1924	H. Ramsay	C	Meyer Sawyer
	1162	1924	H. Ramsay	C	Meyer Sawyer
	1166	1916	David Brown	C	Mrs. David Brown
K-11	1177, 87	1927; 25	Clarence Blackall	C	Temple Ohabei Shalom
K-12	1180	1921	H.A. Perkins	C	C. Newhall et al, trs.
	1195	1912	James Mahan	C	Thomas Mahan
	1197-99	1913	James Mahan	C	Thomas Mahan
	1200	1953	Sturgis Assoc.	NC	C. Newhall et al, trs
K-13	1203	1898	Ralph Adams Cram (?)	C	Richmond Court Trust
K-14	1209-17	1898	Ralph Adams Cram	C	Richmond Court Trust
	1221	1898	Ralph Adams Cram	C	Richmond Court Trust
K-15	1223	1903	Charles Park	C	St. Paul Building Trust
	1232A-40	1909	Frederick Johnston	C	Frederick Johnston
	1243	1972	Fred Lenox	NC	St. Paul Realty Trust
	1244-48	1911	M. Boyle	C	Frederick Johnston
	1247-49	1907	John Johnston	C	John Johnston
K-16	1253	1907	F.M. Riley	C	James Littlefield
K-17	1258-64	1928	F.A. Norcross	C	Samuel Altman
	1265	1981-2	Prager, Glassman & Larkin	NC	1265 Associates
K-18	1272	1928	Gay and Proctor	C	Rosen and Lewis
K-19	1278-90	1926	Arthur Bowditch	C	Pelham Hall, Inc.
	1285	1946	Sun Oil Co.	NC	Philip Bowker
	1292-1308	1912	Arthur Bowditch	NC	A.D. Towle
	*1111 Beacon Street	1980 ✓	Peter Dimeo	C	1101 Trust

BEACON STREET IN BROOKLINE - AREA K (PAGE TWO)

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>STATUS</u>	<u>ORIGINAL OWNER</u>
	1295 Beacon	1935	M. Meade	C	U.S. Government
	1297	1941 ✓	Carney Goldberg	C	Curtis and Tucker
	1297A	1940 ✓	Saul Moffie	C	Kendall Goodwin
	1299	1911	M. Boyle	C	George Johnston
	1309	1938	Gulf Oil Co.	NC	Paul Jenney
K-20	1310-22	1912	Arthur Bowditch	C	L.D. Towle
K-21	1319	1930	J. William Beal Sons	C	Boulevard Trust Co.
K-22	1324-34	1898-99	Winslow&Wetherell	C	S.S. Pierce Co.
	1329-37	1950	Sumner Schein	NC	Howard Cosgrove
K-23	1336-54	1913	Page and Frothingham	C	S.S. Pierce Co.
K-24	1341	1919	Thomas M. James&Co	C	Brookline Trust Co.
K-25	1343-49	1893	Ernest Boyden	C	Albion Knowlton
K-26	1351 A&B	1898	William Dykeman	C	John Shapleigh
K-27	1355-63	1890	Samuel Kelley	C	John Shapleigh
	1356	1897	Unknown	NC	Hanna Cogswell
	1360-64	1920	Moroll&Rand	NC	W.P. Cotter
K-28	1366-76	1914	Minor&Kalman	C	Atlas Realty Co.
	1369 -73	1972	Irving Salsberg	NC	Beacon Park Assoc.
	1375-1393A	1921	George Jacobs	C	Snider&Drucker
K-29	1378-92A	1903	W.H. Andrews	C	P. Briggs Wadsworth
K-30	1394-1408	1890	Shepley,Rutan&Coolidge	C	Mary Wason
	1397	1924	S.S. Eisenberg	C	Frank Diliberto
K-31	1405-1419	1913	Gay&Proctor	C	Gorfinkle&Barkin
	1410-1414B	1926	F.A. Norcross	C	Mary McDonough
K-32	1416-28	1925	Gay&Proctor	C	Beacon Summit Realty
	1425	1962	Charles Guleserian	NC	Harry McCracken,jr.
	1429-41	1921	W.L.Minor	C	Herman Weisberg
	1430-32A	1928	Saul Moffie	C	Rosen and Levine
	1440	1949	C.C. Crowell	NC	Sovereign Apartments
	1443	1978	Glaser,deCastro&Vitols	C	Brookline Associates
K-33	1450-4	1925	Whitten&Gore	C	The Warwick Co.
K-34	1455	1900	E.P. Morse	C	Susan Wadsworth
	1459	1897	E.P. Morse	C	P. Briggs Wadsworth
	1463	1903	W.H. Andrews	C	H.M. Warren
	1469	1897	E.P.Morse	C	P. Briggs Wadsworth
K-35	1470	1894	Arthur Bowditch	C	Caroline Foster
	1471	1897	E.P.Morse	C	P. Briggs Wadsworth
	1473-5	1915	Gay&Proctor	NC	H. Bertram Finer
K-36	1476-84	1915	Silverman Engineering	C	Louis Finn
	1477	1897-8	Arthur Bowditch	C	A. Bilafsky
K-37	1485-95	1896	E.P. Morse	C	Peter Rice
	1488-1500	1940	Herman Feer	C	Poorvu&Kahn
	1501	1974	Irving Salsberg	NC	Beacon Towers
K-38	1514	1907	Arthur Bowditch	C	John Webber
	1515-21	1923	S.S. Eisenberg	C	Marden&Orlando
	1525-7	1949	Saul Moffie	C	Celia Fisher
	1529	1903	A.F. Haynes	C	Willard Chamberlain
	1530	1964	Leo Kornblatt Assoc.	NC	Barclay House
K-39	1533	1890	S.J. Brown	C	Cyrus Noyles
	1537-9	1910	F.A. Norcross	C	Benjamin Snider
	1540-60	1972	Stull Associates	NC	B&L Associates
	1547	1940 ✓	Herman Feer	C	Rairbanks Realty Trust
	1555	1946 ✓	Saul Moffie	C	Morris Fisher

BEACON STREET IN BROOKLINE - AREA K (PAGE THREE)

MAP#	ADDRESS	DATE	ARCHITECT	STATUS	ORIGINAL OWNER
	1559-63 Beacon	1911	M. Boyle	C	Ellen Johnston
K-40	1566	1948 ✓	Saul Moffie	C	Temple Beth Zion
K-41	1569-71	1896	S.D. Kelley	C	Joseph Feldman
	1572-74	1904	W.H. Andrews	C	J.L. Roll
K-42	1575-77	1893	A.T. Morrill	C	A.T. Morrill
	1578-80	1911	W.H. Andrews	C	P Briggs Wadsworth
	1581	1892	S.D. Kelley	C	John Shapleigh
	1584-92	1909	W.H. Andrews	C	Alice Palmer
K-43	1589	1902	Benjamin Fox	C	Century Building Trust
	1595	1902	Benjamin Fox	C	Century Building Trust
	1600	1959	Arthur Manaselian	NC	1600 Beacon St. Trust
	1601	1948 ✓	L.M. Goldsmith	C	Atlantic Refining Co.
	1614-22A	1897	Charles Isenbeck	C	Ernest Isenbeck
	1615	1906	J. Gardner Bartlett	NC	George Talbot
K-44	1617-21	1898	Ernest Boyden	C	Charles Merrill
	1623-39	1907	William Collett	C	Rhodes Brothers
K-45	1624-32A	1913	William Collett	C	Rhodes Brothers
	1634-54	1916	Funk and Wilcox	C	Beacon Real Estate Tr.
	1641-51	1938 ✓	S.S. Eisenberg	C	Brewster Realty Co
K-46	1653-55	1922	John Cahill	C	Edith Richard
	1657-63	1928	George Jacobs	C	Annabel Coklan
	1658-62	1959	Holmes&Edwards	NC	Lewandos-Brookline Trust
	1665-71A	1930	Myer Louis	C	Israel Cherry
	1668	1953	Richmond&Goldberg	NC	Stanetsky Funeral Chapel
	1673-81	1911	M. Boyle	C	Charles Johnston
	1674-78	1899	Samuel Rantin	C	Annie McKay
K-47	1680-82	1891	O.F. Smith	C	Uriah Coffin
	1683-93	1901	Gay&Proctor	C	E.C. Eastman
	1684	1896	G. Fred Crosby	C	John Jones
K-48	1688-94	1914	F.A. Norcross	C	Snider and Rudnick
	1696-1706	1927	Krokyn&Browne	C	Gordon and Keenan
	1710	1894	Warren&Bacon	C	G. Alice Watson
K-49	1712-26	1895	A.L. Darrow	C	D.W. Thomas
	1717	1954	Herman Feer	NC	DaveLee Trust
	* 1728-42	1897	James Galvin	C	Israel Nesson
K-50	1748-54	1892	Lewis&Paine	C	Asa Caton
K-51	1751-63	1889	Fehmer&Paine	C	Knapp and Whitney
K-52	1756-62	1890-1	Charles Mooney	C	Asa Cotton
K-53	1768	1910	B.J. Connolly	C	Margaret Tobin
K-54	1773	1898	Cram,Goodhue&Ferguson	C	All Saints Parish
K-55	1774-78	1892	S.E.Tobey	C	Charles Morss
	1780-82	1911	Taylor;Gay&Proctor	C	Cadario Finer
	1784-86	1922	Porter	NC	B.J. Connolly
K-56	1788	1909	Foley	C	B.J. Connolly
K-54	1789	1913	Cram,Goodhue&Ferguson	C	All Saints Parish
K-57	1791-1801	1907	Boyle	C	George Johnston
K-58	1796-1812	1898-99	Arthur Bowditch	C	Gardiner Shaw
	1803-21	1907	Boyle	C	George Johnston
	1822-24	1909	F.A. Norcross	C	Benjamin Snider
K-59	1834	1902	J. Marsden Parks	C	Englewood Realty Trust
K-60	1841	1910	Shepley,Rutan&Coolidge	C	Leyden Church
	1842	1971	Bedar&Alpers	NC	1842 Realty Trust
	* 1731	1977	Eisenberg-Haven	NC	Regency Park Associates

BEACON STREET IN BROOKLINE - AREA K (PAGE FOUR)

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>STATUS</u>	<u>ORIGINAL OWNER</u>
	1853-57 Beacon	1903	George Fuller	C	Charles Newhall
	1856	1970	T.J. Anderson	NC	D. Zussman
	1859-71	1908	Boyle	C	George Johnston
K-61	1862-70	1908	W.E. Clarke	C	Elkin & Diamond
K-62	1874-80	1893	F. Pope	C	T.J. Pratt
	1885-1915	1908-9	Boyle	C	George Johnston
	1888-96	1907	Furber	C	Furber
	1898-1908	1909	Boyle	C	George Johnston

United States Department of the Interior National Park Service National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 9-4-85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Brookline MRA
State Norfolk County, MASSACHUSETTS

Cover 10-17-85

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|--|---|--------------------------------------|------------------------------|
| 1. | Sevenels | Substantive Review Keeper
DOE/OWNER OBJECTION | Attest
<u>Determined Eligible</u> | <u>_____</u> <u>5</u> |
| 2. | Stoddard, Bela, House | Substantive Review Keeper
DOE/OWNER OBJECTION | Attest
<u>Determined Eligible</u> | <u>_____</u> <u>10-17-85</u> |
| 3. | United Parish-Harvard Church | Substantive Review Keeper
DOE/OWNER OBJECTION | Attest
<u>Determined Eligible</u> | <u>_____</u> <u>10/17/85</u> |
| 4. | Anderson, Larz, Park Historic District | Substantive Review Keeper | Attest | <u>_____</u> <u>10/17/85</u> |
| 5. | Arcade Building | Entered in the National Register | Keeper | <u>_____</u> <u>10/17/85</u> |
| 6. | Beacon Street Historic District
(add. info. accepted 1-24-86) | Substantive Review | Keeper | <u>_____</u> <u>10/17/85</u> |
| 7. | Beaconsfield Terraces Historic District | Entered in the National Register | Keeper | <u>_____</u> <u>10/17/85</u> |
| 8. | Bowditch, William Ingersoll, House | Entered in the National Register | Keeper | <u>_____</u> <u>10/17/85</u> |
| 9. | Brandegge Estate | Substantive Review | Keeper | <u>_____</u> <u>10/17/85</u> |
| 10. | Building (30--34 Station St.) | Entered in the National Register | Keeper | <u>_____</u> <u>10/17/85</u> |

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Beacon Street Historic District (Brookline
MRA)
Norfolk County
MASSACHUSETTS

Substantive Review

Working No. SEP 1 1985
Fed. Reg. Date: 2/9/87
Date Due: 10/3/85 - 10/19/85
Action: ACCEPT 10-17-85
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

~~REMOVED~~ THE DISTRICT APPEARS ELIGIBLE UNDER
CRITERION C FOR ITS PLANNING IN RELATION TO THE
BOULEVARD CONCEPT ^{DEVELOPED BY FREDERICK EDW + JOHN CHARLES JONESTON} AND FOR ITS COLLECTION OF COMMERCIAL
AND RESIDENTIAL ARCHITECTURE, AND ^{UNDER} CRITERION B FOR ASSOCIATIONS

Recom./Criteria ACCEPT / ABC
Reviewer Man [unclear]
Discipline Architecture and History
Date 10-16-85
see continuation sheet

Nomination returned for: technical corrections cited below substantive reasons discussed below
WITH REAL ESTATE DEVELOPER UNDER CRITERION A FOR ITS ROLE IN THE HISTORY OF THE DEVELOPMENT

1. Name AND PLANNING OF BROOKLINE INTO A STREET CAR SUBURB.

2. Location THERE ARE 10± BUILDINGS WHICH ARE POST 1935 WHICH

3. Classification DONT APPEAR TO CONTRIBUTE

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

- | | | |
|------------------------------------|---------------------------------------|---|
| Condition | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | |
| | <input type="checkbox"/> unaltered | |
| | <input type="checkbox"/> altered | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

FORM A - AREA

**MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116**

12/14/85

Area Letter Form numbers in this Area

K	1-62
---	------

AMENDED NOMINATION

Town Brookline Multiple Resource Area

Name of Area (if any) Beacon Street

Historic District

Present Use Residential and Commercial

General Date or Period 1890-1980

General Condition Good

Acreeage approximately 130 acres

Carla Benka, Brookline Hist. Com
Recorded by/w/ Sally Zimmerman

Organization Massachusetts Historical Comm.

Date November, 1985

Photos (3"x3" or 3"x5" black & white) - Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Please refer to original submission.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

Please refer to original submission.

NOTE: This district runs from one USGS Quadrangle to another.

UTM REFERENCE	A: 19/326420/4680220
	B: 19/326470/4690080
	C: 19/324970/4689520
	D: 19/324980/4689740
USGS QUADRANGLE	Boston South
SCALE	1:25,000

A: 19/324950/5689740
B: 19/324940/4689540
C: 19/322960/4689100
D: 19/322960/4689100
Newton Quadrangle
1:25,000

DEC 12 1985

Valerie Talmage 12/15/85
slupo

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

See the last paragraph of Historical Significance.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

The area under consideration is Brookline's portion of Beacon Street from Saint Mary's Street to Ayr Road(both at the Boston border) with a digression onto Tappan Stret and Garrison Road to include a group of brick and stone townhouses, similar in style to other groups of townhouses found on the street.

Continued

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The laying out of Beacon Street Brookline was the result of combining the creativity of Frederick Law and John Charles Olmsted with the financial and political dexterity of Henry Whitney. Although the original execution of the plan has been altered over the years, the concept of a primarily residential boulevard with a streetcar running down its center still remains intact.

In 1814, the Great and General Court of Massachusetts passed a bill authorizing the construction of a dam across the basin of the Charles River, stretching from the Boston Common to Sewall's Point, now the approximate location of Boston's Kenmore Square, on the Boston-Brookline border. In 1821 a road over the top of the Mill Dam was opened and used first as a toll road and later as a public highway.

Continued

BIBLIOGRAPHY and/or REFERENCES

Maps--1844, 1855, 1871; Atlases--1874, 1884, 1888, 1893, 1897, 1900, 1913
Brookline Chronicle--Aug 7, 1886, p. 253; Aug 21, 1886, p. 270; Dec 18, 1888, p. 408;
Dec 4, 1886, p.1; Oct 1, 1892, p. 344.
Tucci, Douglass Shand, Built in Boston, New York Graphic Society; Boston, 1978; pp. 112, 116-11

See Continued

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance, continued

Beacon Street, as defined above, is a bit over two miles in length and cuts across the northern part of Brookline, running from east to west. It is one of Brookline's major transportation routes and has the Cleveland Circle branch of the MBTA's Green Line streetcar running down its center. The street's steepest grade is .04 as the road ascends to Summit Part, east of Coolidge Corner. The lowest point is at Carlton Street (17.4 feet above sea level); the highest point is Winthrop Road and Beacon (123 feet above sea level).

The street has always been commercial/residential in nature since it was laid out in the mid nineteenth century as a county way. Today there are three major commercial areas, Lower Beacon, from St. Mary's to Carlton Streets: Washington Square and Coolidge Corner. The latter two areas developed around three of Brookline's older roads: Harvard Street, Washington Street, and Chestnut Hill Avenue. The residential structures which stood here during the late 19th and early 20th centuries were mostly single family homes, many of which were grand mansions, built by some of the area's more famous industrialists and merchants: King Gillette, Eben Jordan, John Webber, and George Mitton. These have been replaced with apartment houses, attached townhouses, and more recently, luxury condominiums. The commercial nodes alternating with residential blocks create a rhythm which Kevin Lynch notes in its book, Image of the City.

Brookline's portion of Beacon Street was constructed in 1850-51, but its present design derives from the concepts and plans of Frederick Law and John Charles Olmsted who proposed the transformation of a narrow country road into a 160-foot-wide boulevard with one avenue for commercial/through traffic and one for pleasure driving. There were also lanes for cycling, riding and walking, and provisions were made for a streetcar to run down the center for the length of the street. According to this 1886 plan, trees were to be planted on each side of the railway track, making the cars less unsightly and obtrusive and "adding to the beauty of the street without making it into a park." (See attached comments by the Olmsteds for additional information.) Today the cycling and bridle paths have been replaced by parking areas, and the elms which once lined the boulevard (except for the red and pin oaks around Corey Hill which were part of the original planting scheme) have been replaced with a variety of trees including green ash, sycamores, and oaks.

There are three major categories of buildings on this part of Beacon Street: commercial, residential, and religious/institutional. The oldest commercial structure in Coolidge Corner stands at the corner of Webster and Beacon. Called "The Willard", it was built in 1890 and was designed by Samuel Kelley, architect of a number of apartment houses in the Back Bay. The original arrangement of stores on the ground floor and apartments above still exists.

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

2/12/13

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance, continued

In the same block is a branch of the Brookline Trust Company which dates from 1919. The architect, Thomas James, was a well-known designer of banks and was also the architect of the Shubert Theatre in Boston. This massive Neo-Classical structure serves as a strong contrast to the S.S. Pierce Building located across the street, at the corner of Harvard. The S. S. Pierce Building is probably the best known building in Coolidge Corner and was the work of Winslow and Wetherell. Built in 1898-99, it bears a design which was influenced by the architecture of Medieval Germany and England. The location of the S.S. Pierce Building is next to the site of the first commercial structure in the area, the Coolidge and Brother store, built in 1858. Diagonally across is the Art Deco Bay Bank Norfolk County Trust Co., designed in 1930 by J. William Beal's Sons and executed in Indiana limestone with a polished granite base. For the most part, however, commercial structures on Beacon Street are one or two stories in height and constructed of pre-cast concrete or "cast stone" with such classical details as egg and dart moldings, wide cornices, and urns. Most date from the 1920s and 30s. Known as "taxpayers", some, such as the one at 1042-54 Beacon Street, still retain older signage that contributes to the character of the structures.

Typical residential Beacon Street buildings are three or four stories in height with flat roofs, flat facades alternating with rounded bays, and elaborate cornices, often with modillions. They are generally constructed of red (sometimes yellow) brick with stone trim, particularly around the windows and doors. This type can be seen as 1056-64; 1090-1120; 1712-1726; 1791-1801; 1803-1821; and 1888-1908 Beacon Street. Most of these were built as attached single family homes or apartment blocks. They date from the mid 1890s until approximately 1910. Today they are either condominiums, offices, or apartments, with units smaller than the original. Another type, although not so prolific, is the attached townhouse designed in the Chateausque style. One block of such buildings is seen on the north side of Beacon Street, at 1394-1408. Originally nine houses designed by Shepley, Rutan and Coolidge in 1890, this brick and limestone block has been altered through the demolition of two of the houses, yet the dormers, towers, gables, and pinnacles still create a lively silhouette. Farther west is Richter Terrace, designed in 1889 by Fehmer and Page. Located at 1751-1763, it is one of the older structures on the street and one of seven terraces designed by Fehmer and Page. The others can be seen on Tappan Street and Garrison Road. Of these, three are designed in the Chateausque style, one in the Flemish, and two in the Georgian Revival style.

Residential structures with unique designs range in style from the Wolloton (1070 Beacon), a "dumbbell" type apartment house to the Stoneholm (1514 Beacon) a Beaux-Arts Baroque courtyard apartment complex called "the most magnificent building of its type in Greater Boston" and "a splendid Baroque

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

1/17/11

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance, continued

extravaganza" (Tucci). In between are such structures as Richmond Court (NR: 1985) (1209-1217 Beacon), designed in 1898 by Ralph Adams Cram and described as "the first apartment house in the northeastern United States massed and detailed like a great Tudor Manor about a courtyard open to the street." (Tucci) The Warwick at 1450-54 dates from a later period (1925), but still exhibits an association with English architecture and was designed with the courtyard concept in mind. Almost next door is the Colchester (1470), a Second Renaissance Revival type, the work of Arthur Bowditch who also designed the Stoneholm. The Colchester is particularly noteworthy for its decorative detailing.

At 1533 Beacon Street is the only remaining detached single family house built in the 19th century on this boulevard which was once lined with similar as well as larger homes.

Beacon Street is also the address of a number of houses of worship. Ralph Adams Cram was the architect for All Saints Church which stands at the intersection of Dean Road. It dates from 1894 and was built in the Gothic mode. Clarence Blackhall's Temple Ohabei Shalom is a richly Byzantine synagogue which was built in 1928. Shepley, Rutan and Coolidge's Leyden Church is one of two churches which that firm designed in Brookline; the other is located on Walnut Street. This church was built in 1910 in a derivative of the Gothic style.

Many of the people involved with the late 19th century development of Beacon Street were also involved in the somewhat earlier development of the Back Bay of Boston. Often they used the same architects for the design of buildings in both areas. This fact and some deed restrictions which limited the building materials to brick and stone created a number of Beacon Street buildings in Brookline which strongly resembled Back Bay structures. In this and other ways, Beacon Street in Brookline was an extension of the fashionable Back Bay residential district.

New Construction

In spite of a strong Design Review By-law, the Town has seen the construction of a number of high-rise buildings whose designs are not sympathetic to existing 19th and early 20th century structures. Buildings such as the Atrium at 1265 Beacon Street and Regency Park at 1731 Beacon Street as well as 1369-73 and 1501 Beacon Street are incompatible in terms of their size, scale, and massing with neighboring properties. They lack the detailing of the older structures and deny their location by not acknowledging characteristic themes such as rounded bays, flat facades, and detailing around doors, windows, and at the roof cornices. In addition, inappropriate alterations have taken place to

Continued

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

11/2/80

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Architectural Significance, continued

older structures, including the application of siding over masonry facades (1410-1414 Beacon Street 1375-1393 Beacon Street) and the replacement of original windows with wooden sashes with windows of different configurations with metal frames (1411-1415 Beacon Street). However, there are instances of new construction whose designs do not detract from the streetscape such as the red brick structure at 1443 Beacon Street and the nearly completed 1111 Beacon Street.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

12/12/11

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Historical Significance, continued

The northern section of Brookline thus became easily accessible from Boston, and several Boston merchants began to buy up large parcels of land in this area for farms and summer residences. For over twenty years nearly all of the land remained undeveloped; the 1844 map of Brookline shows only a few houses in the vicinity of the future Beacon Street. During the late 1840s, George Griggs suggested the extension of the Mill Dam Road to what is now Cleveland Circle. Despite initial opposition, especially from Town Meeting, which thought the project too expensive, Beacon Street in Brookline was constructed as a county way in 1850-51. Built for \$18,000, a third of which was raised by private subscription, Beacon Street improved access to Boston and the means of contact within the town.

The 1855 map shows that a number of roads were laid out north and south of Beacon Street and houses were built in the areas known today as Longwood and Cottage Farm. (NR 1978). In addition, there were a few houses clustered at the intersection of Harvard and Beacon Streets where, in 1857, members of the Coolidge and Griggs families built their general store.

The store was one of only twenty-three buildings which stood on Beacon Street as late as the 1880s. Long stretches of farmland, much of which constituted the market gardens of the Griggs, Stearns, and Coolidge families, and vacant fields dominated the street. Some of the land east of St. Paul's Street was a morass; a swamp engulfed the land west of the Beacon Playground; and Cypress Amory Swamp lay in the approximate location of the armory playground. In addition, a skating pond was located off Beacon Street, near the present Englewood Avenue; and Samuel Robinson's tanneries and tarpit stood in the hollow between Beacon and Washington Streets.

It was this undeveloped but potentially valuable land which Henry Whitney perceived to be a perfect location for a grand boulevard with a streetcar running down the middle. Aware of earlier opposition to "improve" Beacon Street, voiced especially by those people whose land and houses would have to be taken by eminent domain for any widening project, Whitney had begun to purchase some of the available land along the street in 1879. Early in 1886, he formed a syndicate called the West End Land company which, having raised one million dollars, purchased additional Beacon Street land for \$.40 per square foot. By the time Whitney was ready to present his project to the Brookline Board of Selectmen and the rest of the town for approval, he and/or the West End Land Company and Eugene Knapp, Whitney's agent/partner owned about one half of the 1.7 million square feet necessary to widen the street by two hundred feet.

Whitney, a Brookline resident, park commissioner, and member of the Brookline Water Board, hired Aspinwall and Lincoln, a Brookline engineering firm with

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Historical Significance, continued

an outstanding reputation to survey the land along the street. He then asked the Olmsteds, also Brookline residents, to draw up a plan for the widening. His undertaking met with temporary setbacks, not the least of which was the Metropolitan Street Railway's opposition to operating the route unless it could construct the roadbed. Whitney reacted boldly by forming a syndicate of members from the West End Land company which proceeded to purchase large amounts of Metropolitan stock along with the stock of four other street railway in Boston. He then offered to combine all five into the West End Street Railway company, a proposal which won state approval.

Other objections, including the argument that Beacon Street was really a county and not a town way, and the fear that the project would be too costly were also resolved. The state legislature classified the street as a town way, and Whitney donated his holdings on Beacon Street to the town, thus considerably lessening the cash cost of the project. He also contributed \$150,000 of his own money for the undertaking, and in a final gesture, agreed to reduce the proposed width to 160 feet. It should be mentioned that the street was widened at a cost of \$615,000, \$450,000 of which was carried by the town.

In addition to its significance as a grand, landscaped boulevard as planned by nationally-noted landscape architects, F. L. and J. C. Olmsted, Beacon Street is also significant as a very early example of a major innovation in transportation technology, the development of the electric street railway. In February, 1888, the first non-experimental electric street railway system in the country went into operation in Richmond, Virginia. Developed by inventor and pioneering electrical engineer, Frank Julian Sprague, for the Union Passenger Railway Company of Richmond, the system conquered all of the major technological difficulties that previously had plagued the use of electricity to power street railways. Sprague's Richmond system established technology that remained standard in electric street railway operation through the mid-20th century.

Henry Whitney knew of Sprague's success in Richmond and, after a special demonstration of the Richmond System, determined to install such a system on the Beacon Street railway, originally planned to operate using a cable system. The Boston-Brookline section of the West End Street Railway, using Sprague's electric system, went into operation only eleven months after Richmond, in December, 1888. It appears that many of the initial difficulties which troubled the Richmond System seem to have been solved by the time the Beacon Street railway opened. In addition, the Beacon Street railway is exceptional for the incorporation of such an improvement as part of an important overall scheme of street improvements by Whitney and the Olmsteds. It is not known whether the Richmond Street Railway System survives.

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Historical Significance, continued

The assessed value of the land and buildings on each side of the street increased from \$1,955,000 in 1886 to \$6,288,900 in 1892.

Although Beacon Street was an extension of the fashionable Back Bay district in a variety of ways, it was also the symbol of Brookline's emergence from an agricultural community into a streetcar suburb. In addition, it served as the catalyst for the second major development phase of the town's growth in areas known today as North Brookline, Aspinwall Hill, Corey Hill, Aberdeen and the Reservoir District.

The last parcel of land to be developed was between St. Paul and Hawes Streets; by 1907, the Amory House had been demolished and the land purchased by the Town for use as a playground. Today the mansions of industrialists and manufacturers have been destroyed and, in some cases, replaced with modern apartment houses and commercial blocks of one and two story buildings.

In 1971, the Brookline Planning Board reviewed the zoning by-law of the town and established an overall policy vis-a-vis Beacon Street to "restore and protect the residential qualities along the length of the street, and at the same time encourage new space in existing business centers for retail and professional uses." This policy also included "preserving the architectural quality and visual continuity of Beacon Street, recognizing it as a boulevard symbolic of Brookline's character."

The Beacon Street district meets NR criteria A, B, and C, reflecting the evolution of North Brookline from an agricultural community into a streetcar suburb; being the route of the second extensive electric streetcar in the country; representing the boulevard concept in city planning as conceived and designed by Frederick Law and John Charles Olmsted; being the master plan of entrepreneur and President of the West End Land Company and West End Street Railroad Company, Henry Whitney; containing fine examples of attached town houses, commercial structures and residential hotels; and representing some of the work of such established architects as Winslow and Wetherell; Ralph Adams Cram; Clarence Blackall; Samuel D. Kelley; Arthur Bowditch; and Shepley, Rutan and Coolidge. In addition, it has served as a prototype for the "main streets" of other neighborhoods and communities, with long blocks of residential structures (single and multi-family), punctuated at major crossroads with commercial blocks and interspersed with institutional uses.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: K
Property Name: Beacon Street Historic District	

Indicate each item on inventory form which is being continued below.

Bibliography and/or References

1. Maps-1844, 1855, 1871; Atlases-1874, 1883, 1888, 1893, 1897, 1900, 1907, 1913
2. Brookline Chronicle-August 7, 1886, p. 253; August 21, 1886, p. 270; Dec. 18, 1886, p. 408; Dec. 4, 1886, p. 1; Oct. 1, 1892, p. 344;
3. Brookline Town Records, 1888, 1889.
4. Tucci, Douglass Shand, Built in Boston, New York Graphic Society; Boston, 1978; pp. 112, 116-119;
5. Curtis, John History of Brookline, p. 127;
6. Warner, Sam Bass, Streetcar Suburbs, p. 25;
7. Louis Hager, ed. History of the West end Railway, p. 12.
- Charles Duncklee, "Random Memories of Coolidge Corner", Brookline Historical Society Papers, vol. 6, 1936;
8. Boorstin, Daniel J., The Americans: The Democratic Experience, p. 264;
9. Passer, Harold C., Frank Julian Sprague: Father of Electric Traction, 1857-1934, pp. 212-29.

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Additional Info

85 0 03322

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Beacon Street Historic District
(Brookline MRA)
Norfolk County
MASSACHUSETTS

Working No. DEC 12 1985
Fed. Reg. Date: _____
Date Due: 1/26/85
Action: ACCEPT 1-24-86
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Accept additional information which came to light following the listing of the district.

Recom./Criteria Accept additional information
Reviewer Savage
Discipline Architectural History
Date 1-24-86
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

*concur - Patrick Anders
1/24/86*

- 1. Name
- 2. Location
- 3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

- 4. Owner of Property
- 5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition Check one Check one
 excellent deteriorated unaltered original site
 good ruins altered moved date _____
 fair unexposed

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



#s 1791-97 Beacon St

Brookline MRA

Brookline, MA

North Side - Upper Beacon St



South Side - Lower Beacon St
1090-1120

Beacon St

~~#40~~ (50)
Brookline MA

Brookline, MA



North side of Louis Beacon st
#s ~~1080-1128~~ 1073-1101

Brookline MRA
Brookline, MA



South
~~North~~ side of Beacon St
1177 (Ohabei Shalom) - 1223

Brookline MRA
Brookline, MA

2-85



North Side of Beacon St - corner of Winthrop

1796-1812

~~1798~~ Beacon St

1898-99

Arthur Bowditch

Brookline MRA

Brookline, MA



North Side of Beacon St between W. 11th St & Corey
Tels

1748-54 Beacon St

1892 - Leewest Paine

Brookline MRA

Brookline, MA



North side of Beacon St at Summit Ave

1416-1440 Beacon St

141-16-1428 5185

1430-32A-1428
Saul Hoffie

1925 - Gay & Proctor

1440-1949 - C.C. Crowell

Brookline MRA

Brookline, MA



South Side of Beacon St at Washington Rd

(Washington Square)

1653-63 Beacon St

1922

John Cahill

Brookline, MA

Brookline, MA



Beacon St (~~North~~^{South} side)

#S 1053-1071

5/85

1891-Lewis & Paine

Brookline MRA
Brookline, MA



ery
ANTIQUES
INTERIOR DESIGN

CENTURY 21 THE DAWGSONS

HELL ROAD

PURDY'S

North side of Beacon St, west of Coolidge corner

1366-1396A Beacon St

1366-76914 - Minor & Talman

1378-1392A - 1903 W H ANDREWS

Brookline MRA

Brookline, MA



South side of Beacon St. east of Coolidge

The Atrium
1265 Beacon St
5/25

1981-2.

Prayer. Glassman; latin

Brookline MRA

Brookline, MA



South side of Beacon St. East of Park St. ST.

1501 Beacon St

1974 - IRVING Salsberg

Brookline MRA

Brookline, MA



Side of Beacon St. near corner of Webster St.

1371-1393A Beacon St

5/25

1369-73

+37+- 1972

Irving Salsberg

Brookline MRA

Brookline, MA



South side of Beacon St. near Regent Circle

1731 Beacon St

Brookline MRA

Brookline, MA



South side of Beacon St. east of Washington Square

1555-1589 Beacon St
Brookline MRA
Brookline, MA

1555-1946 - Saul Doffie
1559-63-1911 - M Boyle
1569-71 · 1896 S. D Kelley
1575-77 1893 AT MORRILL
1581-1892 - S. D Kelley
1589-1902 Benjamin Fox



SUNOCO

TOM SERVICE

South side of Beacon St near Charles St.

Beacon St - # 1285
3/85 1946

Brookline MRA
Brookline, MA



Paul M. Sidel
E. Freeman

INSURANCE

North Side of Beacon St at Washington Square

1622A Beacon

ST

1897 Charles Isebeck

ST 18

Brookline MRA

Brookline, MA



North side of Beacon St

1324 Beacon (SS Pierce) - 1408 Beacon

Brookline MRA

Brookline, MA

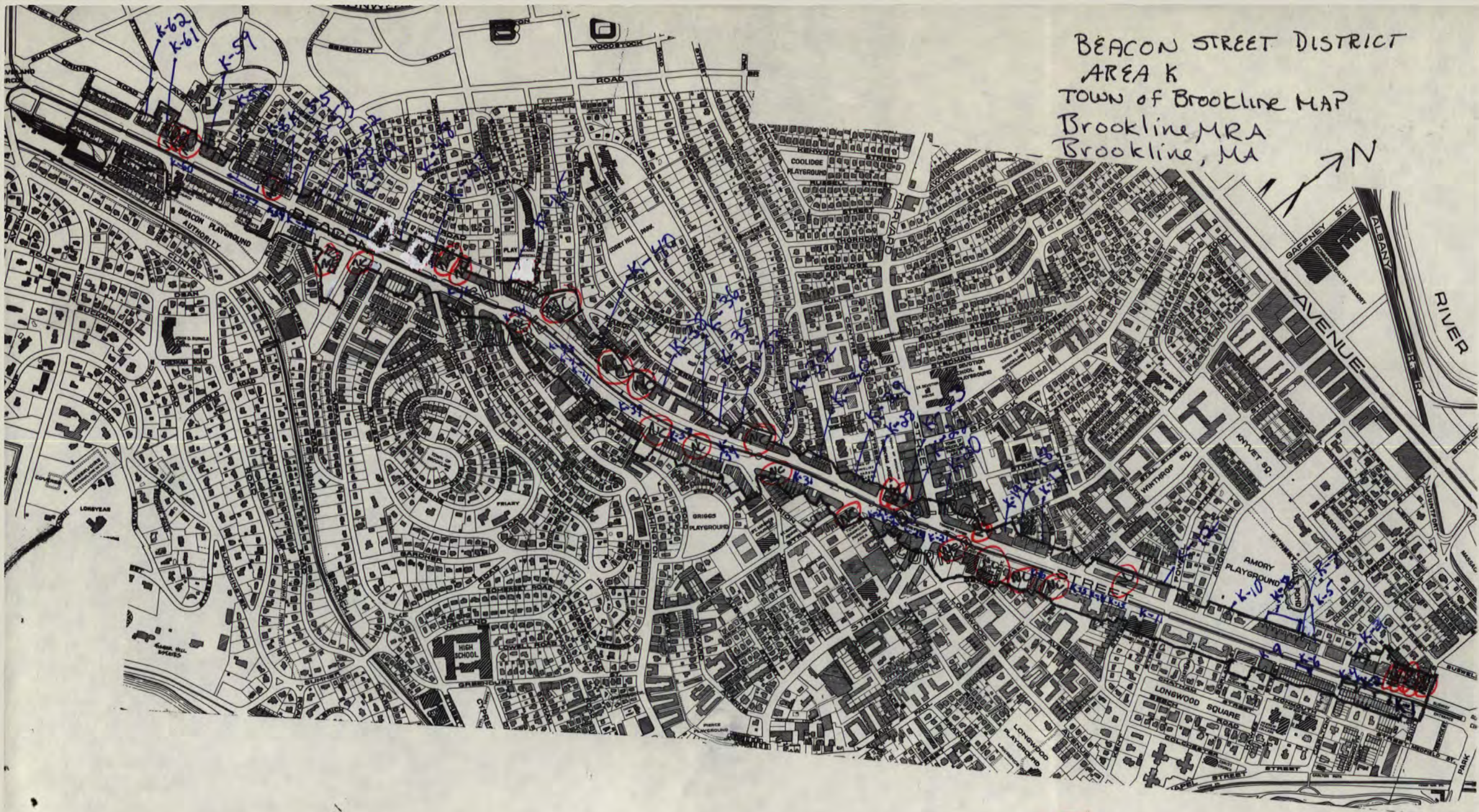


North side of upper
Beacon st

#s 1874-1908

Brookline MRA
Brookline, MA

BEACON STREET DISTRICT
AREA K
TOWN of Brookline MAP
Brookline MRA
Brookline, MA



NC - NON CONTRIBUTING Property
Scale: 1" \approx 725'

52 ✓
file w/
Brookline MRA
Beacon St HD

RECEIVED

JUN -7 1985

MASS. HIST. COMM.

Steven Chin
1037 Beacon Street
Brookline, Ma 02146
June 4, 1985

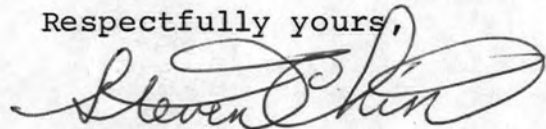
Massachusetts Historical Commission
Commonwealth of Massachusetts
Office of the Secretary of State
80 Boylston Street
Boston, Ma 02116

Dear Valerie A. Talmage:

I am the current owner of record of the building located at 1037 Beacon St., Brookline, Ma. This building is currently being considered for nomination to the National Register of Historic Places.

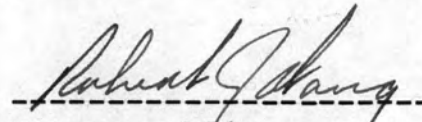
I am the sole owner of this building and I object to having my building listed in the National Register of Historic Places. Thank you for having considered my building for this honored listing but I would rather not have my building be a part of more Federal bureaucracy.

Respectfully yours,



Steven Chin

Subscribed to before me this 4th day of June 1985



Notary public
My commission expires

Jan. 2, 1992



K.M.

Beacon St HD

The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

July 15, 1985

Arthur J. Broder, D.M.D.
1908 Beacon Street
Brookline, MA 02146

Re: Objection to listing of 1908 Beacon Street, Brookline, MA on the National Register

Dear Dr. Broder:

Your letter of June 18, 1985, which we received July 12, 1985, was not a notarized objection to the listing of 1908 Beacon Street, Brookline on the National Register of Historic Places. Your objection cannot be accepted unless it is notarized. If you wish your objection to be noted, you must submit a notarized objection to this office. Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kevin C. McLean".

Kevin C. McLean
Legal Counsel
Massachusetts Historical Commission

KCM/1s

File w/MRA 52 ✓
Beacon St HD

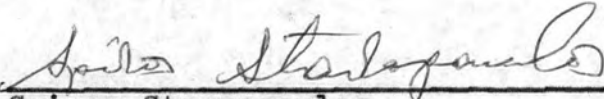
Spiros & Pota Stavropoulos
1673 A Beacon Street
Brookline MA 02146

June 16 1985

Massachusetts Historical Commission
C/O Valerie A. Talmage

RE; OBJECTION for listing 1673-1681 as Historical Building.

We, Spiros and wife Pota Stavropoulos certify that we are the sole owners of the above property and object to be listed as Historical building.


Spiros Stavropoulos


Pota Stavropoulos

MIDDLESEX, SS

JULY 5, 1985

THEN APPEARED THE ABOVE NAMED, SPIROS STAVROPOULOS AND POTA STAVROPOULOS, AND ACKNOWLEDGED THE ABOVE STATEMENT TO BE THEIR FREE ACT AND DEED, BEFORE ME.

Charles A. Katsanos
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 1990

RECEIVED

✓SZ
BF/KM

JUN 24 1985

MASS. HIST. COMMISSION

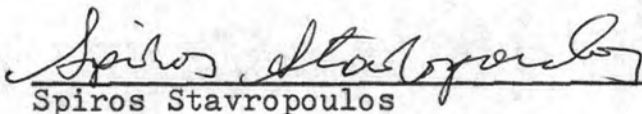
Spiros & Pota Stavropoulos
1673 A Beacon Street
Brookline MA 02146

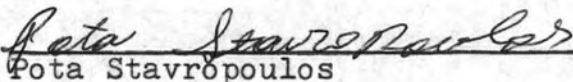
June 16 1985

Massachusetts Historical Commission
C/O Valerie A. Talmage

RE; OBJECTION for listing 1673-1681 as Historical Building.

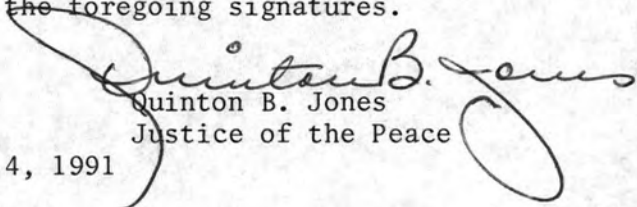
We, Spiros and wife Pota Stavropoulos certify that we are the sole owners of the above property and object to be listed as Historical building.


Spiros Stavropoulos


Pota Stavropoulos

June 16, 1985

There appeared before me this date, Spiros Stavropoulos and Pota Stavropoulos and affixed the foregoing signatures.


Quinton B. Jones
Justice of the Peace

My Commission Expires: April 4, 1991

ARTHUR J. BRODER, D. M. D.
1908 BEACON ST.
BROOKLINE, MASSACHUSETTS 02146
—
TELEPHONE 277-5200

RECEIVED

JUL 12 1985

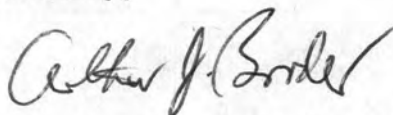
MASS. HIST. COMM.

June 18, 1985

To; Valerie A. Talmage
Exec. Director
State Historic Preservation Officer
Mass. Historical Commission

As sole owner, I hereby object to my property at 1908 Beacon St., Brookline, Ma being listed in the National Register of Historic Places. Please see that my property is not listed in the National Register of Historic Places, either alone, or in conjunction with the Brookline Multiple Resource Area.

Sincerely,



Arthur J. Broder D.M.D.

AJB/dmh

→ BE/ Must be
✓ KM Notarized ✓SZ

RECEIVED

JUN 24 1985

MASS. HIST. COMM.

June 21, 1985

Ms. Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Ma. Historical Commission
80 Boylston St.
Boston, Ma. 02116

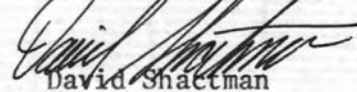
Dear Ms. Talmage:

I am herein submitting a notarized statement certifying that I am the sole trustee of the Beacon Amory Realty Trust which owns 1134, 1136, 1140 and 1146 Beacon St. in Brookline, Ma. In that capacity, I hereby object to listing in the national register in the manner detailed by your letter of may 16, 1985.

If any further action is necessary to object to a listing, kindly inform me forthwith.

Thankyou.

Very truly yours,



David Shactman



Samuel Shactman & Son
Real Estate
Samuel Shactman
David Shactman

89 State Street
Boston, Mass.
02109
227-3987

RECEIVED

JUN 24 1985

MASS. HIST. COMM.

34 Beals Street
Brookline, Massachusetts 02146
June 24, 1985

*Brookline
file w/ MRA 52
Beacon St HD*

Ms. Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

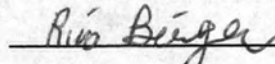
Dear Ms. Talmage:

As per your instructions, we enclose a notarized statement stating our objection to your listing our property at 1572 Beacon Street, Brookline, Massachusetts as a historical landmark.

Sincerely yours,



Lou Birger



Riva Birger

We are the owners of the property at 1572 Beacon Street,
Brookline, Massachusetts. We object to having our property
listed as a historic landmark. June 24, 1985.

Lou Birger

Riva Birger

Commonwealth of Massachusetts
Norfolk County

June 24, 1985

Then personally appeared the above named Lou Birger
Riva Birger, who acknowledge that they have executed the
foregoing instrument as their free act and deed, before
me.

Catherine R. Dwyer
Notary Public

My commission expires: 1-13-89



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

June 25, 1985

Spiros and Pota Stavropoulos
1673A Beacon Street
Brookline, MA. 02146

Re: Objection to listing 1673-1681 Beacon Street on the National Register

Dear Spiros and Pota Stavropoulos:

In order to object to the listing of your property on the National Register, you need to have your objection signed by you and properly notarized. The objection which you submitted was attested to by a justice of the peace (it is not clear whether he is also a notary public) and, in any event, did not contain the correct language for a proper notarization. Any notary should be able to do this for you. A notary public should be available at your local insurance agency. If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin C. McLean".

Kevin C. McLean
Legal Counsel

KCM/1s



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

June 25, 1985

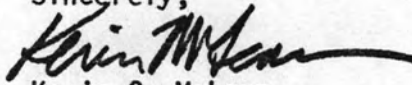
Mr. David Shactman
Samuel Schatman & Son Real Estate
89 State Street
Boston, MA. 02109

Re: Objection of Beacon Amory Realty Trust to listing 1134, 1136, 1140
and 1146 Beacon Street on the National Register

Dear Mr. Schactman:

In order to object to the listing of your property on the National Register, you need to have your objection signed by you and properly notarized. The objection which you submitted was not notarized and no notarized statement was included in your submission. If you wish to have your objection recognized you must submit your objection in the proper form. If you have any questions, please feel free to contact our office.

Sincerely,


Kevin C. McLean
Legal Counsel

KCM/1s

*file w/ Brookline MRA
Beacon 87 HD 52*

RECEIVED

JUL - 3 1985

MASS. HIST. COMM.

June 28, 1985

Ms. Valerie A. Talmage
Executive Director
State Historic Preservation Officer
MA Historical Commission
80 Boylston Street
Boston, MA 02116

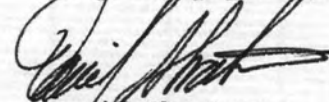
Dear Ms. Talmage:

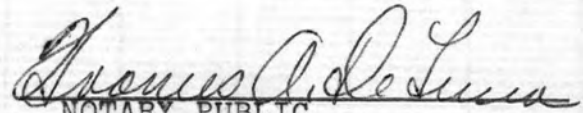
I am herein submitting a notarized statement certifying that I am the sole trustee of the Beacon Amory Realty Trust which owns 1134, 1136, 1140 and 1146 Beacon Street in Brookline, MA. In that capacity, I hereby object to listing in the national register in the manner detailed by your letter of May 16, 1985.

If any further action is necessary to object to a listing, kindly inform me forthwith.

Thank you.

Very truly yours,


David Shactman


NOTARY PUBLIC

My. Commission expires:
Nov. 28, 1991



Samuel Shactman & Son
Real Estate

Samuel Shactman
David Shactman

89 State Street
Boston, Mass.
02109
227-3987

July 9, 1985

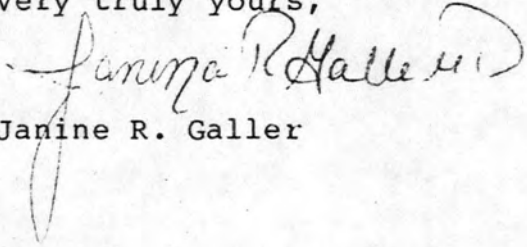
Massachusetts Historical Commission
Office of the Secretary of State
State House
Boston, MA 02133
Attn: Valerie A. Talmage

Dear Ms. Talmage:

I am the sole owner of the property at 1685
Beacon Street, Brookline, Massachusetts 02146.

Pursuant to your letter to me, I do not wish to
have this property listed in the National Register
of Historical Places.

Very truly yours,

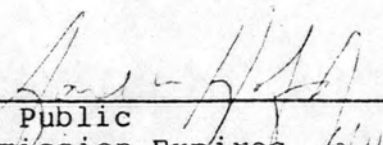

Janine R. Galler

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 9, 1985

Then personally appeared the above named Janina
R. Galler and acknowledged the foregoing to be her
free act and deed before me.



Notary Public
My Commission Expires 6/11/87

*file w/MRA ✓ S2
Beacon St 40*

Michael M. Wick M.D.
1180 Beacon Street
Suite 6A
Brookline, MA 02146
(617) 232-2637

20 July 1985

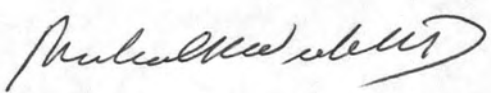
Valerie A. Talmadge
Mass. Historical Commission
Office of Secretary of State
80 Boylston Street
Boston, MA 02116

Dear Ms Talmadge:

I object to the listing of my property at 1180 Beacon Street, Brookline MA 02146 in the National Register of Historic Places as is my right under the National Historic Preservation Act of 1980 and Federal regulations 36 CFR Part 80.

Thank you.

Sincerely,



Michael M. Wick M. D.

*My Commission expires 1/4/91
Luth Ann White
Notary Public*



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

August 21, 1985

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

Dear Ms. Shull:

Enclosed please find one notarized owner objection to the listing of 1685 Beacon Street, Brookline, Massachusetts, a property within the Beacon Street Historic District in the Brookline Multiple Resource Area. The objection was omitted from the packet sent to you on August 15, 1985. This brings the total number of legal objections for the Beacon Street Historic District to five, which does not constitute a majority of property owners.

Sincerely,

A handwritten signature in cursive script that reads "Sarah J. Zimmerman".

Sarah J. Zimmerman
Director, Preservation Planning
Massachusetts Historical Commission

Enclosure

SJZ/dr



P 284 880 911

The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

December 6, 1985

Carol Shull, Keeper
National Register of Historic Places
Dept. of the Interior, National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

I hereby request that the Multiple Resource Area nomination to the National Register for Brookline, Massachusetts be amended to include the following properties:

Beacon Street Historic District (listed to the NR: 10/17/85)

The Massachusetts Historical Commission staff received some new information about this district after it had been listed to the National Register. Both the Historical Significance and the Criteria statement have been amended to reflect the fact that the electric streetcar system in the district was the second, not the first, in the United States. This copy of the nomination should replace the copy you currently have on file, although the photographs and maps from the original should be transferred to this copy.

The Country Club, 191 Clyde Street

This property had been held back from the MRA until the Massachusetts Historical Commission staff received more information on the outbuildings and their relative significance to the nomination.

Both of these properties have already been mapped on the USGS map that was submitted to you with the bulk of the nomination.

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

The properties have been voted eligible by the State Review Board. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Valerie Talmage

Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

enclosure