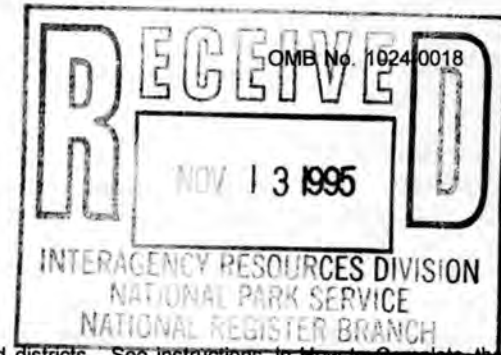


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Riviera

other names/site number 270 Huntington Avenue

2. Location

street & number 270 Huntington Avenue N/A not for publication

city or town Boston N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02115

3. State/Federal Agency Certification

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

Judith B. McDonough

Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

11/9/95
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

Signature of the Keeper

Edson H. Beall

Date of Action

12-7-95

Entered in the
National Register

The Riviera
Name of Property

Suffolk County, MA
County and State

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

1 buildings
sites
structures
objects
1 Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

COMMERCE/TRADE

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

COMMERCE/TRADE: Specialty Store, Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVAL:

Classical Revival

Materials

(Enter categories from instructions)

foundation Reinforced Concrete

walls Brick: Brick and Concrete

roof Modified Bituminous Membrane Sheet

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See attached

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetThe Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
MassachusettsSection number 7 Page 1

7. DESCRIPTION

The Riviera is a seven-story, brick and concrete, rectangular-plan, 126' 10" x 72', combined commercial/residential structure that nearly covers its entire lot in a densely-settled, turn-of-the-century, mixed-use, urban neighborhood outside the center city. Located just east of the Fenway, the vicinity includes large, high style, institutional, commercial and residential buildings erected upon filled land created in the late nineteenth century. The area was generated to help accommodate the City of Boston's need for expansion beyond the confines of the Shawmut Peninsula during a period of rapid population growth, industrial development and cultural maturation.

The area is densely-settled and entirely urban in character. Huntington Avenue along with intersecting Massachusetts Avenue are major, cross town thoroughfares. Properties in the area share party walls to form a solid streetscape. In most cases, buildings are structured to occupy nearly their entire lots. Density decreases further west along Huntington Avenue at the campus of Northeastern University. Other exceptions occur in the form of a few, small parking lots largely tied to institutional buildings.

The asymmetrical facade consists of 8, alternating straight and angled-brow bays. The facade and south elevation are faced with buff brick, the typical material selection of architect, Fred A. Norcross. The north and rear elevations are faced with red brick but reveals the concrete superstructure. Decoration includes false balconies beginning on the third floor and alternating on rising stories from placement north to south on the third and fifth bays to the first and seventh bays. Pilasters separating each bay rise from the second story to the parapet, a treatment Norcross employed beginning with his earliest designs. Belt courses isolate the top story which is surmounted by a parapet decorated with cartouches on stepped-up panels centered on each angled bay.

Storefronts retain cast concrete piers, sign frieze and brackets "supporting" the protruding bays. Display glass, kick plats and doors are replacements. The residential entry is located in the northernmost bay. Characteristic of Norcross designs, it is emphasized by a heavy, segmental-arched, masonry surround. In this case, piers decorated with floral garlands and panels support an entablature with medallioned frieze. Double-leafed, glass and metal doors are faced with a decorative wrought iron grill as is the transom where the name "The Riviera" is worked into the design.

Fenestration consists of 1/1, double-hung sash, a universal, Norcross specification. Concrete sills and lintels vary in detailing. In the angled prow, side windows have plain sills and lintels: center windows on the second and third floors have keystone motifs with acanthus leaf decoration, but on the fourth and fifth floors lack the "keystone." On the flat bays, tripart windows are separated by masonry pilasters. On levels with balconies, windows are treated similarly to those in angled-prow bays with the substitution of a stepped section for the keystone above the larger, center window. Sixth floor windows have continuous molded trim spanning the 3 windows in both angled and flat bays. On the top floor, windows are surmounted by radiating voussoirs.

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****The Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
Massachusetts****Section number** 7 **Page** 2

Interiors at 270 Huntington Avenue remain remarkably in tact. Floor plans reveal few changes other than the apparent elimination of doorways that interconnected at least some adjacent units. Alterations to various units largely involve updating bathroom fixtures and finishes. Kitchen areas have been defined by non-historic cabinetry. Minor renovations were also made during the 1980's for a unsuccessful, condominium conversion. Anodized aluminum replacement sash was variously installed in units on the second through sixth floors, in all windows on the seventh floor and in all common area hallways and stairwells. Changes to upper-level hallways include the installation of suspended ceilings and the reconfiguration of apartment entries to eliminate transoms and to allow the installation of hollow-core, metal doors with metal enframements. Finishes vary in condition by unit, but generally consist of paneled door and window trim surmounted by crown molding, plastered walls and ceilings. Suspended ceilings have been variously installed in areas to cover mechanical equipment which may have been reconfigured.

Changes to the main lobby are largely superficial. Doors at the vestibule and hallway have been replaced or removed behind boarded openings. Rifts have been made in the marble tile paneling to accommodate mailboxes that have been subsequently removed. Most historic material remains. The lobby continues to convey a sense of refinement if not opulence, intended to attract the educated and the professional.

A certified rehabilitation of 270 Huntington Avenue was completed in 1995. Common space, including the main lobby were restored and 75 units were rehabilitated for subsidized housing.

Archaeological Description

No prehistoric sites are currently recorded on the nominated property; however, it is possible that sites are present. Two prehistoric sites are known for the general area (within one mile), both on filled tidal land northeast of the Riviera property. One site, 19-SU-16, has been documented as the Boylston Street Fishweir at the site of the New England Life Insurance Building on Boylston Street. Since the area was tidal during the historic period, potential prehistoric sites would be limited to earlier terrestrial prehistoric sites submerged by rising sea level and later submerged fishery sites such as fishweirs. Given the above factors, a moderate potential exists for significant prehistoric survivals.

A low potential exists for significant historic archaeological resources on the property. This area included tidal flats prior to filling in the 1870's and 1880's. Fill deposits may contain significant archaeological materials; however, their origins are currently unknown. After filling, no properties are known to have existed on this lot prior to construction of the Riviera in 1923. Given the above information, a low potential exists for significant archaeological survivals.

(end)

The Riviera
Name of Property

Suffolk County, MA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☒ previously determined eligible by the National Register HPCA #11299MA
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1923 - 1945

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fred A. Norcross/Coleman and Gilbert

Primary location of additional data:

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

Name of repository:

Massachusetts Historical Commission

Boston Landmarks Commission

Suffolk County, MA
County and State

Acreage of Property less than one acre (9,134 square feet)

— See continuation sheet

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetThe Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
MassachusettsSection number 8 Page 1

8. STATEMENT OF SIGNIFICANCE

The Riviera, situated at 270 Huntington Avenue in Boston, Massachusetts, possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets Criterion A and C of the National Register of Historic Places as a building characteristic of early twentieth century, multi-tenant, residential construction built on the tracts of filled land created between the early 1870's and the early 1880's which became the environs of Huntington Avenue and the Fenway. Both of these areas were developed out of the need for additional acreage generated the rapidly growing population and expanding industrial base of the City of Boston whose geography was limited by the confines of the Shawmut Peninsula. Both areas evolved into neighborhoods primarily distinguished by institutional and multi-tenant, residential architecture. The Riviera is also significant in being demonstrative of the work of architect Fred A. Norcross, a prolific designer of apartment houses whose buildings characterize the streetscapes of several, Boston neighborhoods. In addition, 270 Huntington Avenue is representative of the construction proliferated by a group of local, first and second-generation, Jewish immigrant developers, the consistent patrons of Norcross, who were instrumental in creating housing for the expanding population of early twentieth-century Boston.

Physical expansion by the encroachment of land upon water was characteristic of Boston since the early years of its settlement. In the seventeenth century, merchants expanded their waterfront property by building wharves into the harbor. Not until the rapid population increases at the turn of the nineteenth century, however, did Boston outgrow the confines of the Shawmut Peninsula. Other than the filling of coves at Charles Street with earth taken from the top of Mount Vernon during the residential subdivision of Beacon Hill, the first enlargement of the land mass of Boston occurred between 1804 and 1805 when nine acres of mud flats along the shoreline in South Boston were filled to create Front Street (renamed Harrison Avenue in 1841). This process was repeated many times. The peninsula was augmented between 1806 to 1824 by extensions into Mill Pond. Expansion occurred along the shore of the North End to allow construction of Commercial Street. In 1839, filling along South Cove provided space for a rail terminus and yard for the Boston and Worcester Railroad. India and Central Wharves were erected in the early nineteenth century, but were supplanted in 1868 by the broader aggrandizement of the waterfront to create Atlantic Avenue. The filling of Town Dock created the site for Quincy Market, its flanking granite warehouses and six new streets. In 1835, eight acres were formed in the Charles River north of Causeway Street. During the 1830's, random filling along the west shore of the Neck, which connected Boston to the mainland, permitted the continuation of Suffolk Street (now Shawmut Avenue) and the extension of Tremont Street through the Neck to Roxbury.

Creation of Huntington Avenue and the Fenway areas succeeded the staged filling between 1859 and 1882 of Back Bay. Isolated by the Public Garden to the east, the Charles River to the north, Muddy River to the west and railroad lines to the south, Back Bay, was developed in an organized manner according to a preconceived plan. The design, incorporating street patterns that allowed long vistas, a French Boulevard centered by a park (Commonwealth Avenue), setback requirements and service

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetThe Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
MassachusettsSection number 8 Page 2

alleys, created a grandiose unity of composition and feeling which attracted institutions and churches making Back Bay the premier, residential district of the city.

At the same time, continuing waves of immigration during the second half of the nineteenth century had resulted in the inundation of Boston's West End, North End and South End neighborhoods with tenements and boarding houses. Native-born inhabitants, anxious to escape the changing area, but unable to afford the prices in Back Bay, migrated to "streetcar suburbs." During the 1870's, the business and commercial district also expanded into the South End creating additional pressure forcing residential expansion westward.

Also during the 1870's, Huntington Avenue was laid out on filled mud flats along a right of way parallel to the Boston and Providence Railroad tracks and yards which separated Back Bay from the South End. Over the next decade, St. Botolph Street was plotted immediately north and parallel to Huntington Avenue. Lots in the region were auctioned at public sales by the Trustees of Huntington Avenue Lands. By 1890, Huntington Avenue was nearly totally built up as far as West Chester Park (now Massachusetts Avenue). Unlike the single-family homes which characterized older residential areas of the city, construction along Huntington Avenue from the beginning consisted largely of four to five-story, apartment houses.

In the 1890's, institutions also increasingly began to migrate westward from the central city. Several located in the immediate vicinity of The Riviera. In 1900, the Boston Symphony Orchestra relocated from the Music Hall (1852, corner of Winter Street and Bumstead Place) to Symphony Hall at the corner of Huntington and Massachusetts Avenues. The same year, the Massachusetts Horticultural Society, ready to vacate Horticultural Hall (Tremont Street at Montgomery Place), purchased land opposite Symphony Hall. In 1901, at 239 Huntington Avenue, adjacent to the new Horticultural Hall, piano manufacturers, Chickering and Sons, erected Chickering Hall (renamed the St. James Theatre in 1912 and later the Uptown Theatre before demolition in 1968). A year later, the New England Conservatory of Music, moved after twenty years in the former St. James Hotel in the South End, to a new building at the corner of Huntington Avenue and Gainsborough Street. In 1904, Eben D. Jordan, son of the founder of the Jordan Marsh Company Department Store, added Jordan Hall to the Conservatory.

Eben Jordan was also responsible for the construction between 1908-1909 of the Boston Opera House (demolished in 1958) at 343 Huntington Avenue diagonally across the street from the Conservatory. In 1912, the Young Mens Christian Association raised its buildings at 312 Huntington Avenue adjacent to the Conservatory. The Museum of Fine Arts, moving from the Copley Square building it had occupied since 1876, began its second edifice at 475 Huntington Avenue in 1907. Children's Hospital, relocated from the northwest corner of Gainsborough Street and Huntington Avenue to the Fenway c. 1914. Its site and the adjacent property north to Symphony Hall was taken over in 1924 by the Huntington Building. It housed Northeastern University on the second floor above a series of store

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****The Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
Massachusetts**Section number 8 Page 3

fronts and two dance halls at street level. The Jewett Repertory Theatre was constructed adjacent to the Riviera in 1924-1925.

Standing structures on the block between Massachusetts Avenue and Gainsborough Street in 1914 consisted of a 6-story, commercial building with stores at street level on the northeast corner of Huntington and Massachusetts Avenues; a 3-story, mixed-use building immediately to the south at 250 Huntington Avenue (extant); 2, 3-story, bow-front dwellings at 252 and 254 Huntington Avenue and 2, 4-story "flats" at 262 and 264 Huntington Avenue, the corner of Gainsborough Street. The Riviera was built on a vacant lot in 1923 at an estimated cost of \$350,000.

Developer of the Riviera was the firm Coleman and Gilbert, Harry Coleman (b. c. 1876; d. Brookline, December 28, 1930) and Bernard Gilbert (b. Russia, c. 1874; d. Miami Beach, Florida, April 21, 1945), principals. Their advertisement in the Boston Directory of 1923 described "high class Back Bay suites of 1 to 4 rooms" and emphasized the proximity of their holdings to cultural institutions in the area, the Boston Opera House, Symphony Hall, the Museum of Fine Arts and the YMCA. Early tenants of 270 Huntington Avenue included several musicians, voice and music teachers, among whom in 1930 is listed Arthur Fiedler who apparently used his unit as a studio as well as a residence. Professionals, small business owners, white collar workers and a few Christian Science practitioners comprised the rest of the residents. Early occupants of commercial space consisted of: Symphony Fashion Shop; Conservatory Delicatessen; Sal Ashberg - men's furnishings; Repertory Beverage Shop; Joseph Pino, barber; Symphony Haberdasher; Arthur H. Lampke, men's furnishings and the Lobster Claw Restaurant.

Coleman and Gilbert worked together for twenty-five years. Both men were credited with being pioneers in the development of apartment houses in the Back Bay and on Huntington Avenue. Harry Coleman was a member of the Huntington Avenue Improvement Association. Both Coleman and Gilbert also joined with other partners to develop apartment buildings in the East Fens area. Each associated with Philip Silberstein: Gilbert and Silberstein erected 165 Hemenway Street (1907) and Coleman and Silberstein constructed 171 Hemenway Street (1907). Harry Coleman is recorded as sole developer of nearly-identical, adjacent buildings at 163 Hemenway Street (1909) and of an apartment building on Brainerd Road in Brighton.

Harry Coleman, Bernard Gilbert and their partners were part of a small group of first and second-generation, Jewish entrepreneurs instrumental in the creation of residential property to house Boston's growing population. Immigrant populations of the city settled in the West, North and South Ends. These areas were largely rebuilt around the turn of the twentieth century. "Tenements" in the neighborhoods originated as single-family homes. During the early industrial era, the affluent owners of these properties vacated the increasingly-crowded inner city for outlying areas in Charlestown, Roxbury and Dorchester. Some retained their holdings as rental real estate in hope of gains to be made from future appreciation. Their former residences were continuously subdivided to house

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetThe Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
MassachusettsSection number 8 Page 4

successive waves of immigrant arrivals. Density intensified as crude wooden shacks, also rented as housing, were erected in the yards of these earlier dwellings.

Initial attempts at reform through the enactment of building codes in 1868 and 1871 applied only to new construction and had little effect on existing conditions. Only after 1897, when the Board of Health was authorized to demolish condemned property, were landlords held to account. Owner compensation, required only when fair market value exceeded the cost of demolition, applied in few cases. Financial liability and the potential embarrassment of exposure as a slumlord prompted disinvestment. Public sentiments promoting nativism and popular values favoring single-family homes added impetus to the inclination toward disengagement from such holdings.

Immigrant residents, especially Jews who increasingly inhabited these areas, capitalized on absentee landlords' eagerness for divestiture to purchase property. Unencumbered by native-American prejudice against multi-family housing and often pooling family funds to finance new construction, these speculative, Jewish, immigrant developers worked within new building codes requiring brick or stone exterior walls. They reincarnated the ubiquitous, side passage, row house and added retail space, usually at the basement level, to create a basic, brick, tenement form for three and four-family occupancy. Earlier tenements were replaced by these new, brick, multi-family structures (locally still termed "tenements") equipped with indoor plumbing and separate cooking and bathroom facilities. In the late nineteenth century, this house form proliferated throughout Charlestown, South Boston, Lower Roxbury and Mission Hill.

Fred A. Norcross (b. Allston, Massachusetts, August 11, 1871; d. November 16, 1929), architect of The Riviera, enjoyed a prolific if not prominent career under the sustained patronage of such Jewish developers. A catalogue of 154 of properties attributed to him is estimated to include only one third of extant, Norcross-designed buildings. Nevertheless, identified Norcross-designed tenements and apartment buildings contribute to the architectural character of the North End, the north slope of Beacon Hill and Grove Hall. He was also the architect of all the Gilbert and Coleman properties listed above. In his later years, Norcross received commissions concentrated in the Fenway, Brookline and Brighton. In the Fenway, his designs dominate the streetscapes of Westland Avenue and Hemenway Street.

Large-scale apartment development in the vicinity of Huntington Avenue occurred during the 1910's and the 1920's and predominates along the even side of Huntington Avenue west of Gainsborough Street. None of these buildings are larger than 5 1/2 stories high and only a few located on Westland Avenue include commercial space as does The Riviera. Architecturally, they are similar to 270 Huntington Avenue in having limestone and buff brick facing and classical detailing. Common elements include multiple, full-height, angled-prow bays, prominent, projecting cornices, limestone sills and lintels. All similar treatments to those utilized at the Riviera.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetThe Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
MassachusettsSection number 8 Page 5

Several other buildings designed by Fred A. Norcross stand in the area, but none post dates the First World War or includes commercial space. Elements from his earlier properties repeated in the Riviera include full-height, angled-prow bays; string courses setting off the first and the top floors and limestone facing on basements or first stories. Most of the earlier buildings are surmounted by bold, bracketed cornices. Only two, 80-84 The Fenway (1914) and 114 The Fenway (1912/13) display a parapet as does the Riviera. The former building is the most distinctive of Norcross's designs in the vicinity. His typical, polygonal apartment form is enhanced by an ornate sheathing of glazed, white, terra cotta embossed with Beaux Arts detail. The latter building, with its shaped parapet and facade of angled-prow and tri-part window bays, is the most similar of these earlier Norcross buildings to 270 Huntington Avenue.

Fred A. Norcross is recognized as the most prolific designer of apartment buildings in the Town of Brookline where his buildings are clustered along the upper and lower ends of Beacon Street and its perpendicular streets. His work in Brookline began in 1909. Throughout this later period, Norcross utilized the same, basic, three decker, modular form he had employed in Roxbury commissions earlier in his career, but expanded the concept from a narrow, three-bay facade to a five-bay front, typically with polygonal or bowed central bays. This form was combined in multiples to accommodate the site: paired at 1031-1037 Beacon Street (1914); aligned in triplicate at Alton Street (1916) or attached in L-formation to cover an entire block at 1822-24 Beacon Street/8-12 Kilsyth Road (1909), 199-201 Saint Paul Street/8-18 Browne Street (1912/1913) and 28-30 Littell Road/31-33 Stearns Street (1915). On these buildings, entrances are emphasized by richly ornamented portals that often incorporate paired, central windows on the second floor.

In Brighton, Norcross designed numerous apartment buildings located along Commonwealth Avenue. The standard form he utilized in this area is taller, ranging from four to five stories, but retains the undulating facade treatment of angled-prow bays. More embellished than the severe properties along Hemenway Street, Italian Renaissance-inspired, ceramic-tiled parapets and oversized, limestone portals ornaments with deep relief carving are more commonly used on these Brighton commissions (eg. 1387 Commonwealth Avenue [1913] and 1391 Commonwealth Avenue [1913]).

Documented Norcross apartments contemporary to 270 Huntington Avenue are found in Brookline at 40 and 46 Carlton Street (both 1923) and 12-20 Gibbs Street (1924). Both repeat the typical, three-story, Brookline form described above embellished with classical or Gothic detailing and elaborated, limestone entrances.

Subsequent Norcross structures in Brookline are found at 15, 19 and 25 Thatcher Street (1926); 14-26 Egmont (1926); 1258/64 Beacon Street (1928) and 56 Browne Street (1929). This group represents a departure only in displaying nearly flat facades with flush detailing and smaller, singular entries.

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

The Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
Massachusetts

Section number 8 Page 6

The only other documented Coleman and Gilbert/Norcross collaborations are those described at 157 Hemenway Street and 80/84 The Fenway. The Riviera at 270 Huntington Avenue is the only documented post World War I, joint venture of Coleman and Gilbert designed by F. A. Norcross.

The Riviera is distinctive in its neighborhood both for its scale and for its plan combining commercial and residential uses. Only one of the two most-commensurate properties in the vicinity survives. A 6-story, mixed-use structure (not extant) which stood at the northeast corner of Massachusetts Avenue and Huntington Avenue appears to have combined commercial space with office use above. Although somewhat-modified, 3-story, Queen Anne building with offices above commercial space remains at 295 Huntington Avenue on the corner of Gainsborough Street. The Riviera is also unique among the works of Fred A. Norcross for its mixed-use design and its layout. It is the only documented Norcross design for studio apartments. Its survival to date with floor plan intact testifies to its success.

Remarkably in tact, the Riviera is representative of an important era in the history of Boston when enterprising citizens, including new immigrants, comfortable in an urban setting, invested their capital and talents, implemented new building codes and urban plans to devise new housing forms and environments to shelter an expanding and increasingly varied population with diverse requirements, interests, lifestyles and economic circumstances.

Archaeological Significance

Since patterns of prehistoric occupation in the urban Boston locale are poorly documented, any surviving sites could be significant. Potential prehistoric sites in the area could provide valuable data relating to subsistence and settlement adaptations to sea level rise and the importance of coastal environments to Native Americans. Potential fishweir sites can also offer valuable insights into fisheries technology and its possible relationships with Native American social organization. While specific historic archaeological resources have yet to be identified on the Riviera parcel, fills dating to the late 19th century have the potential to provide data on industrial activities (when fills result from industrial use) and domestic activities (when fills are from household refuse). Archaeological testing can also determine whether or not structures were present on the parcel prior to construction of the Riviera in 1923.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
Massachusetts

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Boston Directory 1900, 1907, 1910, 1917, 1923, 1925, 1930 and 1932.

The Boston Globe. Obituary Harry Coleman, December 29, 1930.

_____. Death Notice Bernard Gilbert, April 23, 1945.

_____. Obituary Bernard Gilbert, April 24, 1945.

Boston Landmarks Commission. PART I - FENWAY Project Completion Report. August, 1984.

The Chronicle, Brookline, Massachusetts. Obituary Harry Coleman, January 1, 1931.

_____. Obituary Bernard Gilbert, April 26, 1945.

Fitzpatrick, Maura E. From Template Tenements to Beaux Arts Boulevards: The Architecture of Fred A. Norcross. Unpublished M. A. thesis, Boston University, 1993.

Society for the Preservation of New England Antiquities. Historical Photographs of Huntington Avenue, Boston.

Whitehill, Walter Muir. Boston: A Topographical History. Cambridge: Belknap Press of Harvard University, 1968.

Maps

Fuller and Whitney. Back Bay in 1814. Boston: Fuller and Whitney, 1814.

Fuller and Whitney. Back Bay in 1836. Boston: Fuller and Whitney, 1836.

Fuller and Whitney. Back Bay in 1861. Boston: Fuller and Whitney, 1861.

Fuller and Whitney. Back Bay in 1871. Boston: Fuller and Whitney, 1871.

Sanborn Map Company. Insurance Map of Boston, 1897.

_____. Insurance Map of Boston, 1914.

_____. Insurance Map of Boston, 1937.

_____. Insurance Map of Boston, 1960.

(end)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

The Riviera, 270 Huntington Avenue
Boston, (Suffolk County)
Massachusetts

Section number 10 Page 1

10. GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the site of the Riviera are those shown on Ward 4, Section 6, Block P, Unit 8607 of the City of Boston Assessors' Plans as indicated by the bold line on the accompanying map entitled Site Plan 270 Huntington Avenue, Boston, MA.

Boundary Justification

Boundaries were selected to correspond to encompass the historic site of land area and significant resources associated with the Riviera and correspond to those of its city lot.

(end)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Riviera, The

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 11/13/95 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/28/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95001450

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: Y

☒ ACCEPT ☐ RETURN ☐ REJECT 12-7-96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



THE SHIRAZ
THEATRE
FRI. SAT. SUN.
12:00 7:00 9:00

UNO'S
Café Bar

UNO'S
Café Bar

UNO'S
Café Bar

PIZZERIA UNO

CAFÉ & BAR

THE RIVIERA
270 HUNTINGTON AV
SUFFOLK COUNTY
BOSTON, MA

PHOTOGRAPHER: D.L. SIERGIEJ

DATE: OCTOBER 29, 1994

NEGATIVE: BOSTON LANDMARKS COMMISSION
BOSTON CITY HALL

VIEW: FACING NE

PHOTO 1 OF 14

64
UNIVERSITY
OR THE ARTS



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY)

MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: MAIN ENTRANCE

PHOTO 2 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: DETAIL, MAIN ENTRANCE

PHOTO 3 OF 14

RIVIERA

270

50

THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLL, BOSTON CITY HALL

VIEW: GRILLE OVER MAIN ENTRANCE TRANSOM

PHOTO 4 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY)

MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: ANGLED BAYS AND

BALCONIES

PHOTO 5 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: FACADE DETAIL

PHOTO 6 OF 14



THE RIVIERA
270 HUNTINGTON AVENUE
BOSTON (SUFFOLK COUNTY)
MASSACHUSETTS

PHOTO: D. L. SIERGIEJ
1995

BLC, BOSTON CITY HALL

VIEW: FOYER CEILING

PHOTO 7 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: BALCONY

PHOTO 8 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO : D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW : LOBBY CEILING

PHOTO 9 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: LOBBY MAILBOXES

PHOTO 10 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY)

MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: CEILING,

ELEVATOR LOBBY

PHOTO 11 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY)

MASSACHUSETTS

PHOTO : D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW : ELEVATOR DOORS

PHOTO 12 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

PHOTO: D. L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: PLASTER CAPITAL AND FRIEZE, LOBBY

PHOTO 13 OF 14



THE RIVIERA

270 HUNTINGTON AVENUE

BOSTON (SUFFOLK COUNTY), MASSACHUSETTS

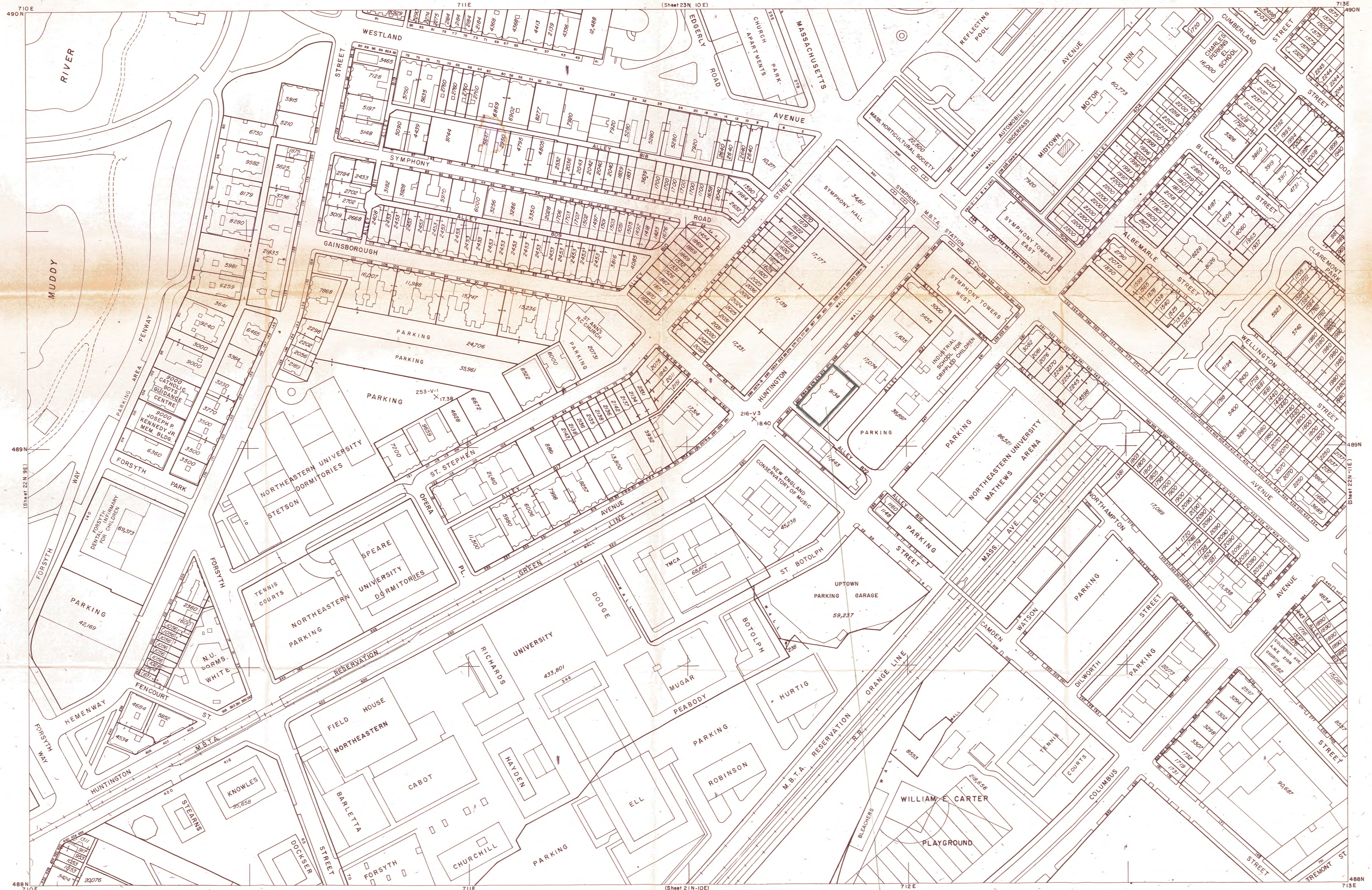
PHOTO: D.L. SIERGIEJ

1995

BLC, BOSTON CITY HALL

VIEW: CEILING NEAR ELEVATOR LOBBY, DETAIL

PHOTO 14 OF 14



Prepared under the direction of the Boston Redevelopment Authority
Control by U.S.C. & G.S. and the Mass. Geodetic Survey
Mapped by Fairchild Aerial Surveys
Photography by Fairchild Aerial Surveys, April 1961
North American Datum 1927
Control and Property Lines by
New England Survey Service Inc.

Warning:
This map does not meet national map accuracy
standards and can not be used for engineering
purposes.

SCALE 1:1200
0 100 200 300 400 500 FT.

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

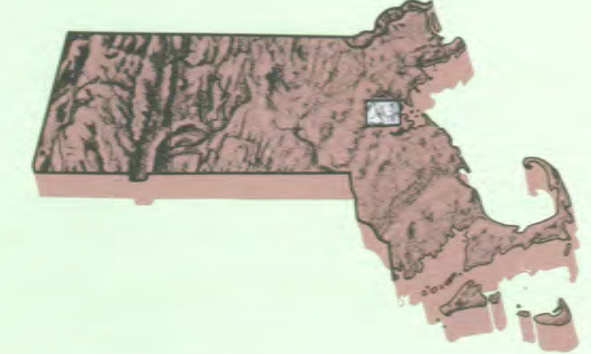
THE RIVIERA
270 HUNTINGTON AVENUE
BOSTON (SUFFOLK COUNTY)
MASSACHUSETTS

BOSTON
MASSACHUSETTS
1962
REVISED 1987
SHEET NO. 22N-10E Fig. 5



Boston South MASSACHUSETTS

1:25 000-scale metric
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS-NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1987
Supersedes Newton and Boston South 1:25,000-scale maps dated 1970
Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1982). This information is not intended for navigational purposes
Projection and 1000-meter grid: Universal Transverse Mercator, zone 19
10,000-foot grid ticks based on Massachusetts coordinate system, maintained zone
1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map
CONTOUR INTERVAL: 3 METERS
NATIONAL GEODETIC VERTICAL DATUM of 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SOUNDING SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS
THIS MAP COMPLEYS WITH NATIONAL MAP ACCURACY STANDARDS

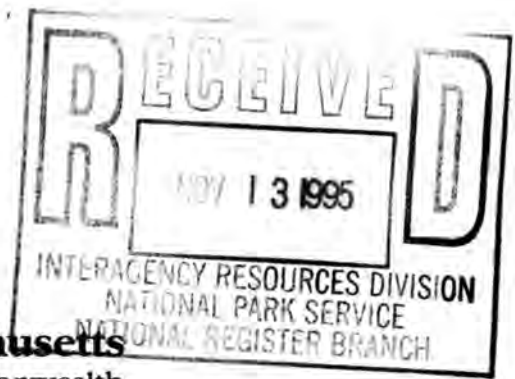
CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS		
Meters	Feet		1	2	3
1	3.2808		1	2	3
2	6.5617		4	5	6
3	9.8425		7	8	9
4	13.1234		10	11	12
5	16.4043		13	14	15
6	19.6852		16	17	18
7	22.9661		19	20	21
8	26.2469		22	23	24
9	29.5278		25	26	27
10	32.8084		28	29	30
To convert meters to feet multiply by 3.2808		UTM grid convergence (GN) and 18° magnetic declination (MN) at center of map. Diagram is approximate			
To convert feet to meters multiply by 0.3048					

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road, trail
- Road marker: Interstate, U. S. State
- Railroad: standard gauge, narrow gauge
- Bridge: drawbridge
- Footbridge, overpass, underpass
- Build-up area: only selected buildings shown
- House, barn, church, school, large structure
- Boundary:
 - National, with monument
 - State
 - County, parish
 - Civil township, precinct, district
 - Incorporated city, village, town
 - National or State reservation, small park
 - Land grant with monument, found section corner
 - U. S. public lands survey: range, township, section
 - Range, township, section line: location approximate
 - Fence or field line
 - Power transmission line, located tower
 - Dam; dam with lock
 - Cemetery, grave
 - Campground, picnic area, U. S. location monument
 - Well: water well, spring
 - Mine shaft: prospect; adit or cave
 - Control: horizontal station; vertical station; spot elevation
 - Contours: index; intermediate; supplementary; depression
 - Disturbed surface: strip mine, levee, sand
 - Soundings: depth curve
 - Perennial lake and stream; intermittent lake and stream
 - Rapids, large and small; falls, large and small
 - Submerged marsh; marsh
 - Land subject to controlled inundation; woodland
 - Scrub; mangrove
 - Orchard; vineyard

A pamphlet describing topographic maps is available on request



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

8 November 1995

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

Dear Ms. Shull:

Enclosed please find the following nomination form:

The Riviera, 270 Huntington Avenue, Boston (Suffolk County), Massachusetts 02115

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Since the city of Boston is a participant in the Certified Local Government program, the owners of The Riviera were notified of pending State Review Board consideration 60 to 120 days before the meeting and were afforded the opportunity to comment.

A certified rehabilitation of The Riviera was completed earlier this year (HPCA No. 11299MA). With the understanding that a waiver of the customary 15-day Federal Register commenting period is necessary to assist in the preservation of The Riviera (36 CFR 60.13(a)) due to complex financing arrangements relating to the certified rehabilitation, the Massachusetts Historical Commission respectfully requests that the commenting period be waived.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Boston Landmarks Commission
Thomas M. Menino, Mayor, City of Boston
Janice Chadbourne, Fine Arts Department, Boston Public Library
Dianne L. Siergiej, Commonwealth Collaborative

220 Morrissey Boulevard, Boston, Massachusetts 02125 · (617) 727-8470



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

P.O. Box 37127

Washington, D.C. 20013-7127



The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places. For further information call 202-343-9542 or 202-343-1572 or you may respond via cc:Mail.

DEC 15 1995

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 12/04/95 THROUGH 12/08/95

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARKANSAS, CLEVELAND COUNTY, Wesley Chapel, AR 15, Woodlawn, 95001412, LISTED, 12/07/95
ARKANSAS, PHILLIPS COUNTY, New Light Missionary Baptist Church, 522 Arkansas St., Helena, 95001410, LISTED, 12/07/95
(Ethnic and Racial Minority Settlement of the Arkansas Delta MPS)
ARKANSAS, WASHINGTON COUNTY, Walnut Grove Presbyterian Church, AR 170, Farmington vicinity, 95001411, LISTED, 12/07/95
COLORADO, DENVER COUNTY, Bryant--Webster Elementary School, 3635 Quivas St., Denver, 95001421, LISTED, 12/07/95
COLORADO, DENVER COUNTY, Pride of the Rockies Flour Mill, 2100 20th St., Denver, 95001420, LISTED, 12/07/95
FLORIDA, BREVARD COUNTY, La Grange Church and Cemetery, 1575 Old Dixie Hwy., Titusville, 95001413, LISTED, 12/07/95
IDAHO, BONNER COUNTY, Priest River High School, 1020 W. Albeni Hwy., Priest River, 95001402, LISTED, 12/07/95 (Public Schools in Idaho MPS)
INDIANA, MARION COUNTY, Fort Benjamin Harrison Historic District (Boundary Increase), Roughly bounded by Shafter Rd., Aultman Ave. and Glenn Rd., Indianapolis, 95001359, BOUNDARY INCREASE, 12/01/95
MASSACHUSETTS, SUFFOLK COUNTY, Riviera, The, 270 Huntington Ave., Boston, 95001450, LISTED, 12/07/95
MICHIGAN, DICKINSON COUNTY, Menominee River Park Archeological District, Address Restricted, Kingsford vicinity, 95001388, LISTED, 12/07/95
MICHIGAN, SAGINAW COUNTY, Bliss Park, SW of jct. of Houghton St. and N. Michigan Ave., Saginaw, 95001424, LISTED, 12/07/95
NEW HAMPSHIRE, HILLSBOROUGH COUNTY, Goffstown Public Library, 2 High St., Goffstown, 95001426, LISTED, 12/07/95
NEW YORK, ST. LAWRENCE COUNTY, Clarkson--Knowles Cottage, 37 Main St., Potsdam, 95001405, LISTED, 12/07/95
NEW YORK, ULSTER COUNTY, Kingston City Library, 399 Broadway, Kingston, 95001404, LISTED, 12/07/95
NEW YORK, YATES COUNTY, Esperanza, NY 54A E of Keuka Lake, Jerusalem, 95001406, LISTED, 12/07/95 (Yates County MPS)
NORTH CAROLINA, RUTHERFORD COUNTY, Main Street Historic District, Roughly bounded by Taylor, Court, Washington and W. Third Sts., Rutherfordton, 95001419, LISTED, 12/07/95
OHIO, COLUMBIANA COUNTY, Salem Downtown Historic District, Roughly bounded by Vine Ave., Ohio Ave., E. Pershing St., S. Ellsworth Ave. and Sugar Tree Alley, Salem, 95001416, LISTED, 12/07/95
OKLAHOMA, KIOWA COUNTY, Hobart Rock Island Depot, 518 S. Main, Hobart, 95001418, LISTED, 12/07/95
OKLAHOMA, MCCLAIN COUNTY, Hotel Love, 200 W. Main St., Purcell, 95001407, LISTED, 12/07/95
OKLAHOMA, PITTSBURG COUNTY, Aldridge Hotel, 200 E. Carl Albert Pkwy., McAlester, 95001408, LISTED, 12/07/95
OKLAHOMA, STEPHENS COUNTY, Patterson Hospital, 929 W. Willow Ave., Duncan, 95001417, LISTED, 12/07/95
TEXAS, BEXAR COUNTY, City Public Service Company Building, 201 N. St. Mary's St., San Antonio, 95001422, LISTED, 12/07/95

ACTION: Notice of meeting.

SUMMARY: Notice is given that a meeting of the Southeastern Oregon Resource Advisory Council will be held January 8, 1996 from 1:00 p.m. to 9:00 p.m. and January 9, 1996 from 8:00 a.m. to 12:00 p.m. at the Harney County Museum Club Room, 18 West "D" Street, Burns, Oregon.

At an appropriate time, the Council will recess for approximately one hour for lunch and one and one-half hours for dinner. Public comments will be received from 6:00 p.m. to 7:00 p.m., January 8. Topics to be discussed are administrative activities of the Council, the Southeastern Oregon Resource Management Plan, and standards and guidelines for livestock grazing on public lands.

DATES: The meeting will begin at 1:00 p.m. to 9:00 p.m. January 8, 1996 and 8:00 a.m. to 12:00 p.m. January 9, 1996.

ADDRESSES: The meeting will take place in the Harney County Museum Club Room 18 West "D" Street, Burns, Oregon.

FOR FURTHER INFORMATION CONTACT:

Jonne Hower, Bureau of Land Management, Value District, 100 Oregon Street, Vale, OR 97918, (telephone 503 473-3144).

Lynn Findley,

Assistant District Manager, Operations.

[FR Doc. 95-29508 Filed 12-4-95; 8:45 am]

BILLING CODE 4310-33-M

National Park Service**National Register of Historic Places; Notification of Pending Nominations**

Nominations for the following properties being considered for listing in the National Register were received by the National Park Service before November 25, 1995. Pursuant to section 60.13 of 36 CFR Part 60 written comments concerning the significance of these properties under the National Register criteria for evaluation may be forwarded to the National Register, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. Written comments should be submitted by December 20, 1995.

Carol D. Shull,

Keeper of the National Register.

ARKANSAS**Crawford County**

No. 12 School,
E of Co. Rd. 402, approximately 6 mi. W of
Chester,
Chester vicinity, 95001481

Washington County

Shelton, Lynn, American Legion Post No. 27,
28 S. College Ave.,
Fayetteville, 95001480

COLORADO**Denver County**

Romeo Block,
2944 Zuni St.,
Denver, 95001485

LOUISIANA**Orleans Parish**

Arabella Station,
5600 Magazine St.,
New Orleans, 95001484

MARYLAND**Worcester County**

Friendship United Methodist Church, Old,
Meadow Bridge Rd.,
West Post Office vicinity, 95001490

MISSOURI**Cape Girardeau County**

Miller-Seabaugh House and Dr. Seabaugh
Office Building,
341 Market St.,
Millersville, 95001494

Newton County

Second Baptist Church,
430 W. Grant St.,
Neosho, 95001495

Sullivan County

Milan Railroad Depot,
Jct. of E. Third St. and Short St.,
Milan, 95001493

NEBRASKA**Saline County**

Rad Saline Center cis. 389 Z. C. B. J.,
Off NE 15, about 9 mi. N of Western,
Western vicinity, 95001483

NEW YORK**St. Lawrence County**

Russell Town Hall,
Jct. of Main and Mill Sts., NW corner,
Russell, 95001492

Suffolk County

Sherrill, Stephen, House,
4 Fireplace Rd.,
East Hampton, 95001486

NORTH DAKOTA**Traill County**

Plummer, Amos and Lillie, House,
306 W. Caledonia Ave.,
Hillsboro, 95001488

OHIO**Tuscarawas County**

Cooper, Katherine, House,
118 W. 7th St.,
Dover, 95001487

SOUTH CAROLINA**Richland County**

South Carolina Penitentiary,
1511 Williams St.,
Columbia, 95001489

TENNESSEE**Fayette County**

Marathon Motor Works,
1200-1310 and 1305 Clinton St.,
Nashville, 95001482

WISCONSIN**Oneida County**

Lake Tomahawk Site,
Address Restricted,
Lake Tomahawk vicinity, 95001496

Richland County

Tippecauke Farm Rural Historic District
(Boundary Increase),
Jct. of WI Trunk Hwy. 60 and Co. Trunk
Hwy. X, Town of Richwood,
Port Andrew, 95001491

In order to assist in the preservation
of the following property, the
commenting period is being waived:

MASSACHUSETTS**Suffolk County**

Riviera, The
270 Huntington Ave.
Boston, 95001450

[FR Doc. 95-29553 Filed 12-4-95; 8:45 am]

BILLING CODE 4310-70-P

**INTERSTATE COMMERCE
COMMISSION**

[Ex Parte No. 347 (Sub-No. 2)]

**Rate Guidelines—Non-Coal
Proceedings**

AGENCY: Interstate Commerce
Commission.

ACTION: Notice of proposed guidelines.

SUMMARY: The Commission seeks
comments on simplified decisional
guidelines that can be used to resolve
rail rate reasonableness cases in
proceedings where the Constrained
Market Pricing (CMP) method is
unsuitable. The Commission finds that
the Simplified Stand-Alone Cost Model
proposed by the Association of
American Railroads, as currently
formulated, does not appear to be an
acceptable tool for determining
maximum reasonable rail rates, and
that, unless it is modified, it would not
be appropriate for use in future rate
cases. Comments are requested on two
proposals that would jointly apply a
"revenue shortfall allocation method"
(RSAM) test, an "average revenue-to-
variable cost percentage above 180%"
(R/VC>180) test, and a "revenue-to-
variable cost comparison" (R/VCCOMP)
test as a guide in determining the
reasonableness of the rates charged
captive shippers in those cases that are
too small for use of our CMP guidelines.
Comments are also invited on whether