

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Esmond Street Historic District

Other names/site number: N/A

Name of related multiple property listing:
N/A

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

2. Location

Street & number: Bicknell, Bradshaw, Esmond and Harvard Streets

City or town: Boston (Dorchester) State: MA County: Suffolk

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

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Signature of certifying official/Title: SHPO Date 9/13/18

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: _____ Date _____

Title : _____ State or Federal agency/bureau or Tribal Government

Esmond Street Historic District
Name of Property

Suffolk, MA
County and State


4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____



Signature of the Keeper



Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>21</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>21</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

RELIGION/Religious Facilities

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

RELIGION/Religious Facilities

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Shingle Style

LATE 19th and 20th CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION: Stone, Granite

WALLS: Wood, Brick, Synthetics, Concrete Block

ROOF: Asphalt Shingle

OTHER: Stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Esmond Street Historic District is located in the Boston neighborhood of Dorchester in a residential neighborhood known as Franklin Field North. This area lies east of Franklin Park and north of Harambee Park (historically known as Franklin Field) and is roughly bounded by Talbot Avenue on the south, Blue Hill Avenue on the west, Glenway and Fowler streets on the north, and the railroad tracks of the original Boston & Providence line on the east. Esmond Street is a residential side street that runs roughly north-south from Harvard Street to Bradshaw Street before branching northwest to intersect with Blue Hill Avenue. The district extends just over 600 feet along the southern end of Esmond Street between its intersection with Bradshaw Street to the north and Harvard Street to the south. Though the district is comprised primarily of properties on Esmond Street, it also includes buildings on Harvard Street near its intersection with Esmond Street, as well as a historically related property on neighboring Bicknell Street (Photos 12, 23). The district is comprised of wood-frame single- and multi-family houses, associated concrete block garages, brick apartment buildings, and a wood-frame church. These buildings were constructed between 1884 and 1928 in the Queen Anne and Colonial Revival styles and are two-and-a-half to three stories in height. The setting is typical of urban residential neighborhoods. The buildings have regular setbacks from the street and are set on lots of varying sizes ranging from 5,000 to 7,000 square feet for the frame houses to 9,000 to 12,000 for the apartment buildings. The church sits on the largest lot, which is approximately 23,500 square

feet. The building is located on the northern edge of the lot, which creates the most visual open space within the district. The most mature trees are on this lot. Other vegetation is limited to street trees, low shrubbery and hedges, and small grassy lawns. Several properties have chain-link fences and others have stone retaining walls. Alterations to some buildings in the district include replacement of original cladding materials with synthetic siding, removal of original windows and doors, structural additions, and conversions to allow for additional units in the houses (these conversions are not reflected on the buildings' exteriors). Despite these alterations the district as a whole retains historic integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

Catholic Charities Haitian Multi-Service Center, 12 Bicknell Street (Map #9, Photo 1)

The Catholic Charities Haitian Multi-Service Center was constructed as a single family house in the Colonial Revival Style ca. 1898. It served as a rectory for St. Leo's Roman Catholic Church at 96 Esmond Street from at least 1920 through the 1970s, and as a daycare and multi-service center associated with the church since the 1980s. The building sits above street level and is set back from the sidewalk with a retaining wall and a large, grassy front lawn. The house rests on a random ashlar foundation, is largely rectangular in massing, clad in synthetic siding and wood shingles, and rises 2 ½ stories with a high cross-hipped roof of asphalt shingle. Three gabled dormers rise from the northern and southern rooflines and one is centrally located on the roofline of the façade (eastern elevation). There are two brick interior chimneys on the north slope of the roof. A wide, one-story porch with a low-pitched hipped roof, square posts and replacement balustrade wraps the eastern and a portion of the southern elevations. The asymmetrical two-bay façade features a broad entry with sidelights flanking a replacement wood door, a bay window on the second floor, and a tripartite window with keyed, round-arched top in a gabled center dormer. Intact ornament on this façade includes attenuated, fluted Ionic pilasters at the corners of the façade, a finely detailed dentil cornice at the eaves and on the porch, and scalloped wood shingles in the gable of the dormer. The cornice wraps around the northern and southern elevations. The northern elevation features an asymmetrical arrangement of windows and a secondary entrance at its western corner where a one-story, one-bay addition on a concrete foundation with a flat roof meets the original building. A decorative oval window is located directly above the entrance on this elevation. Two keyed, round-arched windows enliven the fenestration on the northern elevation, which is also asymmetrically arranged. This elevation also features a centrally located utilitarian entrance and a one-story, flat-roofed entry porch at its western end. Windows hold 1/1 replacement metal sash.

Elizabeth Byrne House, 68 Bradshaw Street (Map #18, Photo 2)

The Elizabeth Byrne House was constructed as a single-family house in the Shingle Style in 1899. It was converted to its current two-family configuration in 1982. The house faces west onto Esmond Street, rests on a stone foundation, rises two and a half stories to an asphalt-shingle gable roof with cross-gable dormers, and is clad in wood shingles. The building presents its wide gable end to the street with tiered eaves above the second- and third-floor windows. A

wide porch with a hipped roof, gabled pediment over the entry, and tapered square posts extends the full width of the first story. The two-bay façade is asymmetrically arranged with an off-centered entry and bay window on the first story, two windows on the second story and a centered tripartite window in the gable. Fenestration on secondary elevations is also asymmetrically arranged. The southern elevation features a bay window in its westernmost bay and a round-arched window centered below the dormer. Most windows appear to hold original wood sash with 8/1 and 4/1 muntin arrangements.

Elizabeth Byrne House Garage, 68 Bradshaw Street, Rear (Map #18a, Photo 3)

The Elizabeth Byrne House Garage was designed as a two-car garage and constructed in 1940. The building footprint is square with dimensions of approximately 20 feet wide by 20 feet deep. It rests on a concrete foundation, is constructed of concrete blocks, and rises one and a half stories to a hipped roof with a dormer window that holds 2/2 wood sash. The car bays appear to hold original doors. A door and window opening mark the two bays of the western elevation. The window appears to hold 2/2 wood sash. The western slope of the roof is damaged.

Jeremiah P. Driscoll House, 70 Esmond Street (Map #17, Photo 4)

The Jeremiah P. Driscoll House was built in the Colonial Revival style as a two-family house in 1915. It was converted to its current three-family configuration in 1940. The house faces west onto Esmond street, rests on a raised stone foundation and rises two and a half stories to a hipped roof with cross-hipped dormers. The building is clad in wood shingles with an asphalt-shingle roof. The three-bay façade is defined by a two-tiered porch and a prominent hipped-gable dormer with overhanging eaves centered between canted end bays. The porches and dormer feature slender columns; those at the lower porch level support an unpainted wood dentil cornice. Paired columns are centrally located on the upper porch level and between bays in the two-bay dormer; single columns mark the ends. Both porch levels have replacement balustrades; the upper level holds shingled balcony walls with a wood rail above. The entry bay is asymmetrical with the entrance located off-center with a rectangular window to its south. The remainder of the façade is symmetrically organized with single windows in each of the faces of the canted bays and centrally located in the dormer. The middle bay of the second floor holds a balcony door flanked by sidelights. The southern elevation features a bay window on the second floor. All windows hold 1/1 replacement sash.

Jeremiah P. Driscoll House Garage, 70 Esmond Street, Rear (Map #17a, Photo 5)

The Jeremiah P. Driscoll House Garage was constructed in 1918. The building footprint is square with dimensions of approximately 20 feet wide by 20 feet deep. It rests on a concrete foundation, is constructed of concrete blocks, and rises one story to a flat roof. Further details are obscured from view from the street due to its position on the lot.

Benjamin F. Underhill, Jr. House, 72 Esmond Street (Map #16, Photo 6)

The Benjamin F. Underhill, Jr. House was built in the Colonial Revival style as a single-family house in 1897. It was converted to its current two-family configuration in 1939. The house faces west onto Esmond Street, rests on a raised stone foundation and rises two and a half stories to a hipped roof with cross-gabled dormers. The house is clad in wood clapboards with an asphalt-shingle roof. A two-tiered porch with square posts and balustrade spans the three-bay façade and a bracketed dentil cornice crowns the northern, southern, and western elevations. Pilasters mark the corners of the façade. The entry is located off-center in the middle bay of the façade. It features a simple wood surround and wood door. Single windows light the flanking bays on the first floor. The second-floor arrangement centers on a slightly projecting middle bay that holds a balcony entry door with flanking sidelights and a molded lintel. Single windows with molded lintels light the end bays. A centrally located gable dormer holds paired windows and features corner boards and a molded pediment. Secondary elevations are regularly fenestrated and feature two gable dormers with corner boards, molded pediments, and single windows. The northern elevation is symmetrically organized with three bays of single windows. The southern elevation features a bay window and paired windows on the first floor. All windows hold 1/1 replacement sash.

Benjamin F. Underhill, Jr. House Garage, 72 Esmond Street, Rear (Map #16a, Photo 7)

The Benjamin F. Underhill, Jr. House Garage was constructed in 1925. The building footprint is roughly square with dimensions of approximately nineteen feet wide by twenty feet deep. It rests on a stone foundation, is constructed of concrete blocks, and rises one story to a flat roof with a small parapet on the western wall. The opening holds a replacement garage door.

William H. Bennett House, 76 Esmond Street (Map #15, Photo 8)

The William H. Bennett House was constructed as a single family house ca. 1900 in the Queen Anne style. It was converted to its current three-family configuration in 1941. The house faces west onto Esmond Street, rests on a raised stone foundation and rises two and a half stories to a front-gabled roof with cross-gable dormers and a corner tower. It is clad in wood shingles with an asphalt-shingle roof. The three-bay façade displays asymmetrical massing typical of the Queen Anne style with a prominent projecting front gable with a dentil cornice that incorporates a two-story rounded bay and corner tower. A deep front porch with replacement posts and balustrade and a wide entablature and dentil cornice spans the façade. The entry is located in a recessed chamfered corner at the northern end of the façade. An enclosed two--by-one-bay porch at the second-floor level that probably dates to the 1941 conversion to a three-family house features corner pilasters, paired windows, and carries the entablature and cornice of the second floor. A balustrade rests atop the second-floor porch creating a porch for the third floor. The southernmost window in a tripartite window arrangement in the gable has been converted to a door to access the third-floor balcony. The secondary elevations are regularly fenestrated with single windows in most bays. The southern elevation features a bay window on the first floor

centered on a gabled dormer. An exterior brick chimney is located at the eastern end of this elevation as well. All windows hold 1/1 replacement sash.

Amelia D. Bicknell House, 80 Esmond Street (Map #14, Photo 9)

The Amelia D. Bicknell House was constructed as a single family house ca. 1888 in the Queen Anne style. It was converted to a two-family house by the 1940s and its current three-family configuration by the 1970s. The house faces west onto Esmond Street, rests on a stone foundation and rises two and a half stories to a cross-gable roof. It is clad in synthetic siding with an asphalt-shingle roof. The façade is composed of a projecting three-bay gable front that incorporates a one-story porch with replacement posts and shingled half-walls. The entry is located in the northernmost bay with two single windows located in the remaining bays. The second floor features a projecting square bay with two single windows facing west and single windows on the north and south faces of the bay. A single window lights the northernmost bay at this floor level. A single window is centrally located in the gable. The northern elevation features a projecting cross gable with a bay window on the first floor and single windows on the second-floor and gable levels. The southern elevation also has a bay window. The gable dormer on this elevation retains original spindlework in its integral balcony. All windows hold 1/1 replacement sash.

E.W. Chapman House, 84 Esmond Street (Map #13, Photo 10)

The E.W. Chapman House was constructed as a single family house in 1896 in the Queen Anne style. It was converted to its current three-family configuration in 1944. The house faces west onto Esmond Street, rests on a granite foundation and rises two and a half stories to a cross-gable roof. It is clad in synthetic siding with an asphalt-shingle roof. The four-bay façade is composed of a dominant front gable with overhanging eaves, two rounded end bays and a wide one-story hipped-roof porch with square posts and balustrade that wraps around the rounded end bays. Two single windows light each of the rounded bays except in the northernmost bay on the second floor which has been covered with siding. Single windows also light the two bays between the rounded end bays in all but the northernmost bay on the ground floor, which holds the entry. The entry appears to hold its original wood-and-glass door. Centrally located in the gable is a recessed arch that holds a tripartite window arrangement with a round arch above the central window. Northern and southern elevations are defined by cross-gables identical to the façade. The southern elevation features a second-floor bay window. Three-tiered non-historic wood porches are affixed to the rear elevation. All windows hold 1/1 replacement sash.

Benjamin Elfman Apartments, 85 Esmond Street (Map #1, Photo 11)

The Benjamin Elfman Apartments were constructed as a twenty-unit apartment building in 1928 in the Colonial Revival style. Its current 22-unit configuration dates to 1949. The building faces east onto Esmond Street, rests on a stone foundation and rises three stories over a raised basement to a flat roof. The building is I-shaped in plan with a red-brick façade detailed with cast stone, and buff-colored-brick secondary elevations. The building sits back slightly from the

sidewalk with small planting beds enclosed within low concrete walls, concrete steps and a wheelchair ramp flanking the entrance. The façade extends six bays with a stone-clad ground floor beneath a molded stone watertable. The emphasis of the façade is a central entrance with an elaborate, two-story cast-stone surround. The entrance is centrally located at the ground floor level and holds a replacement metal-and-glass door. The surround encompasses the entrance and flanking paired windows as well as two bays of tripartite windows directly above the entrance. The surround features bar tracery with rosettes and finials around the entrance and second-floor windows, panels of blind trefoil arches located above the ground-floor windows and at the crown of the surround directly above the entrance, and a segmental arch above the entrance with a recessed tympanum embellished with a lion's head and scrolling vines. In addition to the entry surround, cast stone is employed in a beltcourse, cornice, and fenestration ornament. Blind cast-stone panels with trefoil arches also adorn the outer bays between the watertable and beltcourse. Arranged from the outside in, paired windows light the outer bays with single windows between these and the tripartite windows at the center of the façade. All windows feature cast-stone lug sills and the tripartite windows have cast-stone lintels and quoining. All other windows feature brick soldier lintels. Secondary elevations are utilitarian in appearance and regularly fenestrated with paired windows. All windows hold 1/1 replacement metal sash.

Amelia D. Bicknell House, 88 Esmond Street (Map #12, Photo 12)

The Amelia D. Bicknell House was constructed in the Queen Anne style ca. 1888. The house faces west onto Esmond Street, rests on a stone foundation and rises two and a half stories to a cross-gable roof. It is clad in synthetic siding with an asphalt-shingle roof. The façade is composed of a projecting three-bay gable-front that incorporates an enclosed one-story porch that wraps around a portion of the southern elevation. The porch has a shed roof with a pediment located at the chamfered southwest corner. Entry into the porch is located in the southernmost bay of the façade. The second floor holds a single window in each of its three bays. A single window is also centrally located in the gable. The northern elevation is also defined by a projecting gable, while the southern elevation features a gabled dormer with overhanging eaves. All windows hold 1/1 replacement sash.

Annie Weinfield Apartments, 91 Esmond Street (Map #2, Photo 13)

The Annie Weinfield Apartments were constructed as a seventeen-unit apartment building in 1925 in the Colonial Revival style. The building faces east onto Esmond Street, rests on a stone foundation and rises three stories over a raised basement to a flat roof with a brick parapet topped with a simple metal cap. The building is roughly I-shaped in plan with a tan-brick façade with cast-stone detailing, and buff-brick secondary elevations. The building is set back slightly from the sidewalk with planting beds behind low chain-link fencing. The façade is five bays wide with two slightly projecting bays with stepped parapet walls flanking the centrally located entry bay. The projecting bays hold tripartite window arrangements while the recessed bays hold two single windows each. The basement level is marked by a molded-stone watertable and is faced in cast stone; this level is more pronounced at the southern end of the building due to the slope of Esmond Street down to Harvard Street. Stone detailing is also present at the entry

surround; in a first-floor sill course; third-floor lintel course; lug sills at the second- and third-floor levels; splayed, keyed lintels on the first and second floors; the molded cornice; and inset panels adorned with swags at the crown of the projecting bays. The centrally located entry is reached by two concrete stairs and is slightly recessed within the surround. It holds a replacement glass-and-metal door. The classical entry surround features Doric columns supporting a wide entablature with a dentil cornice and a pediment with dentil molding. Secondary elevations are utilitarian in appearance and sparsely fenestrated. All windows hold 1/1 replacement metal sash.

Harry Brooker Apartments, 92–94 Esmond Street (Map #11, Photo 14)

The Harry Brooker Apartments were constructed as a six-unit apartment building ca. 1930. The building lacks applied ornament that is characteristic of a particular stylistic aesthetic. The building is roughly rectangular in plan with the exception of canted bays on its northern and southern elevations, is constructed of red brick, and rises three stories over a raised basement to a flat roof with a stepped parapet. The four-bay façade features two bays of inset balconies at the center of the façade flanked by single bays that hold tripartite window arrangements on all floor levels. Inset balconies on the ground floor hold recessed paired entrances divided by a half-wall. The entrances hold glass-and-metal replacement doors. Each balcony on the upper levels features two single windows in the western wall and are accessed from the individual units by doors along the northern and southern elevations of the porches. Ornament is primarily limited to decorative brickwork in the form of soldier courses that appear at the watertable, as lintel courses at the first- and second-floor levels, as well as at the crown of the building, and as lintels on third-floor windows. All windows also have rowlock sills. Inset stone squares marking the center of the parapet and stone caps on the brick stair walls are the only other embellishment. Secondary elevations are also constructed of red brick and are regularly fenestrated with decorative brick courses extending from the façade. All windows hold 1/1 replacement sash. The building was renovated using state and federal historic tax credits in 2015. Work addressed issues of deferred maintenance and included repointing and repair of brick walls, concrete stairs, slabs, and curbs on the exterior and repair of drywall, plaster, and replacement of rotted wood and flooring on the interior. All work met the Secretary of the Interior's Standards for Rehabilitation.

Jessie M. Lent House, 95 Esmond Street (Map #3, Photo 15)

The Jessie M. Lent House was constructed as a single family house in the Queen Anne style in 1895. It was converted to its current configuration as a two-family house in 1976. The house faces east onto Esmond Street, rests on a stone foundation, and rises two and a half stories over a raised basement to a hipped roof with a corner tower and cross-gable dormer on the southern elevation and an altered cross-gable dormer on its northern elevation. It is clad in synthetic siding with an asphalt-shingle roof. The two-bay façade incorporates a one-story front porch with slender Doric columns, replacement balustrade, and a hipped roof that wraps around to the southern elevation. The entry is located in the northernmost bay of the façade. It features a simple wood surround; it is difficult to tell whether an original door remains behind the storm

door. The remaining bays on the façade hold single windows. The three faces of the corner tower also hold single windows, except on the first floor where they have been covered with siding. The southern elevation features a canted middle bay with a rectangular stained-glass window on the ground floor. An altered cross-gable dormer with overhanging eaves is located above this bay. The northern elevation has been altered to include an exit from the third floor; a wood stair with switchbacks leads to a pedimented entry porch in the middle bay at the third-floor level. All windows hold 1/1 replacement sash.

St. Leo's Church, 96 Esmond Street (Map #10, Photo 16)

The one-story, gable-fronted St. Leo's Church faces west onto Esmond Street and was constructed in the Colonial Revival style in 1902. It is set back from the sidewalk with a low stone retaining wall capped with an ornamental metal fence marking the western perimeter of a concrete ramp that facilitates wheelchair access to the site. The building is L-shaped in plan, rests on a raised, random ashlar foundation with a 1902 cornerstone, is clad in synthetic siding and covered with an asphalt-shingle roof. The building presents three principal bays with one-by-one-bay cross-gable flanking pavilions to Esmond Street and extends six widely spaced bays to the east. It terminates with a polygonal-shaped apse with a small rose window at its southern end with a one-story gable-roofed ell extending from the southeastern corner of the building. A short, square tower capped with a cupola is located at the western end of the roof ridge. The Esmond Street façade is symmetrically arranged with a prominent central gable on which are centered three round-arched entries beneath a prominent entablature and a keyed rose window. The entries hold replacement wood-and-glass doors with glazed tympanums. Pilasters frame the central entry bay, and engaged columns with Ionic capitals terminate the whole. These support a wide entablature with dentil cornice above which two oversized consoles or brackets rest. Marking the front corners of the main gable-front block are full-height, paneled pilasters with Ionic capitals, a wide entablature, and dentil cornice. The one-by-one-bay cross-gabled pavilions that flank the gabled entry bays are also marked by paneled corner pilasters, each carrying a wide entablature with dentil cornice. Each bay holds round-arched windows. Entry to the building is reached by a flight of stone steps which originally spanned the entirety of the three entry bays but now extends half that distance to accommodate a stone wall and ramp with ornamental metal rail that facilitates wheelchair access to the building. The ramp extends along the southern elevation of the building. Alterations over time have included removal of a balustrade from the cupola as well as enclosure of glazed openings on each of its faces. A renovation of the building in 2007 resulted in replacement of original doors and the removal of stained-glass windows in all but the rose windows; openings now hold fixed glass.

97 Esmond Street, Caroline E. Mowry Stable (Map #4, Photo 17); non-contributing

The Caroline E. Mowry Stable was historically affiliated with the Caroline E. Mowry House, 99 Esmond Street, but by 1904 the lot became associated with the Jessie M. Lent House at 95 Esmond Street. The stable was constructed in 1884 and functioned as a residence in addition to a stable at least as early as 1910. It was converted from a residence and stable to a three-family house in 1946. Its current configuration as a two-family house dates to 1986 when the lot was

officially divided from 95 Esmond Street. This conversion completely obscured any historic fabric and historic function of the building. The house faces south onto a driveway off of Esmond Street. It rises two stories to a flat roof. It is clad in synthetic siding. The three-bay façade consists of a centrally located entrance with an entry porch with slender columns and a hipped roof clad in asphalt shingle. The entry is flanked by paired windows on both floors. The middle bay of the second floor holds a small octagonal window. All windows hold 1/1 vinyl sash.

The Caroline E. Mowry House, 99 Esmond Street (Map #5, Photo 18)

The Caroline E. Mowry House was constructed as a single-family house in the Queen Anne style ca. 1884 and received Colonial Revival additions in 1935 when it was converted to a two-family house. It has functioned in its current capacity as a three-family house since at least 1955. The house faces east onto Esmond Street, rests on a stone foundation, and rises two and a half stories to a cross-gable roof with a hipped-roof addition on the southern elevation. It is clad in synthetic siding with an asphalt-shingle roof. The façade is dominated by two-story enclosed porches/sunrooms that are two bays wide and one bay deep. A gable with two recessed bays crowns this elevation. The two-bay sunrooms feature tripartite windows in the southernmost bay beside paired windows on the second floor, and the main entry on the first floor. Some evidence of Colonial Revival detailing is visible in the presence of sidelights and one framing pilaster around the door that was likely part of a larger surround. Another pilaster is visible at the northern corner framing a portion of the second floor paired windows. This addition holds original Colonial Revival 6/1 double-hung wood sash as well as original Queen Anne 2/2 double-hung wood sash. The original cross-gable plan of the Queen Anne house remains, with a projecting gable bay on the northern elevation and what appears to be a gable dormer on the southern elevation. These hold original Queen Anne 2/2 double-hung wood sash. The two-story, two-by-one-bay, hipped-roof addition extends from the easternmost bay of the southern elevation. The Esmond Street elevation of the addition features paired windows with original 6/1 double-hung wood sash; the southern wall of the addition holds single windows, also with original 6/1 double-hung wood sash.

Early Education Center, 173 Harvard Street (Map #8, Photo 19); non-contributing

The Early Education Center is part of St. Leo's Parish complex. According to the building permit file, it is a modular building that the archdiocese moved to the site from St. Thomas Church in 1988. A 19th-century house stood on the site of the Early Education Center until it was demolished by the archdiocese in the late 1970s. The house was not part of the St. Leo's property until sometime after 1940. The Early Education Center is a one-story, rectangular, wood-frame building with vertical-board siding and a flat roof. Three entrances reached by flights of wood stairs access the southern elevation, and two entrances access the rear, southern elevation. Due to its recent construction, this building does not contribute to the district.

St. Leo's Rectory, 177 Harvard Street (Map #7, Photo 20)

St. Leo's Rectory was constructed as a two-family house in the Colonial Revival style in 1899. It was serving as St. Leo's Rectory by 1910. This was apparently a short-term function as the priests relocated to the Catholic Charities Haitian Multi-Service Center, at 12 Bicknell Street, by 1920 and remained there through the 1970s. The building sits above street level and is set back from the sidewalk with a concrete retaining wall and a small, grassy front lawn. The house rests on a random ashlar foundation, is largely rectangular in massing, clad in synthetic siding, and rises two and a half stories with a high cross-hipped roof of asphalt shingle. There is an interior brick chimney on the north slope of the roof. Hipped-roofed dormers rise from all four sides of the roof; those on the façade (southern), eastern, and western elevations are wide and incorporate two windows each. The northern roofline features two smaller dormers with single windows. The three-bay, asymmetrical façade faces south onto Harvard Street. The middle bay is canted with three windows in each face of the bay, and the western bay is rounded and turns the corner onto the western elevation. An entry porch with a hipped roof, pedimented gable over the entry, square posts, and replacement balustrade spans the canted and flat bays of this elevation. The wide entry retains its original wood surround and wood-and-glass door with sidelights. The eastern elevation is regularly fenestrated with two rectangular stained glass windows in the second bay from the south. In addition to the rounded bay that extends from the façade, the western elevation features a canted middle bay with windows in each of its three faces. Paired windows light the northernmost bay, all other windows are single. The rear (northern) elevation incorporates a two-story porch with a shed roof and replacement balustrade. All basement-level windows are boarded up. All other windows hold 1/1 replacement vinyl sash.

Abraham Marks Apartments, 183–185 Harvard Street (Map #6, Photo 21)

The Abraham Marks Apartments were constructed as a 28-unit building in the Colonial Revival style in 1928. The building is located on the northwest corner of Esmond and Harvard streets with the primary façade facing south onto Harvard Street. The building is rectangular in plan with a small, interior light well, rests on a stone foundation, rises three stories over a raised basement to a flat roof and is constructed of red and black brick with cast-stone detailing. The north and east elevations are constructed of buff-colored brick. The building extends ten bays along Harvard Street and seven bays along Esmond Street with a chamfered southeastern corner. The Harvard Street elevation features two entrances widely spaced two bays from the outer ends of the façade. These identical entries hold replacement glass and metal doors and are set within cast-stone surrounds that include fluted pilasters with Corinthian capitals. The ground-level entries are set beneath a molded cast-stone watertable. The fenestration of the upper floors consists of a repeated pattern of single windows flanking pairs of tripartite windows directly above the entries with two bays of paired windows at the center of the building. This pattern is repeated on the ground floor between entrances. Paired and tripartite windows on the first floor are embellished with segmental-arch cast-stone lintels with a central urn and swags in relief. All other windows on the first and second floors feature soldier lintels with cast-stone key- and end-stones. Third floor windows are joined by molded stone lintel and sill courses. All other windows feature cast-stone sills. A molded stone cornice with brick parapet above crowns the

façade. The Esmond Street elevation is treated much like the Harvard Street elevation with cast-stone watertable, sill and lintel courses, cornice, and fenestration ornament applied here as well. The raised basement grows increasingly prominent at the southern end of this elevation, accommodating the slope of Esmond Street. Moving from south to north, the seven-bay elevation holds single windows in its first, second, and sixth bays, paired windows in the third and seventh bays, and inset balconies with single windows and doors in the fourth and fifth bays. The balconies feature metal balustrades. The basement level of the balcony bay contains an entrance and paired windows. The chamfered corner displays decorative diaper-pattern brickwork within a frame of header courses between the watertable and third-floor sill course. The northern and eastern elevations are utilitarian in appearance with regular arrangements of tripartite windows on the northern elevation and single windows on the eastern elevation. The eastern elevation also holds inset balconies. All windows hold 1/1 replacement metal sash.

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.)

- A. Owned by a 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1884-1968

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

<u>James Harrington</u>	<u>Winebaum & Wexler</u>
<u>Bernard Cohane</u>	<u>Silverman, Brown & Heenan</u>
<u>John D. Sardoniny</u>	<u>Harry Brooker</u>
<u>Hyman Clayman</u>	<u>W. Ashford Lent</u>
<u>Gilmore & McKay</u>	<u>Charles Bateman</u>
<u>H.M. Johnson</u>	<u>Chabbot & Co.</u>
<u>T.H. Kingston</u>	<u>Saul E. Moffie</u>

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Esmond Street Historic District is located in the Boston neighborhood of Dorchester. It lies east of Franklin Park and north of Harambee Park (historically known as Franklin Field). This neighborhood was primarily developed with single-family and multi-family frame homes between 1884 and 1910, coinciding with the construction and opening of the two parks in 1885 and 1898, respectively. The district was predominantly home to multi-generational, middle-class American families, gradually absorbing Irish immigrants and first-generation Irish-Americans in the early 20th century following the construction of St. Leo's Roman Catholic Church in 1902. A pronounced shift in the demographics of the neighborhood occurred during the second and third decades of the 20th century when the Esmond Street Historic District and its environs became home to a growing number of Jewish immigrant families, a population whose numbers swelled in Dorchester as families increasingly migrated out of the North and West ends of Boston after 1918. Masonry apartment buildings were introduced to the district in the 1920s to meet the demand for additional residential housing for Jewish immigrants in an already established neighborhood. The district was home to a thriving Jewish community through the 1950s. The Esmond Street Historic District is locally significant under National Register Criterion A in the area of Community Planning and Development for its association with the residential development of Dorchester and the integration of immigrant communities during the 20th century. It is also locally significant under National Register Criterion C in the area of Architecture as a collection of well-preserved residential and religious buildings that reflect popular design aesthetics of the Queen Anne and Colonial Revival architectural styles. The period of significance for the Esmond Street Historic District begins in 1884 when the first buildings in the district were constructed and because of its continuous use ends in 1968, 50 years from the present.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Development of Franklin Field North and the Esmond Street Historic District (1850–1910)

The Esmond Street Historic District lies within the Franklin Field North area of Dorchester in Boston, Massachusetts. The Franklin Field North area is roughly bounded by Talbot Avenue on the south, Blue Hill Avenue on the west, Glenway and Fowler streets on the north, and the railroad tracks of the original Boston & Providence line on the east. Dorchester was founded by English settlers in 1630 and remained an independent town until 1870 when it was annexed to the city of Boston. Dorchester began as a rural farming community with a network of roads connecting outlying farms and small villages that were located at the crossroads of these local highways. Two of these early local roads intersect with Esmond Street: Harvard Street to the south, and Blue Hill Avenue to the north. Harvard Street is one of Dorchester's oldest roads, dating to the 17th century; Blue Hill Avenue was laid out as the Brush Hill Turnpike in 1804. Dorchester remained largely rural, characterized by farms and country estates, until the mid-19th

Esmond Street Historic District

Name of Property

Suffolk, MA

County and State

century when the Boston & Providence and Old Colony Railway lines were introduced to the neighborhood in 1835 and 1844, respectively. The Boston & Providence line (later the Boston, Hartford and Erie Railroad, the New York and New England Railroad, and the New York, New Haven, and Hartford Railroad until 1968, now part of the MBTA's commuter rail system) ran through the western portion of Dorchester while the Old Colony Railway line ran through the neighborhood's eastern villages. These rail lines made Boston accessible to Dorchester commuters and initiated the transformation of the rural town into an early suburb for wealthy Bostonians. Large, single-family homes in proximity to rail station stops were constructed on established streets, while smaller house lots were developed close to the stations.

The Harvard Street station of the Boston & Providence line was located where the tracks intersect with Harvard Street, a short distance from Blue Hill Avenue. This proximity accounts for the houses that lined Harvard Street and Blue Hill Avenue in this area in 1850 (Figure 1). Development of the area remained focused on these main roads until the 1870s when a small number of side streets near the intersection of Harvard Street and Blue Hill Avenue began to be laid out, subdivided and developed. These included present-day Vesta, Abbot, and Wales streets (Figure 2). By 1894 there was a definitive cluster of residential development between Harvard Street and Blue Hill Avenue along Vesta Road, Abbott, Wales, Bicknell, Gleason, and Glenway streets (Figure 3).

The boom in development of the neighborhood at the close of the 19th century was in part due to the electric streetcar lines introduced along Blue Hill Avenue in the 1890s, which made neighborhoods in proximity to that thoroughfare accessible to commuters at a lower cost than the steam railroad lines, an attribute attractive to developers. The concurrent development of neighboring parks added to the desirability of the area and served as a further spur to the growth of the neighborhood. Franklin Park, the 537-acre park designed by Frederick Law Olmsted was taking shape between 1885 and 1898, and Franklin Field, the 77-acre park that was the venue for recreational sports and later horse racing was officially designated a park in 1898. By 1900 the area north of Harvard Street was fully developed with single and multi-family frame houses occupied by businessmen who commuted to downtown Boston.¹

Esmond Street was included the development boom of the late 19th century. The street was laid out in two stages. The southern portion of present-day Esmond Street (from Harvard Street to just south of the fork with Bradshaw Street) was a private way called Sanborn Avenue established in the early 1880s (Figure 3).² Sanborn Avenue extended to the southern boundaries of a large parcel of undivided land owned by Charlotte Bradstreet.³ The Bradstreet home is still extant, though much altered, located outside of the district at 20 Charlotte Street. The house, formerly owned by Benjamin Bangs, Charlotte's father, appears on the 1850 Whiting Map of

¹ 1900, 1910 U.S. Federal Census.

² The precise date of the establishment of Sanborn Avenue could not be determined. However, the street appears in the 1885 City Directory and permission to construct a stable for William A. Mowry on Sanborn Avenue was recorded in the City Council Proceedings in 1884. City of Boston, Reports of Proceedings of the City Council of Boston for the Municipal Year 1885, Second Series, Vol. 6 (Boston: Rockwell and Churchill, City Printers, 1886).

³ The 1894 Bromley Atlas shows the property owned by William Minot Junior, Trustees. The property was being held in trust for Charlotte Bradstreet following the death of her father, Benjamin Bangs.

Dorchester (Figure 2). Streets were laid out through the Bradstreet property in 1896; these included Esmond (from Blue Hill Avenue to the fork with Bradshaw Street), Charlotte, and Bradshaw streets. In 1899 Esmond Street was extended across Bradshaw Street and Sanborn Avenue making a continuous public way from Blue Hill Avenue to Harvard Street.

Thomas W. and Amelia D. Bicknell (for whom neighboring Bicknell Street was named) were responsible for much of the 19th-century development of Sanborn Avenue and the Esmond Street Historic District, though only a fraction of their development remains today. The Bicknells were natives of Rhode Island who moved to the neighborhood by 1876. Thomas Bicknell was a prominent Rhode Island historian and educator; he was a teacher, editor, and publisher of educational books and journals. From 1875–1893 he served as the founder, editor and publisher of the *New England Journal of Education*. The Bicknell estate encompassed approximately six acres with a house located near the corner of Harvard Street and present-day Esmond Street. The house appears on the 1850 Whiting map of Dorchester as the home of R. Pierce and the 1874 Map as property of the Mt. Bowdoin Association (Figures 1 and 2). The Bicknells subdivided and built several houses on their estate which extended across both sides of present-day Esmond Street beginning in the late 1880s. Builder E.F. Moulton constructed at least three houses along present-day Esmond and Harvard streets for the Bicknells in 1888.⁴ The Bicknells owned five houses in addition to their own by 1894. Three of these houses were single family dwellings and two were designed for two-family occupancy. The Amelia D. Bicknell Houses, 80 and 88 Esmond Street, are all that remain from this development today. These houses were designed as single-family dwellings and share Queen Anne characteristics including gable-front façades with front porches and cross-gable rooflines. The Caroline E. Mowry House, 99 Esmond Street, also dates to this early period of development. The Mowry family received permission for a permit to build a stable on the street in 1884, so the house likely dates to this period.⁵ The house received Colonial Revival additions in the 1930s, however the original form and massing are identifiable and closely resemble the Amelia D. Bicknell Houses.

The qualities of the homes in the Esmond Street Historic District during the late 19th century are captured in two contemporary accounts written a decade apart. Both emphasize the modern amenities of each of the houses it describes as well as their attractive and convenient location. The first advertises a newly built home on present-day Esmond Street in 1887:

Will sell a new house on Sanborn Avenue near Harvard Street; this house is thoroughly built, containing all modern improvements, including electric bells, speaking tubes, etc; is delightfully situated on high ground overlooking the valley with the Blue Hills in the distance; refined neighborhood; near steam and horse cars and retired enough to be away from noise and dust...⁶

⁴ A permit filed by E.F. Moulton for Thomas W. Bicknell for a house at the corner of Harvard Street and Sanborn Ave was recorded in the *Boston Post* on October 10, 1888. Two frame dwellings by E.F. Moulton for T.W. Bicknell are listed in the *American Architect and Building News* Vol. XXIV NO. 661, p.xvi. It is possible Moulton designed more of the Bicknell properties.

⁵ See Footnote 2.

⁶ "Auction Sale of Two New Houses and 35 Choice Building Lots at Harvard St. Station, Dorchester," *Boston Sunday Globe*, May 29, 1887.

The second account comes from tenants of one of the Amelia D. Bicknell Houses, 80 Esmond Street. The Bicknells retained ownership of most of their properties, renting them out until 1899 when Thomas returned to Rhode Island shortly after the death of his wife. The tenants of 80 Esmond Street in 1897 were a Boston University fraternity.

We have one of the prettiest homes in Dorchester, a house of 12 large rooms and three large halls, all heated by a furnace. On the outside the house is surrounded by an elegant piazza, made all the more charming by vines growing up before it. Back of the house are three large apple trees...and in front large maple trees. Eleven members of the chapter have taken up their abode in this paradise...electric and steam cars pass within a three minutes' walk of the house and excellent roads extend from the college to the chapterhouse...⁷

The contributions to the development of the neighborhood by the Bicknell family extended beyond the subdivision and residential development of their estate. They were also instrumental in founding the Harvard Congregational Church several streets away on Gleason Street (no longer extant) in 1887. Thomas Bicknell was the President of the Harvard Congregational Society, formed with an aim to build a congregational church in the neighborhood. Reporting on pending erection of the church, the *Boston Globe* emphasized the pronounced expansion of residential development in the immediate neighborhood:

The growth of Dorchester during the past ten years has been remarkable. No portion of this fair section has developed more rapidly and more satisfactorily in the character of the incoming population than that west of Franklin Park and Blue Hill avenue. More than 300 families now reside in this section of the city with no convenient place to worship.⁸

The Bicknell development and the laying out of streets through Charlotte Bradstreet's property beginning in 1896 spawned additional residential construction in the Esmond Street Historic District in the mid- to late 1890s. The Jessie M. Lent House, 95 Esmond Street (1895); E.W. Chapman House, 84 Esmond Street (1896); Benjamin F. Underhill House, 72 Esmond Street (1897); Catholic Charities Haitian Multi-Service Center, 12 Bicknell Street (1898); Elizabeth Byrne House, 68 Bradshaw Street (1899); St. Leo's Rectory, 177 Harvard Street (1899); and the William H. Bennet House, 76 Esmond Street (1900) reflect this period of development in the district. These houses represent a variety of styles including Queen Anne, Shingle Style, and Colonial Revival. They were designed by local builders active in the late 19th century in Dorchester, Jamaica Plain, Roslindale, and Quincy. The 1900 census reveals that the residents of the Esmond Street Historic district and nearby streets at that time were typically from multi-generational New England families and of upper-middle-class economic status. They owned their homes, were employed as merchants, lawyers, salesmen, architects, and similar white-collar professions and employed household servants. While most families in the district were of New England heritage, a small number of households were of Irish heritage, immigrants as well as first-generation Irish-Americans.

⁷ The Beta Theta Pi: Convention Minutes, September 1897, Vol., XXV Special No.1.

⁸ "Harvard Street Congregational Church," *Boston Daily Globe*, December 28, 1887.

A notable change to the district occurred shortly after the turn of the 20th century when the Rev. Peter Ronan of St. Peter's Church on Bowdoin Street (BOS.5686) purchased the Bicknell property at the corner of Harvard and Esmond streets for the construction of a church that would serve a new parish recently divided from St. Peter's. The Bicknell house was used for services until the church building was completed.⁹ The ground-breaking for the new church occurred in the spring of 1902, and the design of the building, then considered a chapel of St. Peter's, with accompanying drawing, was detailed in the local newspapers (Figure 4):

St. Peter's chapel will be colonial in style, and was designed by Charles J. Bateman, formerly city architect, and at present acting as assistant architect for the city...The main entrance will consist of three wide doors, and on the front will be four colonial pillars. There will be five memorial windows on each side of the chapel and in the two wings there will be four more...a rosette window of stained glass will be placed over the entrance...the seating capacity of the entire edifice will be about 1200.¹⁰

Architect Charles Bateman (1851-1940) was born in Cambridge and studied at M.I.T. He began practicing architecture in Boston in 1876 and was appointed Boston city architect in 1883 and 1888. As city architect, he designed civic buildings in several Boston neighborhoods including the Codman Square Branch Library (BOS.6127) in Dorchester. Following this position, he became a prolific designer of buildings for the Roman Catholic archdiocese, including churches and parochial school buildings, making him a natural choice for the design of St. Leo's. He also designed many residential buildings in Boston neighborhoods and nearby suburbs.¹¹

St. Leo's was dedicated on November 27, 1902. It stood adjacent to the Bicknell House, which served as a parish hall until the 1950s when it was demolished (Figure 5). It was lauded as "one of the most attractively designed and fitted chapels in Boston."¹² The church complex has grown over the years to encompass the full block of Harvard Street between Esmond and Bicknell streets. This was initiated by 1910 by which time the Roman Catholic archdiocese had purchased the two-family house at 177 Harvard Street (St. Leo's Rectory) for use as a rectory. By 1920, the house at 12 Bicknell Street (Catholic Charities Haitian Multi-Service Center) served as the parish rectory and the former rectory building served as a rental property.

The introduction of St. Leo's church attracted many Irish and Irish-American families to the Esmond Street Historic District and the vicinity. Between 1900 and 1910, five new families of Irish heritage owned properties in the district. There were also many Irish and Irish-American families living on Esmond Street outside of the district as well as on Wales, Harvard, and Charlotte streets in 1910 (Figure 6).¹³ Most of the residents in the district who were of Irish

⁹ "Unique Method of Furnishing a House," *Boston Sunday Globe*, May 11, 1902, p.4.

¹⁰ "May Be Finished by October 1: Work on St. Leo's Chapel at Harvard and Esmond Streets, Dorchester, Being Rapidly Pushed Forward," *Boston Daily Globe*, May 10, 1902, p.6.

¹¹ The Massachusetts Cultural Resource Information System (MACRIS) database, and Inventory Form for Saint Cecilia Roman Catholic Church (BOS.7350)

¹² "Rev. Fr. McGoldrick's Tribute to Pope Leo," *Boston Post*, February 23, 1903, p.2.

¹³ 1910 U.S. Federal Census.

heritage were second-generation families employed in middle-class professions, such as milliners, decorators, salesmen, and clerks, or who were supported on their own income.

Changing Demographics in Franklin Field North and Esmond Street Historic District 1910–1967

The second and third decades of the 20th century brought substantial change in the demographics of the Franklin Field North neighborhood, as it did to much of Dorchester. The Franklin Field North neighborhood gradually transitioned from one that was a combination of multi-generational American families and first- and second-generation Irish families, to one that was home to a thriving Jewish immigrant community. The vast majority of Jewish immigrants to Boston came from Russia, fleeing state-sanctioned repression of their faith and culture under the Russian Tsar in the late 1880s and early 1900s, though many also came from Poland, Germany, and Austria.¹⁴ These immigrants initially settled in the North End, then moved into the West End between 1895 and 1905, which remained the largest Jewish district in Boston until about 1910.¹⁵ Typically, these immigrants arrived as skilled tradesmen. Many found employment in Boston's textile and shoe industries, often beginning as peddlers and accumulating enough capital to open their own small businesses.¹⁶ Beginning the 1890s and continuing through 1917, many of the Jewish immigrants who had become successful in their trades began moving to less dense areas of the city like Dorchester, Roxbury, and Mattapan, which were just beginning to blossom into attractive streetcar suburbs.¹⁷

While the Esmond Street Historic District and adjacent side streets did not absorb these upwardly mobile Jewish immigrants in the first decade of the 20th century, there were signs of change in the vicinity beginning in 1912 with the construction of the first synagogue in Dorchester just a few blocks north on Fowler Street. The Temple Beth El (no longer extant) was constructed at a not-insignificant cost of \$45,000, raised by Dorchester's Jewish residents who had clearly achieved financial security. As increasing numbers of Jewish immigrants moved into Dorchester and Roxbury, apartment buildings and multi-family houses were constructed on vacant lots in established neighborhoods to accommodate the demand for housing. Neighboring Bicknell Street saw the construction of its first masonry apartment house, 30–32 Bicknell Street, constructed by a Russian-Jewish immigrant in 1913. The builder was Samuel Rubenstein, a Russian-Jewish house builder who immigrated to the United States in 1905.¹⁸ Several years later, Esmond Street (outside the district) was also experiencing the introduction of new housing types to accommodate rising numbers of Jewish immigrants moving into the neighborhood. The first masonry apartment building on the street was constructed just down the road at 43 Esmond Street in 1915 by Louis Labovitz from designs by a prominent architectural firm of Jewish architects, the Silverman Engineering Company.¹⁹ Labovitz, a Russian-Jewish builder,

¹⁴ Jonathan D. Sarna, Ellen Smith, and Scott-Martin Kosofsky, *The Jews of Boston* (New Haven: Yale University Press, 1995), 65.

¹⁵ *Ibid.*, 147.

¹⁶ *Ibid.*, 69.

¹⁷ *Ibid.*

¹⁸ Boston Inspectional Services Department Building Permit for 30–32 Bicknell Street and the 1910 U.S. Federal Census.

¹⁹ Boston Inspectional Services building permit records for 41 Esmond Street.

immigrated to the United States in 1891. He resided in the building until his death in 1941. Two frame triple-deckers were also constructed on Esmond Street in 1915 at 17 and 21 Esmond Street also by Jewish immigrants.²⁰ The 1918 Bromley Atlas shows many Jewish property owners at the northern end of Esmond Street as well as on neighboring streets.

What originated as a small movement of the more elite Jewish population out of the North and West ends became a mass exodus by 1918; in 1920 approximately 44,000 Jews were living in Dorchester and Upper Roxbury.²¹ However, this second wave of Jewish immigrants moving into Dorchester differed from their predecessors as the population was typically working class. At this time, many of the more affluent Jewish settlers of Dorchester began to move to Boston's outlying suburbs of Brookline and Newton. However, the working class Jewish population of Dorchester, Roxbury, and Mattapan continued to thrive in the second quarter of the 20th century, increasing their numbers to 77,000 by the early 1930s.

Due to the proximity to St. Leo's Roman Catholic Church, demographic changes in the Esmond Street Historic district were slower to emerge than in other parts of the immediate neighborhood. The pastor of St. Leo's wrote in 1915:

In regard to the influx of Jews, as far as it affects our Catholic population, I should say that our increase is practically untouched by them. Moreover, the Christians are being accustomed to living in the same houses with the Jews and seem to get along peaceably.²²

In 1920 the majority of families living in the district were of Irish descent, though Jewish immigrant families were living in the district in the Jeremiah P. Driscoll House, 70 Esmond Street, a two-family house—constructed in 1915 on a vacant lot in the district likely with an eye toward the new demand for multi-family houses in the neighborhood—and in the E.W. Chapman House, 84 Esmond Street, which were both properties closer in proximity to Blue Hill Avenue and further from the church (Figure 7). These immigrant families owned their houses and their own small businesses.²³ However, in the ensuing decade the Franklin Field North neighborhood and the Esmond Street Historic District continued to absorb greater numbers of Russian-Jewish immigrants. A testament to the growing Jewish population, religious schools and synagogues were constructed nearby over the next decade. The Beth El Hebrew School was erected on the corner of Bradshaw and Glenway streets between 1918 and 1920 (no longer extant). The Chai Odom Synagogue, located a short distance from Esmond Street at 103 Nightingale Street was built in 1922 (BOS.6624). The Harvard Congregational Church built in 1888 on Gleason Street near the corner of Harvard Street with the leadership of the Bicknell family, was replaced by the

²⁰ 17 and 21 Esmond Street were constructed in 1915 by T. Bloomfield and M. Miller who lived on near-by Nightingale and Fowler streets, respectively. Boston Inspectional Services building permit records for 17 and 21 Esmond Street.

²¹ Sarna, Smith, and Kosofsky, 151.

²² Gerald Gamm, Urban Exodus: Why the Jews Left Boston and the Catholics Stayed (Cambridge: Harvard University Press, 1999), p.76.

²³ 1920 U.S. Federal Census

Congregation Adath Beni Israel in 1928 (no longer extant).²⁴ As the Jewish population in the neighborhood grew between 1920 and 1930, so did the number of businesses that served them: kosher butcher shops, bakeries, grocery stores, and fruit shops lined Blue Hill Avenue and Harvard Street. One remembrance of a resident growing up in the neighborhood at this time recalled, "Up Harvard Street way, by 1930 Loring's Drug Store had become Trachtenberg's, as also had Haring & Teele's at Harvard and Washington...the length of Harvard Street down to Franklin Field had become dominantly Jewish."²⁵

The visible manifestation of this demographic change within the Esmond Street Historic District came with the demolition of several 19th-century houses in the district and their replacement with large, Colonial Revival brick apartment buildings in the mid- to late 1920s. While the apartment buildings were a departure from the smaller-scale Queen Anne dwellings on the street, their finely detailed façades with classically inspired entries and fenestration, stone cornices, patterned brick, and/or inset stone panels projected a high-class quality that suited the neighborhood in style, if not in scale. Free-standing on their lots with space between neighboring buildings, with inset porches and balconies providing private outdoor space for apartment dwellers, these buildings reflected their suburban setting, distinguishing them from the small, densely situated, tenement buildings in the downtown neighborhoods.

The first apartment building constructed in the district was the Annie Weinfield Apartments, 91 Esmond Street built in 1925. The building replaced a house developed by the Bicknells in the late 19th century that was home to first-generation Irish-Americans in 1920. With seventeen units, the building was significantly larger than any other residential building on Esmond Street. The Annie Weinfield Apartments were constructed for Joseph and Annie Weinfield, both of Russian-Jewish heritage, by Silverman, Brown, and Heenan, the later iteration of the Silverman Engineering Company who designed the first masonry apartment building on the street at 41 Esmond Street a decade earlier.²⁶ The Weinfields resided in the building with people of shared backgrounds. The 1930 census reveals the building was home to Jewish immigrants from Russia, Latvia, and Lithuania who immigrated to the United States in the late 19th and early 20th centuries through about 1914, as well as to first-generation Russian-Americans. Several of these families owned their own small businesses in the dry goods, jewelry, and grocery sectors. Others were trained professionals, salesmen, tailors, and teachers.

The closing years of the 1920s saw the expansion of new accommodations for Jewish residents within the Esmond Street Historic District. More 19th-century houses developed by the Bicknell family were demolished and replaced by two large-scale and one small-scale apartment buildings all developed by owners, builders, and architects who were part of Boston's immigrant Jewish community (Figure 8). The Benjamin Elfman Apartments, 85 Esmond Street, were constructed adjacent to the Annie Weinfield Apartments in 1928. This twenty-unit building was owned and

²⁴ Carol Clingan, Massachusetts Synagogues and Their Records, Past and Present, *The Jewish Genealogical Society of Greater Boston*, <http://jgsbg.org/pdfs/MassSynagogues.pdf>, accessed October 18, 2016.

²⁵ City of Boston, Dorchester (Boston: Boston 200 Corporation, 1976).

²⁶ According to the 1920 U.S. Federal Census, Joseph was born in England to Russian parents who emigrated to the U.S. in 1892. Annie was born in Massachusetts to Russian parents. The couple spoke Yiddish at home.

built by Benjamin Elfman from the designs of the architectural firm of Winebaum and Wexler. Elfman was a Jewish builder who emigrated from Lithuania in 1889.²⁷ In addition to developing the building, he also resided in it. Arthur Winebaum immigrated from Russia in 1908. His partner David Wexler was also part of the Jewish community; his parents emigrated from Russia to Fall River in 1890. Both men resided in Brookline.²⁸ Winebaum and Wexler began their partnership as architects and civil engineers in the early 1920s when they had an office on School Street in Boston. Beginning in 1925 they worked out of an office on Cornhill Street in Boston. The firm was most active in the 1920s through the early 1940s, when David Wexler died. They designed numerous buildings in Boston, Brookline, and Newton. Their work was primarily residential and included single and two-family houses, triple-deckers, as well as apartment buildings.²⁹

The Abraham Marks Apartments, 183–185 Harvard Street on the corner of Esmond Street, was also constructed in 1928. The 28-unit apartment building is the largest in the district. Marks, a realtor who emigrated from Russia in 1902 also developed large apartment buildings in the Columbia Road–Strathcona Road Historic District (NRDIS 2018) at 143–147 Columbia Road in 1927 (BOS.16491) and at 137 Columbia Road in 1928 (BOS.16490). For his building in the Esmond Street Historic District, Marks worked with architect Saul Moffie (1897-1993), also a member of Boston’s Jewish community, a first-generation American, who was also involved in the development of the proposed Columbia Road–Strathcona Road Historic District. Moffie worked as a self-employed architect designing more than 70 buildings, predominately apartment houses, between 1924 and the early 1950s. Examples of Moffie’s work include 3 apartment buildings on Walnut Park in Roxbury (1925–1929, BOS.ABO), a 36-unit apartment complex at 1810–1820 Commonwealth Avenue in Brighton (1927, BOS.8610), an 8-unit brick apartment building at 120 Beacon Street (1937, BOS.4150), a 23-unit brick apartment building at 255 Beacon Street (1938, BOS.2819).³⁰

No original building permits survive for the Harry Brooker Apartments, 92–94 Esmond Street, the fourth and final apartment house constructed in the district in the late 1920s, but an occupancy permit from 1930 gives a close approximation of its construction date. The building can be attributed to Harry Brooker as Esther Brooker, Harry Brooker’s wife, purchased the frame, 19th-century two-family dwelling in 1922 and resided in the new apartment building in 1930. Brooker was a small-scale contractor and real estate developer who was active in Dorchester and Roxbury in the 1910s building and selling brick apartment houses on Blue Hill Avenue and Homestead Street, among other local streets. Also part of the Jewish building community, he emigrated from Russia in 1900. He died shortly after the completion of his six-unit apartment building on Esmond Street but his widow, Esther, resided in the building through the late 1930s when she moved to Blue Hill Avenue.³¹ This building is significantly less ornamented than the other apartment buildings constructed in the district, which was likely due

²⁷ 1930 U.S. Federal Census.

²⁸ 1920 and 1930 U.S. Federal Census.

²⁹ The Massachusetts Cultural Resource Information System (MACRIS) database.

³⁰ Boston Public Library, Fine Arts Department index files for Saul Moffie.

³¹ 1938 Boston City Directory.

to the timing of its construction immediately following the Stock Market crash in 1929, as well as Brooker's death.

The 1930 census confirms that the vast majority of the residents of the Esmond Street Historic District at that time, like the developers of the new apartment buildings, were of Jewish heritage and either arrived as immigrants from Russia and Eastern European countries or were first-generation Americans with parents hailing from these regions. On the whole, these were largely middle-class families operating their own small businesses or working in trained professions, though some were also employed as general workers. As a testament to the dominance of this community in the district, St. Leo's church, which was intended as a chapel to be replaced by a more permanent structure as the parish expanded, did not, in fact, develop beyond its original construction. On the contrary, plans for a more substantial building to accommodate the growing parish had been initiated in 1915 but were postponed by 1917. Boston historian Gerald Gamm wrote of this transition:

By the middle 1920s, Catholics in St. Leo's Parish, even those on the few streets surrounding the church, could no longer resist the Jewish demand for housing. The parish church did not move, but its parishioners eventually did. Laying aside plans for a new church, the modest Catholic population that remained in St. Leo's Parish continued to worship in the frame church now located in a Jewish neighborhood.³²

As further evidence of the thriving Jewish community, many of the single-family homes in the district were altered to accommodate more Jewish residents, either with the addition of extra rooms as were added to the Caroline E. Mowry House, 99 Esmond Street in the 1930s, or with the conversion of single-family residences to multi-family dwellings in 1940s.³³ These changes occurred in the Jeremiah P. Driscoll House, 70 Esmond Street; the Benjamin F. Underhil House, 72 Esmond Street; the William H. Bennett House, 76 Esmond Street; Amelia D. Bicknell House, 80 Esmond Street; and the Jessie M. Lent House, 95 Esmond Street. These interior alterations are not evident on the exterior of the buildings. The Esmond Street Historic District continued to thrive as home to a vibrant middle-class Jewish community until the late 1950s.

The Architectural Styles of the Esmond Street Historic District

The buildings in the Esmond Street Historic District predominantly represent the Queen Anne and Colonial Revival architectural styles as these were popular design aesthetics during the two most productive building periods in the district: the late 1880s/1890s and the 1920s. The Queen Anne architectural style was popular in the United States for a brief period from about 1880–1900 with diminishing popularity into the first decade of the 20th century. Notable features of the Queen Anne style include steeply pitched roof shapes, often with dominant front-facing gables, asymmetrical façades and massing, often with a front porch that extends along sidewalls, and interrupted surface walls either by use of varying materials, or with structural elements such as towers, bays, overhangs, wall projections, and cutaway bay windows. Many Queen Anne

³² Gamm, p.76–77.

³³ U.S. Federal Census, 1930 and 1940 and City of Boston Inspectional Services Department building permit files.

Houses also display spindlework ornamentation on porches and gables. The Jessie M. Lent House, 95 Esmond Street, and the William H. Bennett House, 76 Esmond Street, both constructed as single-family homes in 1895 and 1900, respectively, are the district's most elaborate examples of the Queen Anne style. Though both have been altered over the decades to accommodate conversion to multi-family houses, the original asymmetrical and rambling massing of each is clearly recognizable. This massing combined with corner towers and wraparound porches are identifying stylistic characteristics. The Amelia D. Bicknell Houses, 80 and 84 Esmond Street, display many of the same Queen Anne elements though at a smaller scale, such as full-width and wraparound porches, steeply pitched roofs with dominant front-facing gables, and asymmetrical massing with projecting bays. Some spindlework remains on the cross-gable dormer of the Amelia D. Bicknell House, 80 Esmond Street.

The Queen Anne style was gradually supplanted in popularity by the Colonial Revival style, which was also emerging at the close of the 19th century. The Colonial Revival style was immensely popular in the United States through the mid-20th century, and was the dominant architectural vocabulary of apartment house buildings in Dorchester in the first three decades of the 20th century. While early interest in the colonial past was triggered by the Centennial International Exhibition in Philadelphia in 1876, the 1893 World's Columbian Exposition in Chicago cemented the enthusiasm for reviving its relics in the minds of the nation. The occasion marked the 400th anniversary of Christopher Columbus's "discovery" of America, and presented visitors with innumerable opportunities to experience the colonial past. Colonial architecture was on exhibit in many of the state buildings erected at the fair; their decorative interiors, commemorative displays, and historical exhibitions flooded the fair grounds.³⁴ Massachusetts recreated the John Hancock House, built on Beacon Hill in 1737 and demolished in 1863. This colonial celebration coincided with mass immigration to the United States from Europe in the 1880s and 1890s, which fueled a desire to underscore and impart American values. Reviving elements of the colonial past was reassuring at a time of great change.

Colonial Revival architecture began as loose interpretations of colonial period buildings, but took a more serious turn in the early 20th century when publications like *The American Architect and Building News* began publishing measured drawings of colonial buildings and the *White Pine Series of Architectural Monographs* printed photographs of colonial precedents.³⁵ The single-most defining characteristic that was reproduced in the revival movement is an emphasis on the door surround of the main entrance, which often features pilasters or slender columns supporting a pediment or entablature as seen in the Georgian style, or a fanlight above the door as seen in the Federal style. Other characteristic elements of the revival style include elaborate cornices, symmetrical fenestration arrangement, light-colored brick, bay windows, multi-pane double-hung sash windows commonly featured in pairs, and, in urban examples, bowed fronts, which allowed for increased light to reach apartments in buildings erected on deep, narrow lots.³⁶

³⁴ Susan Prendergast Schoelwer, "Curious Relics and Quaint Scenes: The Colonial Revival at Chicago's Great Fair," (184-216) *The Colonial Revival in America*, Alan Alexrod, ed. (New York: W.W. Norton Company).

³⁵ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 321.

³⁶ *Ibid.*, 326.

In the Esmond Street Historic District, the Colonial Revival style was applied to single- and two-family houses constructed in the late 19th and early 20th centuries, St. Leo's Church, and brick apartment buildings of the 1920s, reflecting the style's long period of popularity and the diversity of building types to which it was applied. The Benjamin F. Underhill House, 72 Esmond Street, built as a single-family house in 1897, incorporates slender columns supporting its wide front porch, sidelights flanking the second-floor balcony entrance, a bay window, and a pedimented dormer with paired windows. The Catholic Charities Haitian Multi-Services Center, 12 Bicknell Street, built as a single-family house in 1898, shares many of these features as well as a finely detailed denticulated cornice and pedimented dormer with a keyed tripartite round-arched window. The Jeramiah P. Driscoll House, 70 Esmond Street, constructed as a two-family house in 1915 also continued many of these trends more than a decade later with slender columns on its porch and balcony as well as in its front dormer. This house also displays canted bays on its façade and bay windows on secondary elevations typical of the Colonial Revival. St. Leo's Church, 96 Esmond Street, constructed in 1902 exemplifies the Colonial Revival as applied to a religious building with its classical-inspired entry supported by Ionic columns and Doric pilasters, as well as corner pilasters terminating corners of the façade. The Abraham Marks Apartments, 183–185 Harvard Street, constructed in 1928, is the most ornate example of the Colonial Revival apartment buildings in the district with contrasting stone classical details, notably the Corinthian pilasters framing the entries, lintels with urns and swags in relief, keyed lintels, molded watertable, third-floor lintel course, and cornice.

A large number of architects and builders contributed to the development of the Esmond Street Historic District. With the exception of a few, most were independent, local designers without much of a paper trail documenting other examples of their work. This is especially true of the 19th-century designers of the frame houses in the district: James Harrington, John D. Sardony, Gilmore & McKay, T.H. Kingston, W. Ashford Lent, and Chabbot & Co. A few of these are mentioned in professional building periodicals such as the *American Architect and Building News* from the period as builders of houses and secondary structures like carriage houses and barns in nearby Boston neighborhoods. Gilmore & McKay, for example, are identified as builders of a two-story frame dwelling on neighboring Charlotte Street in 1896, and a stable in Jamaica Plain in 1898.³⁷ Those builders whose own residences could be identified (McKay, Kingston, and Lent) all resided in Dorchester. As Boston historian Sam Bass Warner, Jr. asserts in *Streetcar Suburbs*—his study of the development of Boston's outlying neighborhoods during the last quarter of the 19th century—residential development by many local speculative builders was typical of neighborhoods like Dorchester. A variety of factors united to create an environment that fostered real estate investment by small-scale home builders, most of whom developed only a handful of properties and lived just a few blocks from the houses they constructed. Warner calculates that between 1872 and 1901, 9,000 individual home builders were operating in Roxbury, West Roxbury, and Dorchester.³⁸ It is not surprising, then, that the

³⁷"Building Intelligence," *American Architect and Building News*, October 24, 1896, xvi; "Building Intelligence," *American Architect and Building News*, June 4, 1898, 2.

³⁸ Sam Bass Warner, Jr., *Streetcar Suburbs: The Process of Growth in Boston (1870–1900)* (Cambridge: Harvard University Press, 1978), 117.

19th century development of the Esmond Street Historic District was the product of many builders whose work was limited in scope.

The architects working in the district who had more widely recognizable names and larger resumes came after the turn of the 20th century, when architecture was a more established profession. As noted above, Charles Bateman, the architect of St. Leo's Church, had a working relationship with the Roman Catholic archdiocese following his position as Boston City Architect, and so was a natural choice for the building's architect. The architects who worked in the district in the 1920s—Winebaum and Wexler; Silverman, Brown, and Heenan; and Saul Moffie—were well-known in the tightly-knit circle of Jewish real estate developers by the time they were working in the district. Their established reputations and wide body of work would have made them obvious candidates for the developers of these buildings. The only apartment building in the district that is not attributed to a particular architect is the Harry Brooker Apartments. It is possible that Brooker used an architect for the design of his building, as most developers were doing during this period, but the lack of an original permit prevents an attribution of the design to anyone other than Brooker.

Summary of Activity in the District after 1968

The thriving Jewish community that defined the Esmond Street Historic District from the 1920s through the 1950s began its decline in the late 1950s and early 1960s as the neighborhood demographics changed once again. This reflected a larger trend in Dorchester, Roxbury, and Mattapan as a whole. Beginning in the mid-20th century, African-Americans began settling in Dorchester and Roxbury, many making their way north from the southern United States during a period known as the Great Migration. As African-Americans move in, Jewish residents began to follow their predecessors into the Boston suburbs of Brookline and Newton. In 1950, about 70,000 Jews resided in the Dorchester.³⁹ However, between 1950 and 1960, the Jewish population of Dorchester shrank from 70,000 to 47,000. The trend continued over the next decade: in 1970 there were 16,000 Jewish residents of Dorchester, and by the end of the decade only several hundred remained.⁴⁰ The Jewish population of the Esmond Street Historic district gradually diminished between 1955 and 1965. The 1955 City Directory shows nearly every building and apartment in the Esmond Street Historic District was occupied by families with Jewish surnames at that time. In 1965, the City Directory indicates that the Esmond Street Historic District was still home to many families with Jewish surnames; however, there were signs of change in the number of vacancies reported in several apartments in the district as well as evidence of surnames that are not Jewish.

A sign of the declining Jewish population in the Franklin Field North neighborhood as a whole, the Beth El Synagogue on Fowler Street closed in 1967, its congregation moving to Newton. The building was vacant beginning in the 1980s and was razed in 1998. The congregation of the Chai Odom Synagogue moved out of its Nightingale Street building in 1968, and the Beth El Hebrew School formerly on the corner of Gleason and Bradshaw streets was demolished

³⁹ Sarna, Smith, and Kosofsky, 151.

⁴⁰ Ibid., 163.

sometime between 1971 and 1978. By 1970, only a very small number of families with Jewish surnames were listed in the City Directory in the Esmond Street Historic District.

By 1968 the pastor of St. Leo's parish reported, "The parish geography is predominantly black."⁴¹ St. Leo's church and the buildings that comprised the complex remained open and became the institutional focus of Boston's Haitian community in the early 1970s through 2006 when the property was purchased by the Bethel Tabernacle Pentecostal Church, its current owners. Sometime after 1940 the Roman Catholic archdiocese purchased a 19th-century house on the current site of the Education Center. This house had not previously been associated with the church property. After its purchase, it was used as a rectory.⁴² The archdiocese demolished the building in 1977. A little over a decade later, they moved a modular building from St. Tomas Church to the empty lot. This functioned as a daycare facility initially. In the 1990s it also functioned as an adult education center.⁴³ In 1999, the archdiocese closed St. Leo's Church, and the parish territory merged with St. Matthew parish, Stanton Street, Dorchester. Catholic Charities planned to convert St. Leo's campus to an affordable housing complex for about 60 families.⁴⁴ However, the Bethel Tabernacle Pentecostal Church purchased St. Leo's Church and its associated buildings in 2006, and continues to occupy the buildings today.

In 2015, the Cruz Development Corporation, current owner of the Harry Brooker Apartments, 92-94 Esmond Street, renovated the building for continued use as affordable housing units using historic tax credits. The renovation aimed to address issues of deferred maintenance on the building's exterior and interior. Work included the replacement of non-historic doors and windows; repointing and repair of brickwork; repair of concrete stairs, slabs, and curbs, and drywall; replacement of rotted wood and non-historic interior fixtures and finishes; and repair and replacement of flooring. All work met the Secretary of the Interior's Standards for Treatment of Historic Properties.

⁴¹ Gamm, 91.

⁴² The demolition permit indicates that the house had been used as a rectory.

⁴³ City of Boston Inspectional Services, building permit file.

⁴⁴ The Massachusetts Cultural Resource Information System (MACRIS) database: Area Form for St. Leo's Parish Complex (BOS.VU).

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately 4 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 42.296910 | Longitude: -71.083642 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the nominated historic district follow the lot lines of the assessor's parcels that are listed on the district data sheet and are shown on the attached assessor's map.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the nominated district have been drawn to include properties that were part of the initial phase of development of the southern end of Esmond Street during the late 19th century when it was a private way known as Sanborn Avenue. At the northern end of the district, the boundaries mark a visual break in the historic fabric where there is new construction occupied by the Salvation Army on the western side of Esmond Street and a daycare center on the eastern side of Bradshaw Street. These properties are excluded from the district. The boundaries at the northern end of the district include a small portion of Bradshaw Street with properties that were associated with the Irish settlement affiliated with St. Leo's Church complex. The boundaries at the southern end of the district extend to Harvard Street and Bicknell Street to encompass all of the buildings that served as part of St. Leo's. While the district was ultimately subject to the same demographic shifts as of the rest of Esmond Street and the neighborhood, it was on a slightly different trajectory due to the location of the church in the heart of the district. It evolved into a Jewish immigrant community much more slowly than properties closer to Blue Hill Avenue and on neighboring streets.

11. Form Prepared By

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telephone: 617-727-8470

date: 08/20/2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Esmond Street Historic District

City or Vicinity: Boston

County: Suffolk State: Massachusetts

Photographer: Emily Dominijanni and Ryan Cameron

Date Photographed: March 27, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

12 Bicknell Street

Photo 1 of 21: east and south elevations, looking northwest

68 Bradshaw Street, Rear

Photo 3 of 21: north and west elevations, looking southeast

68 Bradshaw Street

Photo 2 of 21: west elevation, looking east

70 Esmond Street

Photo 4 of 21: west elevation, looking east

Esmond Street Historic District

Suffolk, MA

Name of Property

County and State

70 Esmond Street, Rear

Photo 5 of 21: north and east elevations,
looking west

72 Esmond Street

Photo 6 of 21: north and west elevations,
looking southeast

72 Esmond Street, Rear

Photo 7 of 21: west elevation, looking east

76 Esmond Street

Photo 8 of 21: west elevation, looking
northeast

80 Esmond Street

Photo 9 of 21: west elevation, looking
southeast

84 Esmond Street

Photo 10 of 21: west elevation, looking east

85 Esmond Street

Photo 11 of 21: east and south elevations,
looking northwest

88 Esmond Street

Photo 12 of 21: west elevation, looking
northeast

91 Esmond Street

Photo 13 of 21: east elevation, looking
northwest

92-94 Esmond Street

Photo 14 of 21: west elevation, looking east

95 Esmond Street

Photo 15 of 21: east elevation, looking
northwest

96 Esmond Street

Photo 16 of 21: west and south elevations,
looking northeast

97 Esmond Street

Photo 17 of 21: south and east elevations,
looking northwest

99 Esmond Street

Photo 18 of 21: east elevation, looking
northwest

173 Harvard Street

Photo 19 of 21: south and east elevations,
looking northwest

177 Harvard Street

Photo 20 of 21: south elevation, looking
north

183-185 Harvard Street

Photo 21 of 21: south and east elevations,
looking northwest

Figures (all used with permission):

Figure 1: E. Whiting Map of Dorchester, 1850

Figure 2: G.M. Hopkins 1874 Atlas of Dorchester

Figure 3: 1894 Bromley Atlas

Figure 4: St. Leo's Church sketch

Figure 5: St. Leo's Church photo

Figure 6: 1910 Bromley Atlas

Figure 7: 1918 Bromley Atlas

Figure 8: 1933 Bromley Atlas

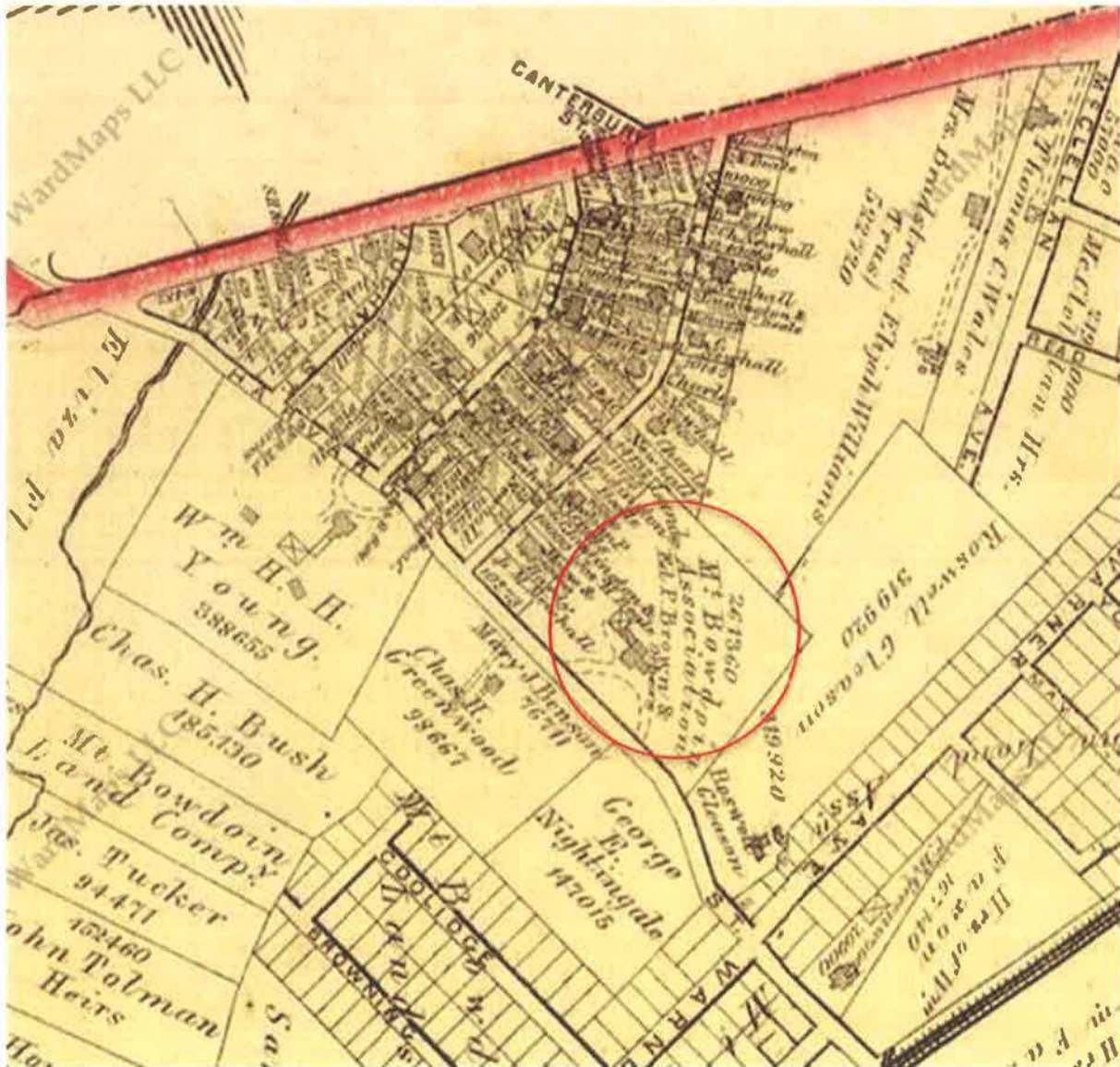


Figure 2: G.M. Hopkins 1874 Atlas of Dorchester. The future Bicknell estate and heart of the Esmond Street Historic District is circled in red.



Figure 3: 1894 Bromley Atlas showing the beginnings of the 19th century development of the Esmond Street Historic District. The approximate district boundaries are circled in red.

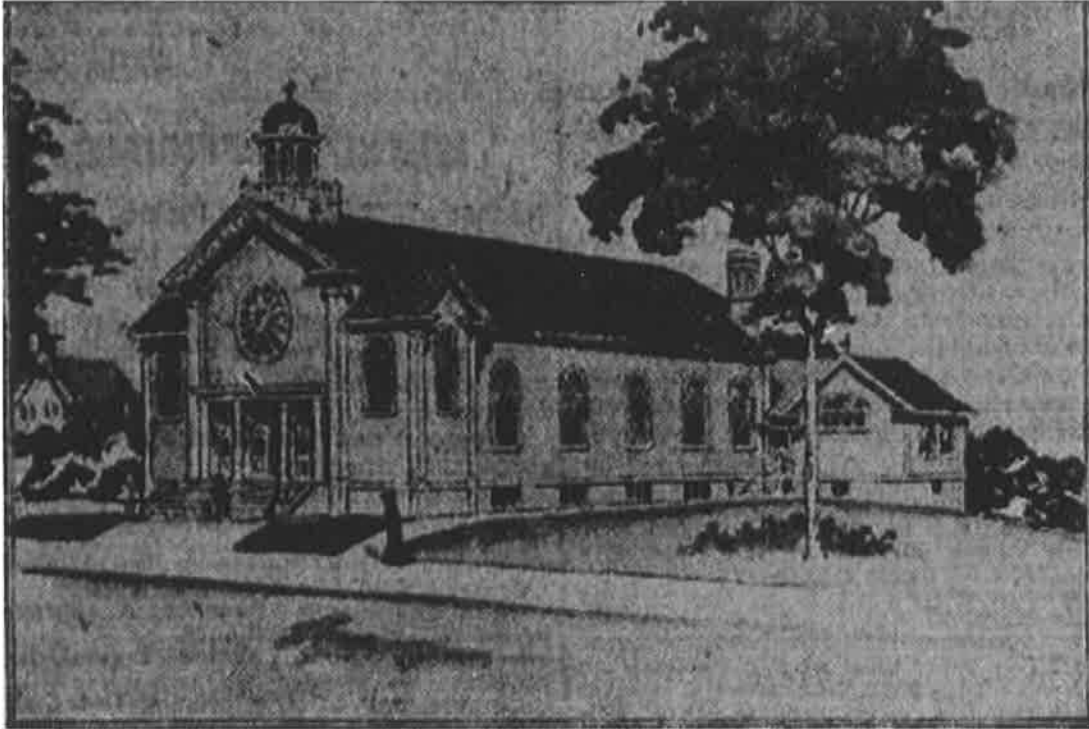


Figure 4: Sketch of the design for St. Leo's Church, printed in the *Boston Daily Globe* May 10, 1902.



Figure 5: St. Leo's Church, photo courtesy of the Dorchester Historical Society.

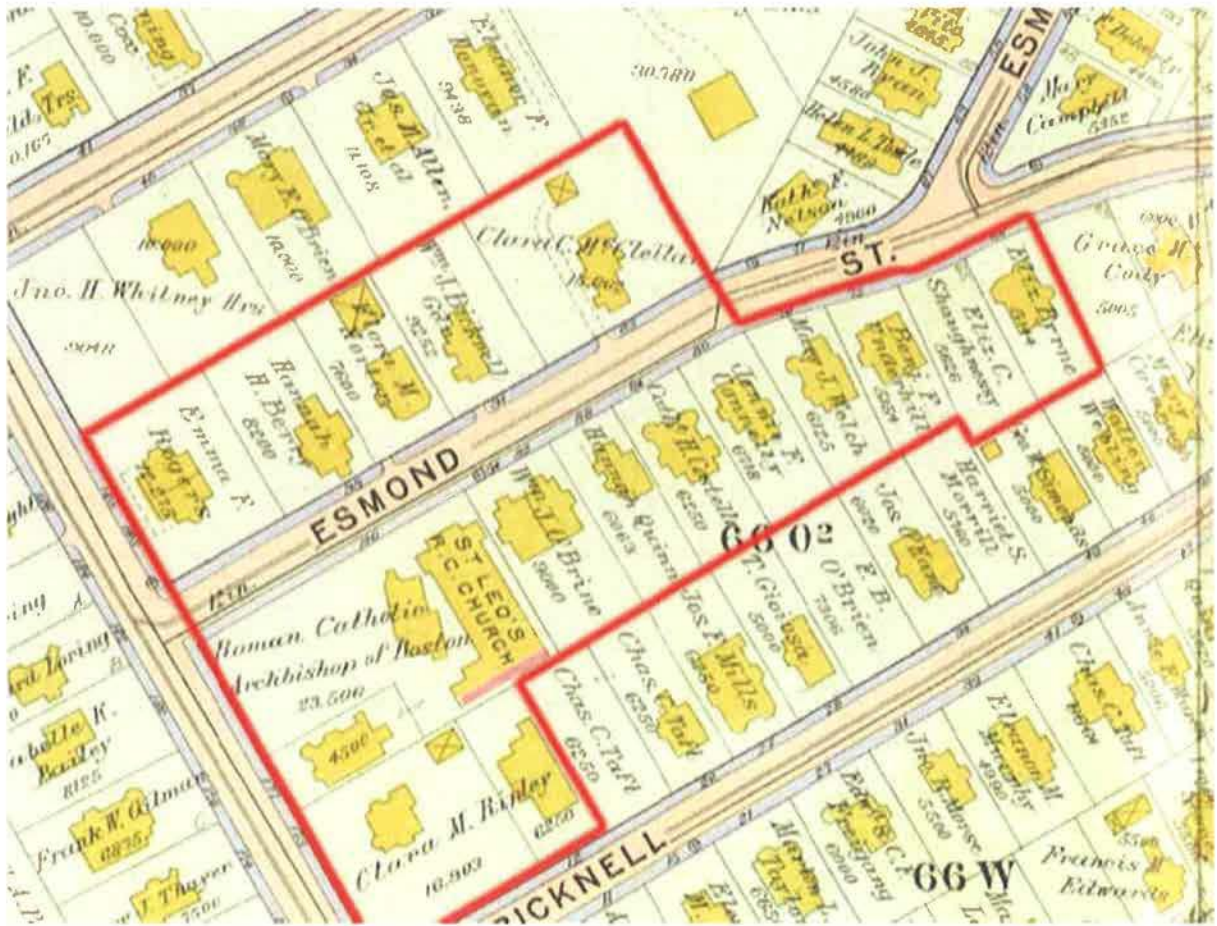


Figure 6: 1910 Bromley Atlas with district boundaries outlined in red.



Figure 7: 1918 Bromley Atlas with district boundaries outlined in red.



Figure 8: 1933 Bromley Atlas with district boundaries outlined in red.

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Esmond Street Historic District
 Boston, Massachusetts
District Data Sheet

MHC Inv. #	Assessor's Parcel #	Resource Type	Property Type	Sketch Map #	Street Address	Name	Photo #	Date	Architect/Maker	Style	Status (C/NC)
BOS.6631	1402712000	Building	Converted House	9	12 Bicknell St	Catholic Charities Haitian Multi-Service Center	1	ca.1898	unknown	Colonial Revival	C
BOS.17914	1402697000	Building	2-Family House	18	68 Bradshaw St	Elizabeth Byrne House	2	1899	James Harrington	Shingle	C
BOS.17933	1402697000	Building	2-Car Garage	18a	68 Bradshaw St Rear	Elizabeth Byrne House Garage	3	1940	Bernard Cohane	No Style	C
BOS.17913	1402696000	Building	3-Family House	17	70 Esmond St	Jeremiah P. Driscoll House	4	1915	John D. Sardoniny	Colonial Revival	C
BOS.17934	1402696000	Building	Garage	17a	70 Esmond St, Rear	Jeremiah P. Driscoll House Garage	5	1918	Hyman Clayman	No Style	C
BOS.17912	1402695000	Building	2-Family House	16	72 Esmond St	Benjamin F. Underhill Jr. House	6	1897	Gilmore & McKay, bldrs.	Colonial Revival	C
BOS.17935	1402695000	Building	Garage	16a	72 Esmond St, Rear	B.F. Underhill Jr. House Garage	7	1925	H.M. Johnson	No Style	C
BOS.17911	1402694000	Building	3-Family House	15	76 Esmond St	William H. Bennett House	8	ca.1900	unknown	Queen Anne	C
BOS.17910	1402693000	Building	Single Family House	14	80 Esmond St	Amelia D. Bicknell House	9	ca. 1888	unknown	Queen Anne	C
BOS.17909	1402692000	Building	3-Family House	13	84 Esmond St	E.W. Chapman House	10	1896	T.H. Kingston	Queen Anne	C
BOS.17902	1402822000	Building	22-Unit Apartment	1	85 Esmond St	Benjamin Elfman Apartments	11	1928	Winebaum & Wexler	Colonial Revival	C
BOS.17908	1402691000	Building	Single Family House	12	88 Esmond St	Amelia D. Bicknell House	12	ca. 1888	unknown	Queen Anne	C

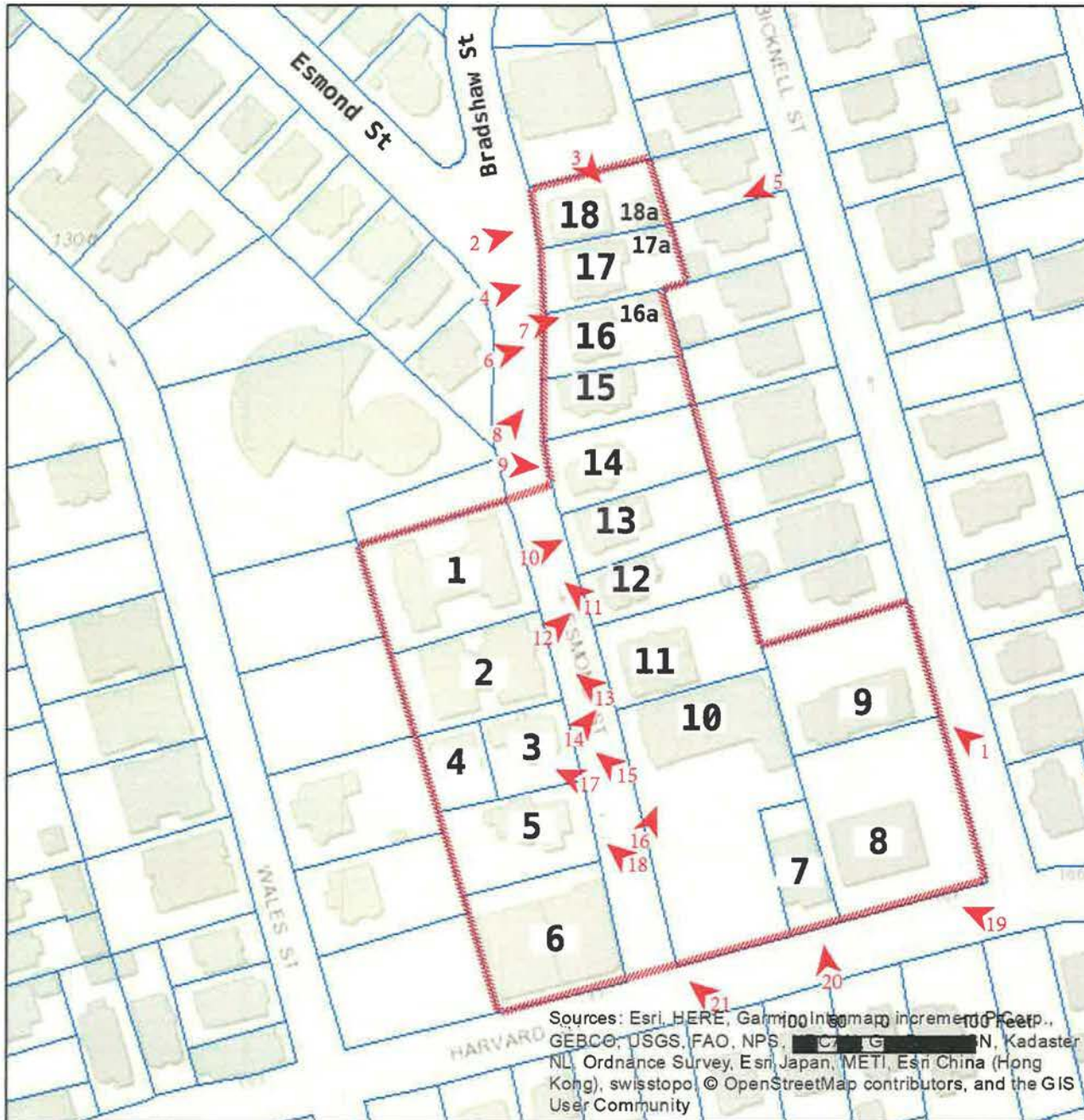
Esmond Street Historic District
 Boston, Massachusetts
District Data Sheet

MHC Inv. #	Assessor's Parcel #	Resource Type	Property Type	Sketch Map #	Street Address	Name	Photo #	Date	Architect/Maker	Style	Status (C/NC)
BOS.17903	1402823000	Building	17-Unit Apartment	2	91 Esmond St	Annie Weinfield Apartments	13	1925	Silverman, Brown & Heenan	Colonial Revival	C
BOS.17059	1402690000	Building	6-Unit Apartment	11	92-94 Esmond St	Harry Brooker Apartments	14	ca 1930	Harry Brooker	No Style	C
BOS.17904	1402824000	Building	2-Family House	3	95 Esmond St	Jessie M. Lent House	15	1895	W. Ashford Lent	Queen Anne	C
BOS.6642	1402689000	Building	Church	10	96 Esmond St	St. Leo's Church	16	1902	Charles Bateman	Colonial Revival	C
BOS.17905	1402824001	Building	2-Family House	4	97 Esmond St	Caroline E. Mowry Stable	17	1884, substantially alt'd 1986	unknown	Colonial Revival	NC
BOS.17906	1402825000	Building	3-Family House	5	99 Esmond St	Caroline E. Mowry House	18	ca.1884	unknown	Queen Anne/Colonial Revival	C
BOS.15257	1402687000	Building		8	173 Harvard St	Early Education center	19	1988	unknown	No Style	NC
BOS.15256	1402688000	Building	3-Family House	7	177 Harvard St	St.Leo's Rectory	20	1899	Chabbot & Co.	Colonial Revival	C
BOS.17907	1402788000	Building	28-Unit Apartment	6	183-185 Harvard St	Abraham Marks Apartments	21	1928	Saul E. Moffie	Colonial Revival	C

TOTAL RESOURCES:		
	Contributing	Non-contributing
Buildings	19	2
TOTAL	19	2

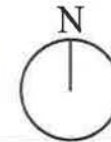
Esmond Street Historic District

April 2, 2018



Sources: Esri, HERE, Garmin, Intelmap, increment P Corp., GEBCO, USGS, FAO, NPS, CIG, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

----- District Boundary
1 ➤ Photo Number & direction



National Park Service
 National Register Photo Key

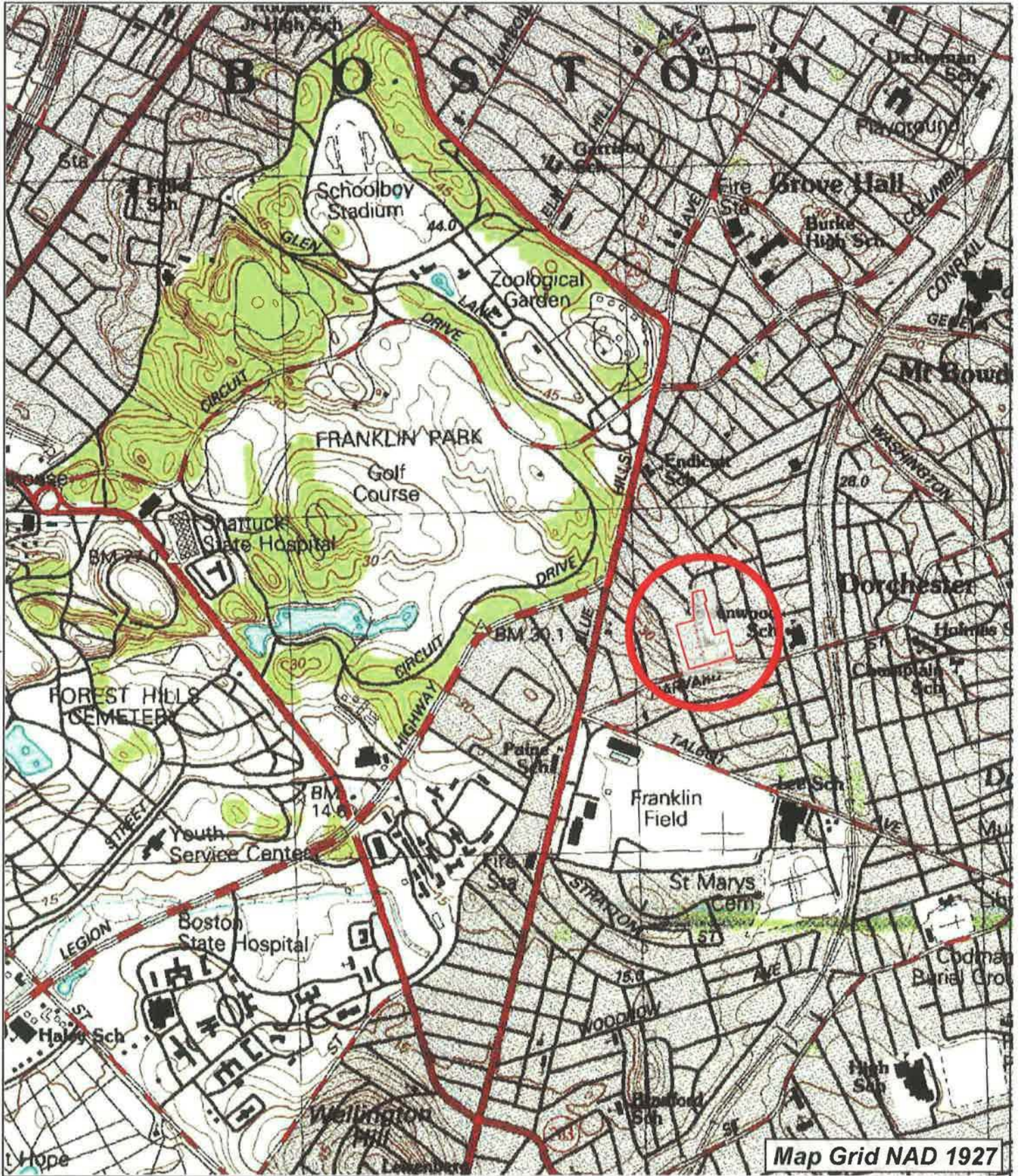


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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Esmond Street Historic District, Boston (Suffolk Co.), MA



Map Grid NAD 1927

























88

NO PARKING

NO PARKING



91



FIRE DEPARTMENT CONNECTION







BETHEL TABERNALE PENTECOSTAL CHURCH

BETHEL TABERNALE PENTECOSTAL CHURCH
SUNDAY
WORSHIP
SERVICE
12:00PM
ALL ARE
WELCOME





97





BETHEL TABERNACLE
PENTECOSTAL CHURCH
WORD & WORSHIP
SUNDAY 10:30am - 12:30pm
A WORD FOR ALL AGES
All are welcome!

HARVARD





ONE WAY

DO NOT ENTER

ONE WAY

DO NOT ENTER

5YW 228

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Esmond Street Historic District

Multiple Name: _____

State & County: MASSACHUSETTS, Suffolk

Date Received: 9/20/2018 Date of Pending List: 10/17/2018 Date of 16th Day: 11/1/2018 Date of 45th Day: 11/5/2018 Date of Weekly List: _____

Reference number: SG100003070

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 11/5/2018 Date

Abstract/Summary Comments: POS: 1884-1968; AOS: Architecture, Community Planning and Development; LOS: local.

Recommendation/ Criteria: NR Criteria A and C.

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 11/5/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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

September 13, 2018

Dr. Julie Ernst
Deputy Keeper
Acting Chief, National Register of Historic Places
Department of the Interior
National Park Service
1849 C Street NW, Stop 7228
Washington, DC 20240

Dear Dr. Ernst:

Enclosed please find the following nomination form:

Esmond Street Historic District, Boston (Dorchester) (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 properties in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Mayor Martin Walsh, City of Boston
Rosanne Foley, Executive Director, Boston Landmarks Commission
Kathleen Von Jena, Boston Landmarks Commission, CLG Coordinator
Lynn Smiledge, Chairperson, Boston Landmarks Commission
John Cruz, Wayne at Bicknell LLC
Roysin Bennett Younkin, consultant, MacRostie Historic Advisors
Albert Rex, consultant, MacRostie Historic Advisors